DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:06PM on September 9, 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
David Schmetterer

Members Absent:
None

Alternates Absent:
None

Staff present included: Mark Aikins, Esq, Kyle DeGroot, Jeannine Smith, Jason Pene, Vince Cardone, Thomas Lombardi, Michael Brusca.

Attending in person: Patrick Ward.

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 and seconded by Ms. McMullen, and seconded by Mr. Ettore to adjourn the meeting at 2:28PM. Motion passed unanimously.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules on 1451A, 1451B, 1451C, 1451D, 1451E by the Committee, Mr. Barris 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 1451A, 1451B, 1451C, 1451D, 1451E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1451A, 1451B, 1451C, 1451D, 1451E 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 1451A, 1451B, 1451C, 1451D, 1451E 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 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 September 9, 2024.

Marcy McMullen, Vice Chairwoman
for
James Giannell, Chairman
Monmouth County Planning Board Development Review Committee

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 SEPTEMBER 9, 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 Hall of Records	**January 26, 2024**
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	**January 26, 2024**

2024

SCHEDULE 1451A

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Manasquan Shore Properties, LLC Block 23 Lot 2 Philadelphia Blvd.	Sea Girt (Proposed Use – Residential) (Total Area – 0.34 acres)	SGSB892	9-5-24	2	Exempt

SCHEDULE 1451B

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monteforte Construction, Inc. Block 267 Lot 42 & 43 Broadway	Long Branch	LBSP10592	8-29-24	County Approval Not Required
	(Proposed Use – Existing Office Space - Reconstruction of Garage Space) (Total Area – 0.71 acres) (Impervious – 0.56 acres existing) + 0.03 acres proposed 0.59 acres total			

SCHEDULE 1451C

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 271 Adelphia, LLC Block 157 Lots 1, 2, 3, 4 & 5 **Adelphia Road** **Squankum Yellow Brook Road** **(County Routes 524 & 524A)**	Howell	HW1439 ROW4029 (Also: HWSP9889A)	7-23-24	2	Conditional Final Approval

(Proposed Use – Warehouse/Industrial)
(Total Area – 17.49 acres)

Please revise and address the following comments and or conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 9, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Adelphia Farmingdale Road (County Route 524) 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 dedication for the widening of the Adelphia Farmingdale Road (County Route 524) 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		x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1451D

Monmouth County Development Review Committee
Monday, September 9, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
K. Hovnanian New Jersey Operations, LLC Block 913 Lot 25.01 & 35.01 Wycoff Road	Wall	WSB891 (Also – WSP10588)	8-21-24	124	Preliminary Approval

(Proposed Use – Multi-Family Residential)
(Total Area – 35.36 acres)

Please revise and address the following comments and or conditions:

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

SCHEDULE 1451E

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC & Asbury Partners, LLC Block 4306 Lots 1-8 Eighth Avenue	Asbury Park	APSP10578	7-26-24	Final Approval

(Proposed Use- Residential)
(Total Area – 1.83 acres)
(Impervious – 0.24 acres existing)
+1.21 acres proposed
1.44 acres total

No further 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						
Judy Martinelly						
James Schatzle						

Site Plan for Danny Realty, LLC Block 51.01 Lots 1, 2, & 3 **Laurel Avenue** **(County Route 52)**	Holmdel	HLSP10587	8-20-24	Conditional Approval

(Proposed Use – Dunkin & Convenience Store)
(Total Area – 1.191 acres)
(Impervious – 0.61 acres existing)
0 acres proposed
0.61 acres total

Please revise and address the following comments and or conditions:

1. Provide a copy of a letter of approval or not interest from the New Jersey Department of Transportation (NJDOT) regarding the jurisdiction along the site frontage at Laural Avenue (County Route 52). See comment #1, in the attached memorandum prepared by Michael Brusca, dated September 9. 2024.

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

SCHEDULE 1451E

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 271 Adelphia, LLC Block 157 Lots 1, 2, 3, 4, & 5 **Adelphia Road** **Squankum Yellow Brook Road** **(County Routes 524 & 524A)**	Howell	HWSP9889A (Also: HW1439 ROW4029)	9-13-23	Conditional Approval

(Proposed Use – Warehouse/Industrial)
(Total Area – 17.49 acres)
(Impervious – 8.81 acres new proposed)

Please revise and address the following comments and or conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 9, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Adelphia Farmingdale Road (County Route 524) 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 dedication for the widening of the Adelphia Farmingdale Road (County Route 524) 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		x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1451E

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ECD NY, Inc. – Barry McKenna Block 101 Lot 3 **Monmouth Road** **(County Route 537)**	Jackson	JSP10581	8-8-24	Request Information

(Proposed Use – contractor Warehouse)
(Total Area – 10.61 acres)
(Impervious - 3.74 acres existing)
+ 0.05 acres proposed
3.80 acres total

Please revise and address the following comments and or conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 9, 2024.

Site Plan for Tony Lassen Block 47.02 Lot 13, 14, 17.02, 17.03 **New Brunswick Avenue** **(County Route 516)**	Matawan	MTSP10522	6-24-24	Conditional Approval

(Proposed Use – 4,975 sq. ft. Restaurant)
(Total Area – 1.065 acres)
(Impervious – 0.45 acre existing)
-0.01 acre proposed
0.43 acres total

Please revise and address the following comments and or conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the New Brunswick Avenue (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		x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1451E

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1100 5th Ave, LLC Block 1 Lot 1 **Memorial Drive** **(County Route 40A)** **Steiner Avenue** **(County Route 5)**	Neptune City (Proposed Use – Residential) (Total Area – 2 acres) (Impervious – 0.389 acres existing – to be removed) 1.768 acres new proposed)	NCSP10389	9-6-24	Amended Conditional Approval

Ms. McMullen made a motion, seconded by Mr. Ettore to grant the waiver accepting an easement in lieu of a dedication for right-of-way along Steiner Avenue. The waiver was granted as the proposed Improvements were encroaching on and or abutting the proposed right-of-way line.

Please revise and address the following comments and or conditions:

1. Receipt of a deed of easement to widen the Steiner Avenue (County Route 5) right-of-way to a distance of 30 feet from the right-of-way centerline. The only format acceptable to the County is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit the draft deed 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 performance guarantee in the amount of $40,634.00 to assure the installation of improvements within the Steiner Avenue (County Route 5) and Memorial Drive (County Route 40A) rights-of-way. Ten percent ($4,063.40) is required to be in the form of a bank/certified check. The remaining amount ($36,570.60) may be a surety bond, letter of credit, or bank/certified check. Samples for bonds and letters of credit acceptable to the County may be found at the Division of Planning webpage at www.visitmonmouth.com.

• The inspection fee ($812.68) must be submitted prior to the inspection of installed improvements.

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

SCHEDULE 1451E

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for K. Hovnanian NJ Operations, LLC Block 913 Lots 25. 01 & 35.01 Wyckoff Road	Wall	WSP10588	8-21-24	Final Approval

(Proposed Use – Multi-Family Residential – 213 dwelling units)
(Total Area – 35.36 acres)
(Impervious - 12.00 acres new proposed)

No further 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						
James Schatzle						

SCHEDULE 1451F

Monmouth County Development Review Committee
Monday, September 9, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Site Plan for Archangel Michael Coptic Orthodox Church Corp. Block 76 Lots 30.01 & 32.01 Kent Road & Church Street (Proposed Use – Church) (Total Area – 16.14 acres) (Impervious – 2.89 acres existing) +1.05 acres proposed 3.94 acres total	Howell	HWSP10584	8-16-24	Incomplete

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 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.