

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08 PM on August 14, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannell
Marcy McMullen
David Schmetterer, PP, AICP

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Ray Bragg, PE

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

Mark Aikins, Esq. was not present, but was available by phone if needed.

Attending in person: Sal Alfieri, Mike Gittleman, Andrew Roth, Marcus Schontube, Claudine Sheridan

Mr. Schmetterer 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.

Mr. Furmanec briefly discussed the proposed Development Regulations Volume I with the committee, who will also be receiving a digital copy for their review.

There being no further business, a motion was made by Ms. McMullen and seconded by Mr. Schmetterer to adjourn the meeting at 3:45PM. 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 AUGUST 14, 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 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 1425A, 1425B, 1425C, 1425D, 1425E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1425A, 1425B, 1425C, 1425D, 1425E 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 1425A, 1425B, 1425C, 1425D, 1425E 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 Ettore, PE

James Giannell

Marcy McMullen

David Schmetterer, PP, AICP

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 August 14, 2023


James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1425A

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for OASG Hazlet, LLC Block 239 Lot 1 NJ State HWY 35	Hazlet	HZ404 (Also: HZSP6390 HZSP9862)	7-26-23	2	Exempt

SCHEDULE 1425B

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Central Power & Light First Energy Service Corp. Howell Block 5 Lot 8 Randolph Road		HWSP10435A (Also: HWSP10435 CANR)	7-28-23	County Approval Not Required
	(Proposed Use – Pole Storage Yard) (Total Area – 39.60 acres) (Impervious – 13.2 acres existing) <u>+0.70 acres proposed</u> 13.9 acres total			
Site Plan for Signal Point, LP Block 110 Lot P/O of 4	Oceanport	OPSP10454 (Also: OPSP9348-CANR)	7-25-23	County Approval Not Required
	(Proposed Use – Multi-Family Residential) (Total Area – 3.7 acres) (Impervious – 0.603 acres existing) <u>+0.359 acres proposed</u> 0.962 acres total			

Mr. Schmetterer stated that going forward, impervious language should be incorporated into all exempt site plan letters.

SCHEDULE 1425C

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision Mark Freehold, LLC Block 101 Lots 13 & 13.02 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRT657 ROW4038 (Also: FRTSP10353)	7-24-23	2	Conditional Final Approval
	(Proposed Use – Wawa Store with Fuel Sales) (Total Site Area – 29.57 acres)				

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated August 10, 2023.
2. Receipt of a deed of dedication for the widening of the Monmouth Road (County Route 537) right-of-way to a distance of 50 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 deed of dedication for the widening of the Siloam Road (County Route 527) right-of-way to a distance of 40 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.

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

SCHEDULE 1425C

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cannon Hill, LLC Block 13 Lots 16.05 & 21 Main Street (County Route 520)	Holmdel	HL429 ROW4023	7-18-23	2	Waiver Request/ Request Information
	(Proposed Use – Office) (Total Area – 2.46 acres)				

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

1. Comments in the memorandum prepared by Vincent Cardone, dated August 10, 2023.
2. Comments in the memorandum prepared by Victorino Zabat, dated August 13, 2023.

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

A motion was made by Mr. Ettore and seconded by Mr. Schmetterer to deny the applicants waiver request to maintain the existing substandard driveway along County Route 520 based on a staff recommendation that a conforming curb cut would enhance traffic safety. The DRC directed the applicant to revise the existing driveway to conform with the applicable county design standards but noted that a waiver may be required in view of its proximity to the easterly property line.

SCHEDULE 1425C

Monmouth County Development Review Committee
Monday, August 14, 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	8-11-23	2	Conditional Final Approval
	(Proposed Use – Single Family) (Total Area – 0.975)				

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated August 13, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Belmar Boulevard (County Route 18) 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 preparation of a bond estimate.
3. Receipt of a deed of dedication to widen the Belmar Boulevard (County Route 18) right-of-way to a distance of 30 feet from the centerline. The draft deed and description were deemed satisfactory. 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			x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1425C

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Township of Middletown Block 502 Lots 2 & 5 Leonardville Road (County Route 516)	Middletown	MD1490 ROW 4040	8-9-23	2	Final Approval

(Proposed Use – Boundary Adjustment)
(Total Area – 2.187 acres)

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

SCHEDULE 1425D

Monmouth County Development Review Committee
Monday, August 14, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan Township	MNMJ812 (also MNSP10228)	7-25-23	132	Request Information
(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)					

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

1. Comments in the memorandum prepared by Vincent Cardone, revised August 10, 2023.
2. Comments in the memorandum prepared by Victorino Zabat, dated August 13, 2023.

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CentraState Healthcare System Block 86 Lots 5.01, 8, 8.03 W. Main Street (County Route 537)	Freehold Township (Proposed – Improvements to CentraState Hospital) (Total Site Area – 76.95 acres) (Impervious Area – 2.031 existing <u>+ 0.062 acres proposed</u> 2.94 acres total)	FRTSP8118E	7-27-23	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated August 12, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the West Main Street (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. This application has been referred to Engineering for the 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						
James Schatzle						

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eagle Oaks Golf Club Block 185 Lot 40.104	Howell (Propose Use – Golf Club/Country Club) (Total Site Area – 235.3 acres) (Impervious Area – 8.25 acres existing) <u>+1.04 acres proposed</u> 9.29 acres total	HWSP10380	7-26-23	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated August 10, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated August 13, 2023.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Asbury Road (County Route 547) 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.
4. Receipt of a deed of dedication for the widening of the Asbury Road (County Route 547) right-of-way to a distance of 40 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.
5. Receipt of a deed of easement for the sight triangle at the intersection of Asbury Road (County Route 524) and Cranberry Road for drivers looking towards the north. 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			x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan (Proposed – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)	MNSP10228 (also MNMJ812)	7-25-23	Request Information

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

1. Comments in the memorandum prepared by Vincent Cardone, revised August 10, 2023.
2. Comments in the memorandum prepared by Victorino Zabat, dated August 13, 2023.

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Matawan Junction Urban Renewal, LLC Block 5 Lots 6, 7, 8 and 9 Main Street (County Route 516)	Matawan	MTSP10319	7-17-23	Conditional Approval
	(Proposed Use – Multi-Family and Retail) (Total Area – 1.999 acres) (Impervious – 1.30 acres existing) <u>-0.12 acres proposed</u> 1.18 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated August 12, 2023.
2. Receipt of a deed of dedication for the widening of the Main Street (County Route 516) right-of-way to a distance of 30 feet from the centerline of the right-of-way. This includes the 25-foot corner radius at the intersection of Main Street and High Street. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed has been received and is under review. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a deed for the traffic signal maintenance easement for the traffic signal equipment at the intersection of Main Street (County Route 516) and High Street. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed has been received and is under review. 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 Main Street (County Route 516) 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
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer		x	x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AMDMB Block 51 Lots 1 & 2 New Brunswick Ave. (County Route 516)	Matawan (Proposed Use – Convenience Store with Fuel) (Total Area – 0.46 acres) (Impervious – 0.32 acres existing) <u>0.04 acres proposed</u> 0.36 acres total	MTSP10402	7-10-23	Updated Conditional Approval & Carried Waiver

Conditions:

1. Address the comments in the memorandum prepared by Vince Cardone, dated July 25, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated August 2, 2023.
3. Receipt of a deed of dedication for the widening of the New Brunswick Avenue (County Route 516) right-of-way to a distance of 30 feet from the centerline including the 25-foot corner radius at the intersection of New Brunswick Avenue and State Highway 79. The only format acceptable to the County 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 within the New Brunswick (County Route 516) right-of-way. The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds or letters or credit are available at the Development Review webpage at www.visitmonmouth.com. A bond estimate will be prepared upon receipt of a site plan that satisfactorily addresses Conditions 1 and 2.

The Development Review Committee (DRC) received a design waiver seeking relief of the provision that states no driveway shall be located within 10-feet from the side property line. The application proposes an ingress only driveway fronting New Brunswick Avenue (County Route 516). The waiver was carried from the meeting held on August 14, 2023, to a future date as the applicant was not present to justify the reasoning for the requested waiver.

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Amsdell Storage Ventures IV, LLC Block 404 Lot 7 Memorial Drive (County Route 40A)	Neptune Township	NSP10453	7-24-23	Conditional Approval

(Proposed Use – Self Storage Expansion)
(Total Area – 2.22 acres)
(Impervious – 1.943 acres existing)
 -0.053 acres proposed
1.890 acres total

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated August 10, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated August 12, 2023.
3. Receipt of a deed of dedication to widen the Memorial Drive (County Route 40A) right-of-way to a distance of 40 feet from the centerline of the right-of-way, This includes a 25-foot corner radii at the intersections with and Ninth and Tenth Avenues. 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 fee in-lieu of completing the installation of required improvements along and within the Memorial Drive (County Route 40A) right-of-way. The fee shall be in the form of a bank/certified check. This application has been referred to Engineering for a fee estimate.
- 5.

	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						

Mr. Schmetterer briefly left the meeting at 3:32PM and returned 3:34PM.

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Group One Automotive, Inc. Block 3 Lot 14 Shrewsbury Ave, (County Route 13) Sycamore Ave. (County Route 13A)	Shrewsbury Borough	SHSP10452 (Also: SHSP205, SHSP205A-SHSP205D)	7-20-23	Request Information
(Proposed Use – Car Dealership) (Total Area – 7.23 acres) (Impervious – 4.358 acres existing) <u>+0.497 acres proposed</u> 4.855 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 August 10, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated August 12, 2023.

Site Plan for The Monmouth Block 817 Lot 2 Old Bridge Drive (County Route 20)	Wall	WSP7474	7-18-23	Withdrawal
(Proposed – Multi-Family Residential) (Total Site Area- 25.2 acres) (Impervious – 6.7 acres new proposed)				

The Monmouth County Development Review Committee is in receipt of correspondence from Kevin E. Shelley, P.E., dated June 22, 2023, formally withdrawing approval for this site plan application. A motion was made by Mr. Schmetterer, seconded by Ms. McMullen to accept the site plan withdrawal. Motion pass unanimously.

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for VC Monmouth, LLC Block 817 Lot 2 Old Bridge Drive (County Route 20)	Wall	WSP7474B	7-18-23	Conditional Approval
	(Proposed – Multi-Family Residential – 54 residential units) (Total Site Area- 24.9 acres) (Impervious Area – 3.14 acres new proposed)			

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated August 14, 2023.

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

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Atlantic Manor Associates Block 810 Lot 6 Spur Atlantic Ave (County Route 524)	Wall (Proposed Use – Residential) (Total Area – 13.393 acres) (Impervious – 4.687 acres existing) <u>+0.063 acres proposed</u> 1.750 acres total	WSP10374	7-3-23	Waiver Request/ Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated August 12, 2023.
2. Receipt of a deed of dedication for the widening of the Atlantic Ave (County Route 524 Spur) right-of-way to a distance of 40 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 and description have been received and are under review. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of an executed hold harmless agreement to the portion of the driveway or any other site improvements to remain within Atlantic Avenue (County Route 524 Spur) right-of-way. The preparation fee of \$500.00 shall be submitted prior to the preparation of the agreement.

	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						
James Schatzle						

Mr. Ettore made a motion, second by Ms. McMullen to accept the waiver request.

Attorney Aikins was called to review the Hold Harmless language with the applicant.

SCHEDULE 1425F

Monmouth County Development Review Committee
Monday, August 14, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	DATE INCOMPLETE
Subdivision for Besadar, LLC Block 76 Lot 33 & 34 Church Road	Howell (Proposed Use - Residential Cluster) (Total Area – 16.67 acres)	HWMJ842	7-18-23	7	Incomplete 7-27-23

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. One copy of a drainage area map to 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 ninety (90) 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.

SCHEDULE 1425F

Monmouth County Development Review Committee
Monday, August 14, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	DATE INCOMPLETE
Site Plan for Yeshivas Emek Hatorah, Inc. Block 69 Lots 15, 22, 23, 23.01 Kent Road	Howell	HWSP10451	7-19-23		Incomplete 7-28-23
	(Proposed Use – Religious School) (Total Area – 16.03 acres) (Impervious – 1.45 acres existing) <u>+1.74 acres proposed</u> 2.03 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. One (1) copy of a drainage area map to 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.
2. 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 size drainage area maps drawn to scale, and full sized-program output.

Failure to submit the information required for administrative completeness within ninety (90) 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.