

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08PM on August 28, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannell
Marcy McMullen (Remote)
David Schmetterer, PP, AICP
Judy Martinelly
James Schatzle (Remote)

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Ray Bragg, PE

Staff present included: Victor Furmanec, JoAnn Denton, Kyle DeGroot., Mark Aikins, Esq., Vince Cardone, Tom Lombardi,

Attending in person: Janis Montijo, Rita Ewing, Andrew Stockton, Eric Ballou, Michael Simpson

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 Mr. Schmetterer and seconded by Ms. McMullen to adjourn the meeting at 3:27PM. 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 28, 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 1426A, 1426B, 1426C, 1426D, 1426E by the Committee, Mr. Ettore 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 1426A, 1426B, 1426C, 1426D, 1426E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1426A, 1426B, 1426C, 1426D, 1426E 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 1426A, 1426B, 1426C, 1426D, 1426E 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 Ms. McMullen and passed upon the following vote:

In the affirmative:

Joseph Ettore, PE

James Giannell

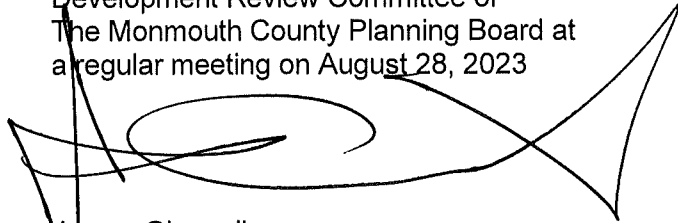
Marcy McMullen (Remote)

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 28, 2023



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1426A

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1426B

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PHM Sunset Square, LLC Block 4205 Lot 2 & 3 Kingsley Street	Asbury Park (Proposed Use – Residential) (Total Area- 0.771 acres) (Impervious – 0.520 acres existing) + <u>0.139 acres proposed</u> 0.659 acres total	APSP10462	8-21-23	County Approval Not Required

SCHEDULE 1426C

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rising Sun Properties, LLC Block 21 Lot 4.01 Freehold Road (County Route 522)	Manalapan	MN1068 ROW4039	7-31-23	2	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 1.207 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 August 24, 2023.
2. Address the comments in the memorandum prepared by Thomas Lombardi, dated August 24, 2023

SCHEDULE 1426D

Monmouth County Development Review Committee
Monday, August 28, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1426E

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for City of Asbury Park Block 608 Lot 1 Memorial Drive (County Route 40A)	Asbury Park	APSP10347	8-1-23	Request Information
	(Proposed Use – Municipal Fire House) (Total Site Area – 0.955 acres) (Impervious Area – 0.913 acres existing) <u>-0.065 acres proposed</u> 0.848 acres total			

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 August 24, 2023.
2. Address the comments in the memorandum prepared by Thomas Lombardi, dated August 28, 2023.

A motion was made by Mr. Ettore and seconded by Ms. McMullen, to grant a waiver from the requirement to dedicate land to widen the Memorial Drive (County Route 40A) right-of-way. This was based in the implementation of a road diet, which reduced the need to widen the roadway. Motion passed unanimously.

Site Plan for PV Broadway, LLC Blocks 274, 283.01, 311 Lots 1, 1.01, 1.02, 1.01 & 1.02 Liberty Street, Broadway Ave. & Belmont Ave.	Long Branch	LBSP10434	8-8-23	Final Approval
	(Proposed Use – Mixed Use – Commercial & Multi-Family) (Total Area – 8.613 acres) (Impervious – 1.239 acres existing) <u>+5.584 acres proposed</u> 6.824 acres total			

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 1426E

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 Halls Mill Road (County Route 55)	Freehold Township	FRTSP8221	8-16-23	Withdrawn
	(Proposed Use – Warehouse) (Total Site Area – 10.10 acres)			

The Monmouth County Development Review Committee is in receipt of correspondence from 8-10 Paragon, LLC, dated June 14, 2022, formally withdrawing approval for this site plan application.

	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						

SCHEDULE 1426E

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 158 Texas Road, LLC Block 103 Lot 10 Texas Road & Wicker Place	Marlboro	MRSP10459 (Also: MRMJ538)	8-11-23	Final Approval
	(Proposed Use – Assisted Living Facility) (Total Area – 6.98 acres) (Impervious – 2.88 acres new proposed)			

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		x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer			x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

Site Plan for Triumphant Life Church Block 110.07 Lot 1 Sherril Avenue (County Route 537) Saltzman Avenue (County Route 537) Bridge # E-13	Oceanport	OPSP10456	8-1-23	Request Information
	(Proposed Use – Church) (Total Area – 4.981 acres) (Impervious – 1.587 acres existing) <u>+1.190 acres proposed</u> 2.777 acres total			

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 August 28, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated August 22, 2023.

SCHEDULE 1426E

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Plug Naturals, LLC Block 6 Lot 20 West Front Street (County Route 10)	Red Bank	RBSP10424	8-10-23	Request Information
	(Proposed Use – Cannabis Dispensary) (Total Area – 0.158 acres) (Impervious – 0.111 acres existing) <u>+0.011 acres proposed</u> 0.122 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, dated May 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 21, 2023.

The Development Review Committed acted on four waiver requests:

1. A motion was made by Mr. Ettore and seconded by Mr. Schmetterer to deny the waiver request from the requirement that provides no driveway shall be located within 10 feet of a side lot line, whereas a setback of 4 feet was proposed. The waiver was denied because the applicant didn't consider all potential alternatives that may eliminate the need for this waiver. Motion passed unanimously.
2. A motion was made by Mr. Ettore and seconded by Ms. McMullen to deny the waiver request from the requirement that provides the width of a driveway serving a commercial use shall be 24 feet, whereas a width of 18 feet was proposed. The waiver was denied because the proposed layout of the driveway would require vehicles that could not continue into the rear yard to back out onto W. Front Street, thus creating a traffic hazard. Montion passed unanimously.
3. A motion was made by Mr. Ettore and seconded by Mr. Schmetterer to deny the waiver request from the requirement that provides for driveways to include five-foot wide driveway flares. The waiver was denied because the applicant didn't demonstrate it is not possible to provide the flares. Motion passed unanimously.
4. A motion was made by Mr. Ettore and seconded by Ms. McMullen to grant the waiver request for the requirement to dedicate land to widen the W. Front Street right-of-way to a distance of 30 feet from the centerline. The DRC voted to grant this waiver because an easement in place of a dedication has been commonly accepted for properties with constrained site conditions. Motion passed unanimously.

SCHEDULE 1426E

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Heritage Village at Wall, LLC Block 874 Lot 4 Holly Boulevard	Wall	WSP10455	8-4-23	Final Approval
	(Proposed Use - Multi-Family Residential) (Total Area – 11.68) (Impervious – 0.13 acres existing) <u>+3.82 acres proposed</u> 3.95 acres total			

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 1420F

Monmouth County Development Review Committee
Monday, August 28, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE	ACTION
Site Plan for JABE Howell, LLC Block 182 Lot 4 Cranberry Road	Howell	HWSP10458	8-9-23	8-18-23	Incomplete
<p>(Propose Use – Trade Contractor Business) (Total Area – 3.494 acres) (Impervious – 0.14 acres existing) <u>+1.99 acres proposed</u> 2.13 acres total</p>					

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) additional copy of the Stormwater Management Report
2. Two (2) copies of a 25-year stormwater analysis
3. One (1) copy of a drainage area map to the nearest downstream County Bridge

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.