

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 26, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM (Arrived at 2:17PM)
Joseph Ettore, PE
James Giannell
Judy Martinelly
David Schmetterer, PP, AICP (Left the meeting at 2:23PM)

Members Absent:
Marcy McMullen

Alternates Absent:
Ray Bragg, PE
James Schatzle

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

Attending in person: Jay Battesh

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.

Mr. Barris and Mr. Furmanec discussed the proposed Development Review Regulations which were distributed to the committee for their review and feedback.

There being no further business, a motion was made by Mr. Ettore and seconded by Ms. Martinelly to adjourn the meeting at 2:38PM. 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 26, 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 1428A, 1428B, 1428C, 1428D, 1428E by the Committee, Ms. Martinelly 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 1428A, 1428B, 1428C, 1428D, 1428E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1428A, 1428B, 1428C, 1428D, 1428E 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 1428A, 1428B, 1428C, 1428D, 1428E 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:

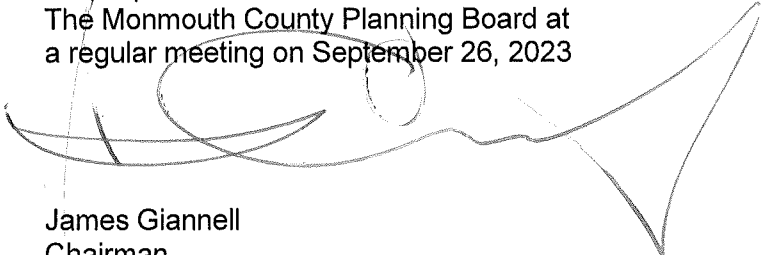
In the affirmative:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
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 26, 2023



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1428A

Monmouth County Development Review Committee
 Tuesday, September 26, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Messercola Excavating Co, Inc. Block 125 Lot 8 West Washinton Avenue	Atlantic Highlands	AH304	9-8-23	3	Exempt
Subdivision for Peter Rokkos Block 17 Lot 9.09 Tiberon Drive	Holmdel	HL430	9-25-23	2	Exempt

SCHEDULE 1428B

Monmouth County Development Review Committee
 Tuesday, September 26, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Interfaith Neighbors, Inc. Block 1103 Lots 43 & 44 Atkins Avenue	Asbury Park (Proposed Use – Urban Farm) (Total Area – 0.258 acres) (Impervious – 0.058 acres existing) <u>+0.061 acre proposed</u> 0.120 acres total	APSP10429A (Also: APSP10429)	9-12-23	County Approval Not Required

SCHEDULE 1428C

Monmouth County Development Review Committee
Tuesday, September 26, 2023

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

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

SCHEDULE 1428D

Monmouth County Development Review Committee
 Tuesday, September 26, 2023

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Besadar, LLC Block 76 Lots 33 & 34 Church Street	Howell	HWMJ842	8-28-23	7	Preliminary Approval

(Proposed Use – Residential Cluster)
 (Total Area – 16.67 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 or WeTransfer 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		x			
James Giannell			x			
Marcy McMullen						x
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly		x				
James Schatzle						x

SCHEDULE 1428D

Monmouth County Development Review Committee
 Tuesday, September 26, 2023

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for D.R. Horton, Inc. – NJ Block 144 Lots 8-12, 14, 15, 20, 35, 111, 112, 142, 145-150, 160-165, 165.01, 167, 177, 178, 178.01 & 178.02 Tyrpak Road	Howell	HWMJ846 (Also: HWSP10463)	9-7-23	332	Preliminary Approval
(Proposed Use – Single Family & Multi-Family Residential) (Total Area – 231.58 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 or WeTransfer 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	X			
James Giannell			X			
Marcy McMullen						X
Dave Schmetterer						
Ray Bragg						X
Judy Martinelly	X					
James Schatzle						X

SCHEDULE 1428E

Monmouth County Development Review Committee
 Tuesday, September 26, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jack Saadia Block 49 Lots 46.01 & 46.02 Willow Brook Road Bridge # F-23 & F-24	Freehold Township	FRTSP10438	8-29-23	Request Information
	(Proposed Use – Warehouse) (Total Area – 53.509 acres) (Impervious – 19.71 acres existing) <u>5.591 acres proposed</u> 25.30 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 Michael Brusca, dated September 26, 2023.

Site Plan for Smith Family Properties, LLC Block 49 Lot 7 Lakewood-Farmingdale Road (County Route 524)	Howell	HWSP9950	9-7-23	Request Information
	(Proposed Use – New 139,550 sq. ft. warehouse/office flex space site) (Total Site Area – 10.03 acres) (Impervious Area – 6.50 acres new proposed)			

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 26, 2023.

SCHEDULE 1428E

Monmouth County Development Review Committee
 Tuesday, September 26, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for D.R. Horton, Inc. – NJ Block 144 Lots 8-12, 14, 15, 20, 35, 111, 112, 142, 145-150, 160-165, 165.01, 167, 177, 178, 178.01 & 178.02 Tyrpak Road	Howell	HWSP10463 (Also: HWMJ846)	8-30-23	Final Approval
(Proposed Use – Multi-Family Residential (Affordable) (Total Area – 28.964 acres) (Impervious – 5.91 acres new proposed)				

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.2 et seq.

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

SCHEDULE 1428F

Monmouth County Development Review Committee
Tuesday, September 26, 2023

Applications deemed incomplete by staff

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