

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04PM on August 26, 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 - Remote
Judy Martinelly
Jim Schatzle - Remote

Members Absent:
David Schmetterer

Alternates Absent:
None

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

Attending in person: Robert Sive, Scott Kennel, Chuck Eiss

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 2:27PM. 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 26, 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 1450A, 1450B, 1450C, 1450D, 1450E 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 1450A, 1450B, 1450C, 1450D, 1450E .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1450A, 1450B, 1450C, 1450D, 1450E 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 1450A, 1450B, 1450C, 1450D, 1450E 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 - Remote

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 26, 2020



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1450A

Monmouth County Development Review Committee
 Monday, August 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Nerjus Zukas Block 8 Lots 14.01, 4.02 Waterworks Road	Freehold Township (Proposed Use – Residential) (Total Area – 5.42 acres)	FRTSB890	8-19-24	2	Exempt

SCHEDULE 1450B

Monmouth County Development Review Committee
 Monday, August 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Prancing Horse Stables Block 41.01 Lot 5.13	Colts Neck (Proposed Use - Farm/Horse Track) (Total Area - 64.30) (Impervious - 5.03 acres) <u>-0.15 acres proposed</u> 4.88 acres total	CNSP10586	8-19-24	County Approval Not Required
Site Plan for Prime, LLC Block 228 Lot 1, 42 & 43.01 Third Avenue	Long Branch (Proposed Use - Mixed Use) (Total Area - 0.74 acres) (Impervious - 0.539 acres) <u>-0.225 acres proposed</u> 0.314 acres total	LBSP10582	8-13-24	County Approval Not Required

SCHEDULE 1450C

Monmouth County Development Review Committee
Monday, August 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Neil & Monica Slattery Block 225 Lot 7 Belmar Boulevard (County Routes 524/547)	Howell	HW1444 ROW4045	8-7-24	2	Conditional Final Approval

A motion was made by Mr. Ettore and seconded by Ms. McMullen to grant the waiver to accept an easement in lieu of a dedication for the widening of the Belmar Boulevard (County Route 18) right-of-way. The applicant requested the waiver as the dedication would result in a conflict with the front yard setback, and additional variances.

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated August 26, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of improvements along 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 the preparation of a bond estimate.
3. Receipt of a deed of easement to widen the Belmar Boulevard (County Route 18) 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		x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1450D

Monmouth County Development Review Committee
Monday, August 26, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hearn, LLC Block 31 Lot 23 Dutch Lane Road (County Route 46)	Freehold Township (Proposed Use – Single Family Residential) (Total Area – 6.83 acres)	FRTMJ810	7-31-24	4	Request Information

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

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 26, 2024.

SCHEDULE 1450E

Monmouth County Development Review Committee
Monday, August 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Solar Landscape, LLC Block 25 Lot 1.01 Shrewsbury Ave. (County Route 13)	Tinton Falls	TFSP10580	8-7-24	Final Approval

(Proposed Use - Solar Panels to Existing Buildings)
(Total Area – 4.17 acres)
(Impervious - 2.58 acres existing)
0 acres proposed
2.58 acres total

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			
Joseph Ettore		x	x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						x
Judy Martinelly						
James Schatzle						

Site Plan for Louchuck, LLC Block 35 Lot 4.02 Monmouth Road (County Route 537)	Upper Freehold Township	UFTSP10379	7-30-24	Request Information
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(Proposed Use – 19, 662 sq. ft. Warehouse/Office)
(Total Site Area – 2.43 acres)
(Impervious Area – 0.25 acre existing)
+0.94 acre proposed
1.19acres total

On August 26, 2024, the Development Review Committee directed the applicant to meet with DRC staff to discuss additional information needed in order to act on the proposed design waivers.

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 August 26, 2024.

SCHEDULE 1450F

Monmouth County Development Review Committee
Monday, August 26, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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