

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 October 10, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannell
David Schmetterer, PP, AICP
Judy Martinelly

Members Absent:
Joseph Barris, PP, AICP, CFM
Marcy McMullen

Alternates Absent:
Ray Bragg, PE
James Schatzle

Staff present included: Mark Aikins, Esq, Victor Furmanec, Kyle DeGroot, JoAnn Denton, Michael Nei, Thomas Lombardi, Victorino Zabat, Michael Brusca

Attending in person: Anthony Mazzi, Valerie Hillen, Joe Kociuba, John Ploskonka

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.

A motion was made by Mr. Schmetterer and seconded by Mr. Ettore to enter Executive Session at 2:57PM to discuss Development Regulations. Motion passed unanimously. A motion was made by Ms. Martinelly and seconded by Mr. Ettore to end Executive Session at 3:09PM. Motion passed unanimously.

There being no further business, a motion was made by Mr. Ettore and seconded by Ms. Martinelly to adjourn the meeting at 3:10PM. 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 OCTOBER 10, 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 1429A, 1429B, 1429C, 1429D, 1429E, 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 1429A, 1429B, 1429C, 1429D, 1429E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1429A, 1429B, 1429C, 1429D, 1429E 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 1429A, 1429B, 1429C, 1429D, 1429E 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 Ettore, PE

James Giannell

David Schmetterer, PP, AICP

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 October 10, 2023



James Giannell
Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1429A

Monmouth County Development Review Committee
Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Winslow Investments, LLC Block 315 Lot 23.01 Rockwell Avenue	Long Banch (Proposed Use - Residential) (Total Area – 0.26 acres)	LB600	9-28-23	2	Exempt

SCHEDULE 1429B

Monmouth County Development Review Committee
Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1429C

Monmouth County Development Review Committee
 Tuesday, October 10, 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	ABT475 ROW4041	9-21-23	2	Final Approval
	(Proposed Use – Residential) (Total Area – 0.292 acres)				

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			x			
Ray Bragg						x
Judy Martinelly	x		x			
James Schatzle						x

Subdivision for 271 Adelpia, LLC Block 157 Lots 1, 2, 3, 4 & 5 Adelpia Road Squankum Yellow Brook Road (County Routes 524 & 524A)	Howell	HW1439 ROW4029 (Also: HWSP9889A, HWSP9889)	9-13-23	2	Request Information
	(Proposed Use – Warehouse/Industrial) (Total Area – 17.49 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 Michael Brusca, dated October 10, 2023.
2. The applicant shall submit a letter requesting the Development Review Committee to rescind the prior approval for site plan application HWSP9889.

SCHEDULE 1429C

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Matthew Meccia Block 118.01 Lot 46 Belmar Blvd. (County Route 18)	Wall (Proposed Use – Residential) (Total Area – 1.025 acres)	W1427 ROW4037	9-21-23	2	Conditional Final Approval

The Development Review Committee granted waivers from the following design standards, as follows:

1. Section 5.2-1.1D provides that no portion of a driveway shall be located within 10 feet of a side property line, whereas a setback of five feet is proposed. The existing driveway on Lot 46.01 is setback 5.6 feet, while the driveway on Lot 46.02 will be setback 5 feet. It is not feasible to relocate the driveway on Lot 46.01 due to the layout of the existing building. The proposed location of the driveway on Lot 46.02 provides the farthest setback from the intersection of Belmar Boulevard and Clinton Avenue. Mr. Ettore made a motion seconded by Ms. Martinelly to accept the waiver request. Motion passed unanimously.
2. Section 5.2-1.2B requires a minimum flare of five feet on each side of a driveway, whereas a flare of 1.5 feet is proposed. The waiver was based on the inability to meet the minimum driveway setback. Mr. Ettore made a motion seconded by Ms. Martinelly to accept the waiver request. Motion passed unanimously.
3. Section 5.2-1.1D requires a minimum distance of 25 feet between driveways, whereas a distance of 10.6 feet is proposed. The waiver was granted to allow the driveway on Lot 46.01 to be setback as far as possible from the intersection of Belmar Boulevard and Clinton Avenue. Mr. Ettore made a motion seconded by Ms. Martinelly to accept the waiver request. Motion passed unanimously.
4. Section 5.1-1 provides that a right-of-way widening dedication shall be required where the existing right-of-way does not conform to the right-of-way width shown on the Monmouth County Road Plan. DRC voted to waive the requirement for a dedication since an easement was previously recorded to extend the right-of-way to a distance of 33.5 feet from the centerline. Further, a dedication would reduce the area of Lot 46.02 below the applicable minimum lot area requirement, thus necessitating a bulk variance. Mr. Schmetterer made a motion seconded by Ms. Martinelly to accept the waiver request. Motion passed unanimously.

SCHEDULE 1429C

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
(CONT'D) Subdivision for Matthew Meccia Block 118.01 Lot 46 Belmar Blvd. (County Route 18)	Wall	W1427 ROW4037	9-21-23	2	

- The DRC initially voted to require a fee in lieu of widening the Belmar Boulevard roadway to a distance of 20 feet from the centerline. However, Section 4.1 exempts minor subdivisions that do not propose new streets or shared driveways that connect to a county road from making off-tract improvements, Section 11.00 in Volume I of the county's development regulations defines off-tract improvements to include the widening, extension, expansion, re-alignment, enhancement construction or reconstruction of a road and/or drainage structure or facility including but not limited to: additional lanes, , pavement width, medians, barriers, curb, drainage systems, structures and facilities, traffic signals and equipment, traffic control devices, guiderail, shade trees and other landscaping, etc. Mr. Schmetterer made a motion seconded by Ms. Martinelly to accept the waiver request. Motion passed unanimously.

Conditions:

- Address the comments in the memorandum prepared by Michael Brusca, dated September 29, 2023.
- Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Belmar Boulevard (County Route 18) 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
Dave Schmetterer		x	x			
Ray Bragg						x
Judy Martinelly			x			
James Schatzle						x

SCHEDULE 1429D

Monmouth County Development Review Committee
Tuesday, October 10, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1429E

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bonesaw Brewing & Spirits, LLC Block 69.01 Lot 18.01 Main Street (County Route 537)	Freehold Township (Proposed Use – Brewery & Tasting) (Total Area – 151.47 acres) (Impervious – 62.4 acres existing) <u>0 acres proposed</u> 62.4 acres total	FRTSP3586H (Also: FRTSP3586-3586G)	9-14-23	Final Approval

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

Site Plan for Barclay Square at Holmdel, LLC Block 52 Lots 17 & 18 Palmer Avenue (County Route 7)	Holmdel	HLSP10069	9-19-23	Request Information
	(Proposed – New 60-unit multi-family residential) (Total Site Area – 6.74 acres) (Impervious Area – 1.06 acres new proposed)			

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 October 10, 2023.

SCHEDULE 1429E

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 271 Adelpia, LLC Block 157 Lots 1, 2, 3, 4, & 5 Adelpia Road Squankum Yellow Brook Road (County Routes 524 & 524A)	Howell	HWSP9889A (Also: HWSP9889) (Also: HW1439 ROW4029)	9-13-23	Request Information

(Proposed Use – Warehouse/Industrial)
 (Total Area – 17.49 acres)
 (Impervious – 8.81 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 October 10, 2023.
2. The applicant shall submit a letter requesting the Development Review Committee to rescind the prior approval for site plan application HWSP9889.

Site Plan for 100 Oceanport Avenue Block 58 Lot 61 Oceanport Avenue & Willow Drive (County Route 11 & 13B)	Little Silver	LSSP10464	9-21-23	Request Information
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(Proposed Use – Private Auto Service)
 (Total Area – 0.91 acres)
 (Impervious – 0.636 acres existing)
+0.008 acres proposed
 0.644 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 October 10, 2023.

SCHEDULE 1429E

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for West Park 35 Developers, LLC Block 3 Lots 13-15 & 16.02 West Park Ave. (County Route 14)	Ocean	OSP10382	9-13-23	Conditional Approval
(Proposed Use – Outback Steakhouse Restaurant) (Total Site Area – 3.313 acres) (Impervious – 2.107 existing) <u>+ 0.074 acres proposed</u> 1.181 acres total				

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 10, 2023.
2. Receipt of a deed of dedication for the 25-foot corner radius at the intersection of West Park Avenue (County Route 14) and John Huss Lane. 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
Dave Schmetterer		x	x			
Ray Bragg						x
Judy Martinelly			x			
James Schatzle						x

SCHEDULE 1429E

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Spring Lake Golf Club Block 25 Lot 11 Warren Avenue (County Route 47)	Spring Lake Heights	SLHSP8533D	9-13-23	Conditional Approval
(Proposed Use – Redeveloped maintenance Sheds) (Total Area – 138.0 acres) (Impervious – 10.55 acres existing <u>0 acres proposed</u> 10.55 acre total)				

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 10, 2023, with the exception of Comment GC3, which concerns the width of the Warren Avenue right-of-way. Previous applications for this property found the existing width (66 feet) of the Warren Avenue right-of-way exceeds its master plan width (60 feet).
- If and when cumulative impervious area on the site equals or exceeds one (1) acre, beginning with the impervious area proposed under the current application (SLHSP8533D), a complete stormwater analysis shall be submitted in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment towards County bridge maintenance, reconstruction, and/or replacement.

	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			x			
James Schatzle						x

SCHEDULE 1429E

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Platinum Properties Shrewsbury, LLC Block 25, Lot 16 Shrewsbury Ave.	Tinton Falls	TFSP4079B (Also:TFSP4079A)	9-21-23	Conditional Approval

(Proposed Use – Retail)
 (Total Area – 9.27 acres)
 (Impervious – 6.791 acres existing)
-0.006 acres proposed
 6.785 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 10, 2023.

	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		x			
James Schatzle						x

Site Plan for AAESUF Property LLC Block 26 Lots 1, 2, 3 Old York Road (County Route 524)	Upper Freehold	UFTSP10421	9-19-23	Request Information
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(Proposed Use – Warehouse/Industrial)
 (Total Area – 54.62 acres)
 (Impervious – 0.155 acres existing)
+ 22.84 acres proposed
 22.99 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 October 10, 2023.

SCHEDULE 1429F

Monmouth County Development Review Committee
Tuesday, October 10, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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