

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 July 8, 2024, 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 - Virtual
David Schmetterer
James Schatzle - Virtual

Alternates Absent:
Judy Martinelly

Staff present included: Mark Aikins, Esq, Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca, Victorino Zabat

Attending in person: Alec Bauman

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 26, 2024, 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 26, 2024, a copy was emailed to The Coast Star, and on January 26, 2024, 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. Ettore to adjourn the meeting at 2:32PM. 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 JULY 8, 2024, HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

STAR LEDGER: **January 26, 2024**

EMAILED TO:

THE COAST STAR: **January 26, 2024**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 26, 2024**
Hall of Records

MONMOUTH COUNTY PLANNING **January 26, 2024**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2024

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1447A, 1447B, 1447C, 1447D, 1447E 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 1447A, 1447B, 1447C, 1447D, 1447E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1447A, 1447B, 1447C, 1447D, 1447E 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 1447A, 1447B, 1447C, 1447D, 1447E 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. Ettore and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Joseph Ettore, PE

James Giannell

Marcy McMullen - Virtual

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 July 8, 2024.



James Giannell
Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1447A

Monmouth County Development Review Committee
 Monday, July 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 1601 Holbrook, LLC Block 33.39 Lot 1 Holbrook Street	Ocean (Proposed Use – Single Family Residential) (Total Area – 0.37 acres)	OSB879	7-1-24	2	Exempt

SCHEDULE 1447B

Monmouth County Development Review Committee
Monday, July 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Beginning Agape Christian Center, Inc. Block 7 Lots 12, 13, 20, 21 & 22 Throckmorton Street	Freehold Borough	FRSP10560	7-2-24	County Approval Not Required
	(Proposed Use – Church Lighting Plan) (Total Area – 0.934 acres) (Impervious – 0.9 acres total)			
Site Plan for Pantano Nursery, LLC Block 13 Lot 2.02 Route 34	Holmdel	HLSP10558	6-24-24	County Approval Not Required
	(Proposed Use – Sunshade structure over existing nursery) (Total area – 13.30 acres) (Impervious – 7.12 acres existing) <u>0 acres proposed</u> 7.12 acres total			

SCHEDULE 1447C

Monmouth County Development Review Committee
Monday, July 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1447D

Monmouth County Development Review Committee
Monday, July 8, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Roger Mumford Homes, LLC Block 53 Lots 4, 5, & 7 Obre Road and Hockhockson Road	Colts Neck	CNSB873	6-12-24	26	Conditional Preliminary Approval
(Proposed Use – Single Family Residential 25 Dwelling Units + 1 Open Space) (Total Area – 38.0 acres)					

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated July 8, 2024.
- Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$100.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable storage device or emailed to DevelopmentReview@co.monmouth.nj.us. CD's will not be accepted.

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

Subdivision for K. Hovnanian Carriages at Wall Urban Renewal, LLC Block 270 Lot 24.01 18TH Avenue (County Route 30)	Wall	WSB868 (Also WMJ856)	6-13-24	131	Request Information
(Proposed Use – Multi-Family Residential 130 Dwelling Units) (Total Area - 31.99 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 Michael Brusca, dated July 8, 2024.

SCHEDULE 1447D

Monmouth County Development Review Committee
Monday, July 8, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Downtown Metro, LLC Joseph Colasuonno Block 6, Lot 4 Block 7, Lot 3 East Fourth Avenue	Wall	WSB874	6-12-24	4	Conditional Preliminary Approval

(Proposed Use – Commercial Building, Renovation of Existing Single-Family Homes –
18 Existing Dwelling Units)
(Total Area – 2.20 acres)

Conditions:

1. Receipt of notification informing New Jersey Department of Transportation's Railroad Engineering and Safety Unit of this application and its proximity to the 'New York and Long Branch Railroad'. This communication may be in the form of a formal letter or email correspondence.
- If and when cumulative impervious area on the site equals or exceeds one (1) acre, beginning with the impervious area proposed under the current application (WSB874), a complete stormwater analysis shall be submitted in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment towards County bridge maintenance, reconstruction, and/or replacement.

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

SCHEDULE 1447E

Monmouth County Development Review Committee
Monday, July 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hampshire Belford, LLC Block 646 Lots 17 & 18 Leonardville Road (County Route 516)	Middletown (Proposed Use- Dollar General Retail Store) (Total Area – 1.832 acres) (Impervious – 0.827 acres existing) <u>+ 0.396 acres proposed</u> 1.223 acres total	MDSP10488	6-14-24	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 Michael Brusca, dated July 8, 2024.

Site Plan for CS Middletown, LLC Block 871 Lot 4 Route 35 & Kanes Lane	Middletown (Proposed Use – 37,420 sq. ft Strip Retail & Self-Storage Facility) (Total Area – 2.37 acres) (Impervious - 0.65 acres existing) <u>+1.14 acres proposed</u> 1.79 acres total	MDSP10549	6-13-24	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6.

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

SCHEDULE 1447E

Monmouth County Development Review Committee
Monday, July 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for GSZ Realty, LLC Block 808 Lots 5, 6, 7 & 8 West Bangs Avenue (County Route 17)	Neptune Township	NSP10171	5-29-24	Request Information
	(Proposed – New Mixed-Use – 42 residential units & 4250 sq. ft. commercial) (Total Site Area – 1.35 acres) (Impervious Area – 1.077 acres new proposed)			

The Development Review Committee carried the applicant's request to accept an easement instead of a dedication to widen the W. Bangs Avenue right-of-way. The applicant was directed to clarify ownership of the corner radius widening at the intersection with State Highway 35.

Conditions:

1. Receipt of a dedication to widen the W. Bangs Avenue (County Route 17) to a distance of 30 feet from the right-of-way centerline. 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.
2. Receipt of a fee in-lieu of widening the W. Bangs Avenue roadway in the amount of **\$43,018.80**. The fee shall be in the form of a bank/certified check. See attached fee calculation.
3. Receipt of a performance guarantee in the amount of **\$79,310.00** to ensure the satisfactory installation of improvements within the West Bangs Avenue (C.R. 17) right-of-way. Ten percent of the performance guarantee, or **\$7,931.00**, shall be in the form of a bank/certified check. The remaining amount of **\$71,379.00**, shall be in the form of a bond, letter of credit, or bank/certified check. Templates for bonds or letters of credit are available at the Development Review webpage at www.visitmonmouth.com.
 - The inspection fee (**\$1,586.20**) shall be paid prior to the request for an inspection.

SCHEDULE 1447E

Monmouth County Development Review Committee
Monday, July 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sitcom Sea Girt, LLC Blocks 76 / 77 Lots 1 & 2 / 16 & 17 Washington Boulevard (County Route 49)	Sea Girt (Proposed – New mixed-use – 19 apartments with office/retail) (Total Site Area – 0.75 acres) (Impervious Area – 0.574 acres new proposed)	SGSP9119A	6-21-24	Request Information

The Development Review Committee (DRC) discussed the applicant's request to accept easements instead of dedications for the two corner radius right-of-way widenings. The DRC postponed acting on the waiver request until after the applicant responds to Engineering comments on the revised site plan.

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

1. Address the comments in the memorandum prepared by Michael Brusca, dated July 8, 2024.
2. Address the comments in the memorandum prepared by Elias Sarrinikolaou, dated July 2, 2024.

Site Plan for The Allegro at Old Mill, LLC Block 270 Lots 22 & 23(Existing), Portions of Lots 14 & 24, Proposed Lot 23.01 18th Avenue (County Route 30)	Wall (Proposed Use – 60,117 sq. ft - Multi-Family Residential 187 Dwelling Units) (Total Area – 8.34 acres) (Impervious – 2.64 acres existing) <u>+2.01 acres proposed</u> 4.65 acres total	WSP10551 (Also WSB856)	6-18-24	Request Information
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The following must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Michael Brusca, dated July 8, 2024.

SCHEDULE 1447F

Monmouth County Development Review Committee
Monday, July 8, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan First French Speaking Baptist Church Block 38 Lots 71 & 72 Asbury Avenue (County Route 16)	Ocean	OSP10559	6-28-24	Incomplete
	(Proposed Use – House of Worship) (Total Area – 4.69 acres) (Impervious – 0.38 acres existing) <u>+ 2.47 acres proposed</u> 2.85 acres total			

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. Two (2) copies of a stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. This shall include full-sized drainage area maps drawn to scale, and full-sized program output.
2. One (1) copy of a drainage area map for the nearest downstream County Bridge, as required in Section 4.2-2 of the Monmouth County Development Regulations. A copy of the county's bridge structures map may be found at the Division of Planning webpage at www.visitmonmouth.com.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

The Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses, and documents, as is reasonably necessary to make an informed decision on the application for development.