

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02PM on June 26, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
Marcy McMullen
Judy Martinelly
James Schatzle
David Schmetterer, PP, AICP

Members Absent:
None

Alternates Absent:
Ray Bragg, PE

Staff present included: Victor Furmanec, Jeannine Smith, Jason Pene Jr., Mark Aikins, Esq., Vince Cardone, Victorino Zabat.

Attending in person: John Vincenti, Anthony Donatiello, Jeffrey Carr, PE

Mr. Aikins read the following statement: "In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act," adequate notice of this Meeting of the Development Review Committee of The Monmouth County Planning Board was given as follows:

- 1) On January 20, 2023, the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Star Ledger. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on January 20, 2023, a copy was emailed to The Coast Star, and on January 20, 2023, a notice of the Meeting was posted on the Commissioner's bulletin board located in the Hall of Records, and on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, a motion was made by Ms. McMullen and seconded by Mr. Barris to adjourn the meeting at 3:12PM. Motion passed unanimously.

**Date of publication attached.

DRC COMPLIANCE STATEMENT

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON JUNE 26, 2023 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

STAR LEDGER: **January 20, 2023**

EMAILED TO:

THE COAST STAR: **January 20, 2023**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 20, 2023**
Hall of Records

MONMOUTH COUNTY PLANNING **January 20, 2023**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2023

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1422A, 1422B, 1422C, 1422D, 1422E by the Committee, Ms. McMullen offered the following resolution and moved its adoption:

RESOLUTION

WHEREAS, the engineers of the Monmouth County Engineering Division on behalf of the Monmouth County Engineer have evaluated and reported on the Subdivisions and Site Plans on Schedules 1422A, 1422B, 1422C, 1422D, 1422E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1422A, 1422B, 1422C, 1422D, 1422E in relation to planning matters and conformance with the adopted Master Plan of the Monmouth County Planning Board;

WHEREAS, it has been determined that certain of the Subdivisions and Site Plans on said Schedules require review by the Monmouth County Planning Board pursuant to N.J.S.A. 40:27-6.2, 6.3 AND 6.6.

NOW THEREFORE BE IT RESOLVED, that the actions of the Committee as herein indicated for those Subdivisions and Site Plans listed on the attached Schedules 1422A, 1422B, 1422C, 1422D, 1422E are hereby approved in accordance with the terms, standards and conditions noted on said Schedules.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Division of Planning is authorized to grant Final Approval to all Subdivisions or Site Plans for which conditions have been established, provided there are not substantial modifications to the Subdivision Maps or Site Plans affecting County requirements and all the conditions and requirements established in these Schedules have been met as shall be determined by the Committee.

Seconded by Mr. Barris and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Joseph Ettore, PE

James Giannell

Marcy McMullen

In the Negative:

None

CERTIFICATION

I hereby certify the above to be a true copy of a Resolution adopted by The Development Review Committee of The Monmouth County Planning Board at a regular meeting on June 26, 2023



James Giannell
Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1422A

Monmouth County Development Review Committee
Monday, June 26, 2023

Exempt Subdivisions
Three (3) lots or less; no new or County road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Blyznyuk Properties, LLC Block 105.01 Lot 41.01 Hulses Corner Road	Howell	HW1441	6-23-23	2	Exempt
Subdivision for PV Broadway, LLC Block 283.01, Lots 1.01 & 1.02 Block 311, Lots 1.01 & 1.02 Liberty Street, Broadway Ave, Belmont Ave	Long Branch	LB598	6-9-23	3	Exempt

SCHEDULE 1422B

Monmouth County Development Review Committee
 Monday, June 26, 2023

Exempt Site Plans
 No impact, <1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hobby Lobby, Inc. Block 802 Lot 1 Route 66	Neptune Township	NSP10444 (Also: NSP9866- CANR)	6-20-23	County Approval Not Required
	(Proposed Use- Retail Shopping Center) (Total Area – 21.555 acres) (Impervious - 18.36 acres existing) <u>0 acres proposed</u> 18.36 acres total			

SCHEDULE 1422C

Monmouth County Development Review Committee
 Monday, June 26, 2023

Minor Subdivision
 Three (3) lots or less on a County road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for LM 537 Colts Neck, LLC Block 30 Lot 18 Colts Neck Road (County Route 537)	Colts Neck (Proposed Use – Existing Residential Home to Remain New Vacant Lot Conforming to B-3) (Total Area – 2.98 acres)	CN466 ROW4031	6-8-23	2	Conditional Final Approval

Conditions:

1. Receipt of deed of dedication for widening the Colts Neck Road (County Route 537) right-of-way to a distance of 30 feet from the centerline, including a 25-foot corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description have been deemed satisfactory. Submit the executed deeds directly to this office for filing with the Monmouth County Clerk.
 2. Receipt of a deed of easement for the widening of the Colts Neck Road (County Route 537) right-of-way to a distance of 10 feet, extending from the terminus of the proposed 30 foot right-of-way dedication. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description have been deemed satisfactory. Submit the executed deeds directly to this office for filing with the Monmouth County Clerk.
 3. Receipt of a deed of easement for the proposed sight triangle at the intersection of Colts Neck Road (County Route 537) and Heyers Mill Road, for drivers looking towards the west. The draft deed and description have been deemed satisfactory. Submit the executed deeds directly to this office for filing with the Monmouth County Clerk.
 4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Colts Neck Road (County Route 537) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com. The application has been referred up to Engineering for the preparation of a bond estimate.
- Provide an inset at 1-in. = 30-ft. scale or greater for the paved driveway, apron and road for legibility.

Mr. Ettore made a motion, seconded by Ms. McMullen to grant a waiver from §5.2-1.1 of the county's development regulations, which provides that access to a county road shall not be permitted if the site abuts a municipal road and access to the road can be reasonably provided. The current driveway was installed by the County during a capital improvement project along Colts Neck Road (County Route 537) (Meeting date: May 23, 2023). Motion passe unanimously.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris	x		x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1422D

Monmouth County Development Review Committee
 Monday, June 26, 2023

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Anthony Mazzei Block 19 Lot 40.01 Tennent Road (County Route 3) County Bridge MN-69	Manalapan	MN1064 ROW4001	3-30-23	2	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 9.263 acres)				

The following items must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Victorino Zabat and Jimmy Sierra, dated June 22, 2023.
2. Address the comments in the memorandum prepared by Vincent Cardone, dated June 23, 2023
- If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with and including the impervious area proposed under the current application (MN1064 ROW4001), a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance.

Subdivision for Paul Impellizeri Block 5 Lot 6 N. Main Street	Englishtown	ENMJ839	5-30-23	4	Request Information
	(Proposed Use – Single Family) (Total Area – 4.04 acres)				

The following must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated June 25, 2023.
2. Add a note to the plat, as follows: "If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with, and including the impervious area proposed under the current application (ENMJ839), a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance."

SCHEDULE 1422D

Monmouth County Development Review Committee
 Monday, June 26, 2023

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Borough of Highlands Block 101 Lot 3 Locust Street	Highlands (Proposed Use- Residential) (Total Area – 0.665)	HMJ841	6-14-23	4	Preliminary Approval

- Prior to final approval, the applicant shall submit the final plat and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		x	x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

Subdivision for Michael and Catherine Cummins Block 22 Lots 26, 30 & 31 W. Front Street (County Route 6) Bridge Number R-31	Keyport	KPMJ731	6-1-23	6	Request Information
	(Proposed Use – Single Family Residential) (Total Area 1.027 acres)				

The following must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated June 25, 2023.
2. The subdivision plan is not consistent with the narrative description of the proposed change to the subdivision layout. The plan should be revised to indicate the proposed modification to lot lines and the application shall be amended to include the additional lots involved.
3. The applicant shall clarify responsibility for maintenance of the gabion wall. Provisions for its maintenance and repair should consider the wall to be a single object to be addressed in a comprehensive and coordinated manner rather than in a piecemeal fashion that may damage it or undermine its integrity.
4. The applicant shall clarify if there is or will be an HOA established with this application.

SCHEDULE 1422D

Monmouth County Development Review Committee
Monday, June 26, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hyde Associates, LLC Block 1 Lots 11 & 13 Curtis Avenue	Wall	WMJ840	6-7-23	5	Conditional Preliminary Approval
	(Proposed Use – Residential) (Total Area – 1.29 acres)				

The following item must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated June 25, 2023.
- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$100.00) and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.
- If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with, and including the impervious area proposed under the current application (WMJ840), a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore		X	X			
James Giannell			X			
Marcy McMullen	X		X			
Dave Schmetterer						
Ray Bragg						X
Judy Martinelly						
James Schatzle						

SCHEDULE 1422E

Monmouth County Development Review Committee
Monday, June 26, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ster Developers, LLC Block 405 Lots 5, 6, 7 Memorial Drive (County Route 40A)	Neptune Township	NSP10436	6-2-23	Conditional Approval

(Proposed Use – Multi-Family Building (Permitted Use))
 (Total Area – 1.81 acres)
 (Impervious – 0.122 acres existing)
 +1.225 acres proposed
 1.347 acres total

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 22, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 25, 2023.
3. Receipt of a deed of dedication for the widening of the Memorial Drive (County Route 40A) right-of-way to a distance of 40 feet from the centerline of the right-of-way. This is to include the 25-foot corner radii at both 8th Avenue, and 9th Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
4. Receipt for the deeds of easement for the proposed sight triangles at the intersection of Memorial Drive (County Route 40A) and 8th Avenue for drivers looking towards the north, and at the intersection Memorial Drive and 9th Avenue, for drivers looking towards the south. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			x			
Joseph Ettore	x		x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1422E

Monmouth County Development Review Committee
Monday, June 26, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Coast Linen Services Block 421 Lots 2, 3, 4 Memorial Drive (County Route 40A)	Neptune Township	NSP10440	6-7-23	Conditional Approval

(Proposed Use – Commercial Linen Service)
(Total Area – 2.96 acres)
(Impervious – 2.888 acres existing)
-0.085 acres proposed
2.803 acres total

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 25, 2023.
3. Receipt of a deeds of dedication for the 25-foot corner radii along the Memorial Drive (County Route 40A) right-of-way at the intersections of 8th Avenue, and 9th Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
 - The right-of-way dedication along Memorial Drive (County Route 40A) 40 feet from centerline has already been established.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		x	x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1422E

Monmouth County Development Review Committee
Monday, June 26, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CJ Winks Enterprises Block 4.01 Lot 20 Newman Springs Road (County Route 520)	Tinton Falls (Proposed Use – Medical Office) (Total Site Area – 1.347 acres) (Impervious – 0.010 acres existing) <u>+0.449 acres proposed</u> 0.460 acres total	TFSP10441	6-9-23	Request Information

The following must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 22, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 25, 2023.

SCHEDULE 1422E

Monmouth County Development Review Committee
Monday, June 26, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Deputy Ventures, LLC Block 210 Lots 25 & 26 Union Avenue (County Route 39)	Union Beach (Proposed – 6 Unit Residential) (Total Site Area – 0.411 acres) (Impervious Area – 0.321 acres new proposed)	UBSP10179	4-12-23	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 25, 2023.
3. Receipt of a deed of easement for the widening of the Union Avenue (County Route 39) right-of-way to a distance of 30 feet from the centerline of the right-of-way. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. The draft deed description is satisfactory. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
4. Receipt of a sight triangle easement at the intersection of Union Avenue (County Route 39) and Prospect Avenue for drivers looking towards the south. The draft deed and description are satisfactory. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.
5. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Union Avenue (County Route 39) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com. This application has been referred to engineering for the preparation of a bond estimate.

The applicant requested a waiver to allow site access along a county road when access is available along a municipal street. The DRC voted to grant this waiver based on the applicant's testimony that denying such access would change the character of development from conforming two-family residential to nonconforming multifamily residential (Meeting date: June 26, 2023).

The applicant requested a waiver to allow the county right-of-way to be widened in the form of an easement in lieu of a dedication. The DRC voted to approve the waiver based on the applicant's representation that a dedication would result in a nonconforming bulk condition that is not consistent with the borough's development regulations (Meeting date: June 26, 2023).

Mr. Ettore made a motion, seconded by Ms. McMullen to accept the applicant's waiver requests. Motion passed unanimously.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris	x		x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1422F

Monmouth County Development Review Committee
Monday, June 26, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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