

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07PM on July 24, 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

Members Absent:
None

Alternates Absent:
Ray Bragg, PE
Judy Martinelly
James Schatzle
David Schmetterer, PP, AICP

Staff present included: Victor Furmanec, Jeannine Smith, Kyle DeGroot., Mark Aikins, Esq., Vince Cardone, Victorino Zabat.

Attending in person: Tom Malman, Matt Seckler, Erick Ballou, Stephen Musto, .

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. Ettore to adjourn the meeting at 3:34PM. 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 24, 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 1424A, 1424B, 1424C, 1424D, 1424E 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 1424A, 1424B, 1424C, 1424D, 1424E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1424A, 1424B, 1424C, 1424D, 1424E 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 1424A, 1424B, 1424C, 1424D, 1424E 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

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_.



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1424A

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yeshivas Emek Hatorah, Inc. Block 69 Lots 15, 22, 23, 23.01 Kent Road	Howell	HW1442	7-19-23	2	Exempt
Subdivision for TMA Kalian, LLC Block 698 Lot 12.01 & 12.02 Oakland Avenue	Middletown	MD1489	7-13-23	2	Exempt

SCHEDULE 1424B

Monmouth County Development Review Committee
 Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for J.L.C.J.J. dba The Country Day School of Colts Neck Block 48 Lot 7.02 Route 34	Colts Neck	CNSP10449	7-11-23	County Approval Not Required
	(Proposed Use – Outside Play Area Enclosed with Fencing) (Total Area – 1.005 acres) (Impervious – 0.648 acres existing) + <u>0.019 acres proposed</u> 0.668 acres total			

SCHEDULE 1424C

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Michael Gittleman Block 248.01 Lot 17 Belmar Blvd (County Route 18)	Wall	W1424 ROW4030	7-3-23	2	Request Information
	(Proposed Use – Single Family) (Total Area – 0.975)				

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

1. The applicant shall verify the proposed net increase in the impervious area at the site. If the area of new impervious surfaces exceeds 5,000 square feet, then the applicant shall provide onsite mitigation for the proposed increase in runoff flowing toward the county road. If not, then a stormwater report is not required.

2. Address the comments in the memorandum prepared by Victorino Zabat, dated July 18, 2023.

Board Attorney Mark Aikins recused himself on this matter.

Subdivision for Matthew Meccia Block 118.01 Lot 46 Belmar Blvd. (County Route 18)	Wall	W1427 ROW4037	6-30-23	2	Request Information
	(Proposed Use – Residential) (Total Area – 1.025 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 Vincent Cardone, dated July 20, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated July 24, 2023.

SCHEDULE 1424D

Monmouth County Development Review Committee
Monday, July 24, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1424E

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kalian Management, LLC Block 101 Lot 4.01 1st Avenue (County Route 8)	Atlantic Highlands	AHSP10412	7-10-23	Waiver Request/ Conditional Approval
	(Proposed Use – 4 Story Mixed Use Building) (Total Site Area – 0.457 acres) (Impervious Area – 0.436 acres existing) <u>+ 0.019 acres proposed</u> 0.455 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Vince Cardone, dated July 20, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated July 22, 2023.
3. Receipt of a deed of dedication for the widening of the First Avenue (County Route 8) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 20-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 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 of a performance guarantee to assure the satisfactory installation of required improvements along and within the First Avenue (County Route 8) 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.

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

Mr. Ettore made a motion, seconded by Ms. McMullen to grant a waiver to accept a 20-foot corner radius instead of the standard 25-foot corner radius required per §5.1-1 of the county's development regulations. Motion passed unanimously.

Mr. Ettore made a motion, seconded by Ms. McMullen to deny the request seeking a waiver from the requirement to provide a sight triangle easement. Based on staff recommendations, the DRC voted to allow the sight triangle easement to be compliant with AASHTO standards rather than the County's standard. Motion passed unanimously.

SCHEDULE 1424E

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mark Freehold, LLC Block 101 Lots 13 & 13.02 Siloam Road (County Route 527)	Freehold Township	FRTSP10353	7-12-23	Request Information
	(Proposed Use – Wawa Store with Fuel Sales) (Total Site Area – 29.57 acres) (Impervious Area – 0.274 acres existing) <u>+1.396 acres proposed</u> 1.670 acres total			

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 Vincent Cardone, revised July 24, 2023.
2. Address the comments in the memorandum prepared by Jimmy Sierra, dated July 24, 2023.
3. Address the comments in the memorandum prepared by Victorino Zabat, dated July 24, 2023.

Site Plan for Monmouth Commerce Center, LLC Block 5 Lots 2 & 3 Randolph Road	Howell	HWSP9986	7-12-23	Withdrawal
	(Proposed Use – New 1,192,500 sq. ft. warehouse/ distribution facility with 558 parking spaces) (Total Site Area – 99.57 acres) (Impervious Area – 50.847 acres new proposed)			

SCHEDULE 1424E

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kelly 29, LLC Block 75 Lot 8.01 Oceanport Ave. (County Route 11)	Little Silver	LSSP10373 (Also: LSSP9819)	7-12-23	Conditional Approval
	(Proposed Use – Restaurant) (Total Area – 0.629 acres) (Impervious – 0.33 acres existing) <u>+0.29 acres proposed</u> 0.62 acres total			

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

Site Plan for PV Motel, LLC Block 218 Lots 4, 5, 6 & 8 Ocean Blvd. (County Route 57)	Long Branch	LBSP10302	7-3-23	Conditional Approval
	(Proposed – Hotel) (Total Site Area – 1.719 acres) (Impervious Area – 1.359 acres new proposed)			

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated July 22, 2023.

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

SCHEDULE 1424E

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1100 5 th Ave, LLC Block 1 Lot 1 Memorial Drive (County Route 40A) Steiner Avenue (County Route 5)	Neptune City	NCSP10389	7-5-23	Conditional Approval
	(Proposed Use – Residential) (Total Area – 2 acres) (Impervious – 0.389 acres existing – to be removed) 1.768 acres new proposed			

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated July 23, 2023.
2. Receipt of a deed of dedication for the widening of the Steiner Avenue (County Route 5) 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. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Steiner Avenue (C.R. 5) and Memorial Drive (County Route 40A) rights-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 to Engineering for preparation of a bond estimate.

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

SCHEDULE 1424E

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Higher Breed NJ, LLC Block 4 Lot 17.01 W. Front Street (County Route 10)	Red Bank (Proposed Use – Cannabis Retailer) (Total Site Area – 0.055 acres) (Impervious – 0.047 acres existing) <u>0 acres proposed</u> 0.047 acres total	RBSP10448	7-7-23	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated July 24, 2023.
2. Receipt of an executed hold harmless agreement or licensing agreement to allow the existing awning and planters to remain within the W. Front Street (C. R. 10) right-of-way. The hold harmless preparation fee in the amount of \$500.00 shall be submitted prior to the preparation of the agreement. The applicant shall submit a revised site plan that identifies the improvements proposed to remain within the county right-of-way.

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

SCHEDULE 1424E

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for William Kurtz Block 819 Lots 14.01, 14.02 Atlantic Ave. (County Route 524 SPUR)	Wall	WSP10418	6-29-23	Request Information
	(Proposed Use – Office) (Total Site Area – 0.66 acres) (Impervious – 0.32 acres new proposed)			

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 July 22, 2023.

SCHEDULE 1424F

Monmouth County Development Review Committee
Monday, July 24, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for UFS Group, LLC Block 15 Lots 37.05 & 37.06 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTSP10450 (Also: UFMJ375)	7-13-23	7-21-23
(Proposed Use – Warehouse – 6 Flex Space/Storage Buildings) (Total Site Area – 10.43 acres) (Impervious – 4.203 acres new proposed)				