DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03PM on September 23, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
Jim Schatzle – Remote
David Schmetterer

Members Absent:
James Giannell

Alternates Absent:
None

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

Attending in person: Justin Taylor, Reggie Hyde, Greg Hart, Douglas Clelland

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 Mr. Barris and seconded by Ms. Martinelly to adjourn the meeting at 3:17PM. 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 SEPTEMBER 23, 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

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1452A, 1452B, 1452C, 1452D, 1452E 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 1452A, 1452B, 1452C, 1452D, 1452E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1452A, 1452B, 1452C, 1452D, 1452E 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 1452A, 1452B, 1452C, 1452D, 1452E 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. Martinelly and passed upon the following vote:

In the affirmative:
Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Marcy McMullen
Judy Martinelly

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 23, 2024.

Marcy McMullen
Vice Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1452A

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION

SCHEDULE 1452B

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 36 Monmouth Plaza, LLC Block 2902 Lot 3 Route 36	Eatontown (Proposed Use – Retail) (Total Area – 9.05 acres) (Impervious – 6.09 acres existing) +0.36 acres proposed 6.45 acres total	ESTP10599	9-9-24	County Approval Not Required
Site Plan for Emar-Neptune, LLC Block 29 Lot 1.01 W. Sylvania Ave & Oak Ter.	Neptune City (Proposed Use 0 Retail/Warehouse – Auto Parts) (Total Area – 0.611 acres) (Impervious - 0.48 acres existing) -0.05 acres proposed 0.43 acres total	NCSP10600	9-9-24	County Approval Not Required

SCHEDULE 1452C

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Thomas R. Mulvey & Katharine White Block 796 Lot 7 Red Hill Road **Tatum Park** **Deep Cut Gardens**	Middletown (Proposed Use – Residential) (Total Area – 4.60 acres)	MDSB889	9-4-24	2	Request Information

1. The applicant shall contact the Monmouth Parks System regarding its review of potential impacts to the adjacent parkland and provide a copy of comments summarizing the findings of the Parks System review of this application.

SCHEDULE 1452D

Monmouth County Development Review Committee
Monday, September 23, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION

SCHEDULE 1452E

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 775 River Road FH, LLC Block 49 Lot 3 **River Road** **(County Route 10)**	Fair Haven	FHSP10589	8-27-24	Request Information

(Proposed Use – Commercial/Retail)
(Total Area – 0.14 acres)
(Impervious - 0.06 acres existing)
0 acres proposed
0.06 acres total

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 23, 2024.

Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 **Halls Mill Road** **(County Route 55)** **Bridge # F24, F25**	Freehold Township	FRTSP8221A (Also – FRTSP8221)	5-8-23	Request Information

(Proposed Use – 70,280 sq.ft.- Warehouse)
(Total Site Area – 10.10 acres)
(Impervious Area – 4.143 acres new proposed)

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 23, 2024.

SCHEDULE 1452E

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CentraState Assisted Living, Inc. Block 85.36 Lots 7 & 12 **West Main Street** **(County Route 537)**	Freehold Township	FRTSP10572	9-11-24	Final Approval

(Proposed Use – 46,614 sq.ft – Addition to Assisted Living Facility)
(Total Area – 13.24 acres)
(Impervious – 2.19 acres existing)
+0.85 acres proposed
3.04 acres total

No further Monmouth 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			
Dave Schmetterer						
Michael Nei						
Judy Martinelly		x	x			
James Schatzle						

Site Plan for 60 Bay Ave. Highlands, LLC Block 42 Lot 1 **Bay Ave.** **(County Route 8)**	Highlands	HSP10591	8-28-24	Request Information

(Proposed Use – Multi-Family – 1 proposed dwelling unit (4 existing)
(Total Area – 0.15 acres)
(Impervious – 0.05 acres existing)
+0.05 acres proposed
0.11 acres total

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 23, 2024.

SCHEDULE 1452E

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chabad Jewish Center of BCC, Inc. Block 29 Lot 35 **Holmdel Road** **(County Route 4)**	Holmdel	HLSP10585	8-19-24	Request Information

(Proposed Use – House of Worship/Parsonage/Rabbi's Residence)
(Total Area – 9.37 acres)
(Impervious – 0.09 acres existing)
+2.27 acres proposed)
2.36 acres total

The applicant shall address the following:
1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 23, 2024.

Site Plan for Bar Anticipation Block 22 Lot 22, 23, 24 **Sixteenth Avenue** **(County Route 18)**	Lake Como	LCSP10547	9-3-24	Request Information

(Proposed Use - 22,215 sq. ft. Bar/Tavern)
(Total Area – 3.38 acres)
(Impervious - 1.65 acres existing)
+0 acres proposed
1.65 acres total

The applicant shall address the following:
1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 23, 2024.

SCHEDULE 1452E

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Wells Fargo Block 1072 Lot 37.01 **Newman Springs Road** **County Route 520**	Middletown	MDSP10596	9-5-24	Request Information
	(Proposed Use – Sign Replacement) (Total Site Area – 6.70 acres) (Impervious Area – 4.69 acres total			

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 23, 2024.

Site Plan for Sitcom Sea Girt, LLC Blocks 76 / 77 Lots 1 & 2 / 16 & 17 **Washington Boulevard** **(County Route 49)**	Sea Girt	SGSP9119A	8-28-24	Request Information
	(Proposed – New mixed-use – 19 apartments with office/retail) (Total Site Area – 0.75 acres) (Impervious Area – 0.574 acres new proposed)			

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 23, 2024.
2. Address the comments in the memorandum prepared by Ellias Sarrinikolaou, revised September 16, 2024.

SCHEDULE 1452E

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cross Builders, LLC Block 14.01 Lot 1.03 **Hance Avenue** **(County Route 51)**	Tinton Falls	TFSP10461	8-27-24	Request Information

(Proposed Use -Commercial & Residential)
(Total Area – 0.44 acres)
(Impervious – 0.166 acres new proposed)

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 23, 2024.

Site Plan for Jesus' Harvest Time Ministries, Inc. Block 54 Lots 6 **Monmouth Road** **(County Route 537)**	Upper Freehold	UFTSP10597	9-5-24	Request Information

(Proposed Use – Church with Site Improvements)
(Total Area – 14.26 acres)
(Impervious - 0.91 acres new proposed)

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 23, 2024.

SCHEDULE 1452E

Monmouth County Development Review Committee
Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth Investors II, LLC Block 916 Lot 1.06 **Belmar Boulevard** **(County Route 18)**	Wall	WSP10590	8-28-24	Final Approval

(Proposed Use – Warehouse/Office)
(Total Area – 9.41 acres)
(Impervious – 4.79 acres existing)
+ 0.13 acres proposed
4.92 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			
Dave Schmetterer						
Michael Nei						
Judy Martinelly	x		x			
James Schatzle						

SCEDULE 1452F

Monmouth County Development Review Committee
Monday, September 23, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CS Eatontown 36, LLC Block 2701 Lots 53, 60, 66 & 69 Monmouth Road	Eatontown	ETSP10593	9-3-24	Incomplete
(Proposed Use - 33,780 sq. ft. – Self Storage Unit) (Total Area – 5.00 acres) (Impervious – 0.13 acres existing) +1.89 acres proposed 2.02 acres total				
Site Plan for CarMax Auto Superstores, Inc. Block 2701 Lots 53, 60, 66 & 69 Monmouth Road	Eatontown	ESTP10594	9-3-24	Incomplete
(Proposed Use –8,630 sq. ft - Auto Dealership and Service Facility) (Total Area – 8.21 acres) (Impervious – 0.27 acres existing) +4.22 acres proposed 4.49 acres total				
Site Plan for 450 Park Ave Holdings, LLC Block 74 Lot 24.09 Park Avenue	Manalapan	MNSP10595	9-4-24	Incomplete
(Proposed Use – 30,690 sq. ft. – two flex warehouse buildings) (Total Area – 3.10 acres) (Impervious – 1.52 acres new proposed)				