

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 September 12, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

David Schmetterer, PP, AICP
Judy Martinelly
James Schatzle

Members Absent:
Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
Marcy McMullen

Alternates Absent:
Ray Bragg, PE

Staff present included: Mark Aikins, Esq, Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Michael Nei, Thomas Lombardi, Victorino Zabat, Michael Brusca

Attending in person: Justin Taylor, Anthony Storrow, Jennifer Krimko, Vincent Scrudato

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.

At 2:55PM Mr. Schmetterer requested a brief recess. At 3:04PM a motion was made by Mr. Schatzle and seconded by Mr. Schmetterer to resume the meeting. Motion passed unanimously.

There being no further business, a motion was made by Mr. Schatzle and seconded by Mr. Schmetterer to adjourn the meeting at 3:22PM. 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 TUESDAY, SEPTEMBER 12, 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 1427A, 1427B, 1427C, 1427D, 1427E by the Committee, Mr. Schmetterer 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 1427A, 1427B, 1427C, 1427D, 1427E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1427A, 1427B, 1427C, 1427D, 1427E 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 1427A, 1427B, 1427C, 1427D, 1427E 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. Schatzle and passed upon the following vote:

In the affirmative:

David Schmetterer, PP, AICP
Judy Martinelly
James Schatzle

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 12, 2023



Judy Martinelly
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1427A

Monmouth County Development Review Committee
Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ian Goldman Block 160 Lots 15 & 16.02 Mark Drive	Long Branch	LB599	8-19-23	2	Exempt

SCHEDULE 1427B

Monmouth County Development Review Committee
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MR.VSC, LLC – Muhammad Kahn Block 104 Lots 1 & 2 Highway 36	Atlantic Highlands	AHSP3642D (Also: AHSP3642A,B,C)	8-31-23	County Approval Not Required
	(Proposed Use- Retail Smoke Shop) (Total Area – 4.315 acres) (Impervious – 3.981 acres existing) <u>-0.012 acres proposed</u> 3.969 acres total			

SCHEDULE 1427C

Monmouth County Development Review Committee
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Charles Vena Block 273 Lot 11 Lower Main Street (County Route 516)	Aberdeen (Proposed Use – Residential) (Total Area – 0.292 acres)	ABT475 ROW4041	8-24-23	2	Request Information

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 September 5, 2023.

Subdivision for Becikoglu Real Estate Investment, LLC Block 135 Lots 10 & 11 First Street (County Route 6/39)	Keyport (Proposed Use – Single Family Residential – 1 additional) (Total Area – 0.386 acres)	KP301 ROW4032	8-15-23	2	Conditional Final Approval
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Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the First Street (County Route 6/39) 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
Dave Schmetterer		x	x			
Ray Bragg						x
Judy Martinelly			x			
James Schatzle	x		x			

SCHEDULE 1427D

Monmouth County Development Review Committee
 Tuesday, September 12, 2023

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Renaissance Estates at Freehold, LLC Block 92 Lot 17 Elton Adelpia Road (County Route 524) (County Bridge F-43)	Freehold Township (Proposed Use – Residential) (Total Area – 18.589 acres)	FRTMJ827	8-16-23	26	Request Information

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 September 6, 2023.

Subdivision for Denholtz Acquisitions Block 13, Lots 13-18, 20-22 Block 14, Lots 12 & 14 Block 15, Lots 5-12 Front Street	Sea Bright (Proposed Use – Residential) (Total Area – 2.66 acres)	SBMJ843 (Also- SBSP10460)	8-18-23	30	Preliminary Approval
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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 email to devreview@co.monmouth.nj.us. CD's and USB devices will not be accepted.

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

SCHEDULE 1427D

Monmouth County Development Review Committee
 Tuesday, September 12, 2023

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for
 Larchwood Estates Development, LLC West Long Branch WLBMJ844 8-23-23 20 Preliminary Approval
 Block 41
 Lots 26, 79 & 90
 Larchwood Avenue &
 Cedar Avenue – State Hwy 71
 (Proposed Use – Single Family Residential)
 (Total Area – 15.062 acres)

- 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 email to devreview@co.monmouth.nj.us. CD's and USB devices will not be accepted.

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

Subdivision for
 K. Hovnanian at Townes at West Long Branch, LLC West Long Branch WLBMJ845 8-23-23 122
 Block 68
 Lots 3 & 5
 Route 36
 (Proposed Use – Multi-Family Residential)
 (Total Area – 19.667 acres)

- 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 email to devreview@co.monmouth.nj.us. CD's and USB devices will not be accepted.

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

SCHEDULE 1427E

Monmouth County Development Review Committee
 Tuesday, September 12, 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) Monmouth Road (County Route 537)	Freehold Township	FRTSP10353	8-17-23	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 Michael Brusca, dated September 7, 2023.

Site Plan for Carmine Caruso Block 233 Lots 13 & 22.01 NJ 34 North	Howell	HWSP10457	8-16-23	Final Approval
(Proposed Use – Shop & Office Facility) (Total Area – 6.655 acres) (Impervious – 0.150 acres existing) <u>+2.698 acres proposed</u> 2.848 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
Dave Schmetterer		x	x			
Ray Bragg						x
Judy Martinelly			x			
James Schatzle	x		x			

SCHEDULE 1427E

Monmouth County Development Review Committee
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SCI- NJ Funeral Services, LLC Block 37 Lots 1 & 2 Wilson Avenue (County Route 527)	Manalapan	MNSP5287B (also MNSP5287A)	8-25-23	Request Information
	(Proposed Use – Funeral Home) (Total Site Area – 4.41 acres) (Impervious Area – 0.794 acres existing) <u>+0.906 acres proposed</u> 1.701 acres total			

The following item 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 September 8, 2023.

SCHEDULE 1427E

Monmouth County Development Review Committee
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ster Developers, LLC Block 405 Lots 5, 6, 7 Memorial Drive (County Route 40A)	Neptune Township	NSP10436	8-17-23	Conditional Approval

(Proposed Use – Multi-Family Building (Permitted Use)
 (Total Area – 1.81 acres)
 (Impervious – 0.122 acres existing)
+1.225 acres proposed
 1.347 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 7, 2023.
2. Receipt of a deed of dedication for the widening of the Memorial Drive (County Route 40A) right-of-way to a distance of 40 feet from the centerline of the right-of-way, including 25-foot corner radii at 8th and 9th 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 and deed 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.
3. Receipt for the sight triangle deeds at the intersection of Memorial Drive (County Route 40A) and 8th Avenue and at the intersection Memorial Drive and 9th Avenue. 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.

The applicant requested relief from providing 25-foot corner radii at the intersections of 8th and 9th Avenues with Memorial Drive, as well as providing a sight triangle easement at the corner of 9th Avenue and Memorial Drive. Review of the waiver was carried as more information was requested.

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

SCHEDULE 1427E

Monmouth County Development Review Committee
Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Denholtz Acquisitions Block 13, Lots 13-18, 20-22 Block 14, Lots 12 & 14 Block 15, Lots 5-12 Front Street	Sea Bright	SBSP10460 (Also- SBMJ843)	8-18-23	Final Approval
	(Proposed Use – Residential) (Total Area – 2.66 acres) (Impervious – 2.28 acres existing) <u>-0.85 acres proposed</u> 1.43 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
Dave Schmetterer		x	x			
Ray Bragg						x
Judy Martinelly			x			
James Schatzle	x		x			

Site Plan for Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza	Tinton Falls	TFSP7196 (Also TFSP10433)	8-23-23	Withdrawn
	(Proposed Use – Office Building) (Total Site Area – 6.417 acres)			

The Monmouth County Development Review Committee is in receipt of correspondence from Peter J. Wolfson, Esq., dated August 1, 2023, formally withdrawing approval for this site plan application.

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

SCHEDULE 1427E

Monmouth County Development Review Committee
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza	Tinton Falls (Proposed Use – Flex Space) (Total Area – 6.25 acres) (Impervious – 3.214 acres new proposed)	TFSP10433 (Also TFSP7196)	8-23-23	Request Information

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 September 7, 2023.
- The letter requesting the DRC to rescind approval for File No. TFSP7196, which was granted Conditional Approval on June 13, 2005, was received August 23, 2023.

Site Plan for Cross Builders, LLC Block 14.01 Lot 1.03 Hance Avenue (County Route 51)	Tinton Falls (Proposed Use -Commercial & Residential) (Total Area – 0.44 acres) (Impervious – 0.166 acres new proposed)	TFSP10461	8-21-23	Request Information
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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 September 5, 2023.

SCHEDULE 1427E

Monmouth County Development Review Committee
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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)	8-25-23	Request Information
(Proposed Use – Warehouse – 6 Flex Space/Storage Buildings) (Total Site Area – 10.43 acres) (Impervious – 4.203 acres new proposed)				

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

1. It is noted that the required improvements within the county right-of-way for Subdivision Application No. UFTMJ375, within which this site is located, have not been completed, and some of the initially installed improvements have begun to deteriorate. County Planning and Engineering staff previously met with the subdivision owner/applicant to discuss completion of those items, but the matter has not been definitively resolved. The applicant shall contact the owner/applicant of the subdivision and advise the Development Review Committee of the timeframe to complete the required right-of-way improvements.
2. Address the comments in the memorandum prepared by Michael Brusca, dated September 7, 2023.

SCHEDULE 1427F

Monmouth County Development Review Committee
Tuesday, September 12, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# of LOTS	DATE INCOMPLETE
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