

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05PM on October 15, 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

Members Absent:  
None

Alternates Absent:  
David Schmetterer  
Jim Schatzle

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

Attending in person: Joseph 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 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.

A moment of silence was held to honor our late Chairman, James Giannell.

There being no further business, a motion was made by Ms. Martinelly, and seconded by Mr. Ettore to adjourn the meeting at 2:05PM. 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 15, 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 **January 26, 2024**  
Hall of Records

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

**2024**

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1453A, 1453B, 1453C, 1453D, 1453E, 1453F 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 1453A, 1453B, 1453C, 1453D, 1453E, 1453F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1453A, 1453B, 1453C, 1453D, 1453E, 1453F 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 1453A, 1453B, 1453C, 1453D, 1453E, 1453F 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.

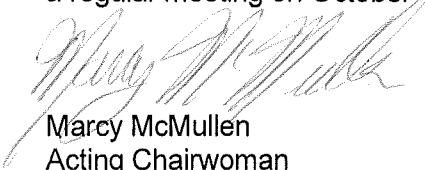
Seconded by Mr. Ettore and passed upon the following vote:

In the affirmative:  
Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
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 October 15, 2024.



Marcy McMullen  
Acting Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1453A

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Vanderveer Industrial Partners, LLC Block 168.01 Lots 4 & 5 Industrial Court	Howell	HWSB894	9-25-24	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 8.47 acres)				
Subdivision for Benzion Yungreis, LLC Block 24 Lot 11.03 Larrabee Blvd.	Howell	HWSB896	10-8-24	2	Exempt
	(Proposed Use – Residential) (Total Area – 1.0 acres)				
Subdivision for RJJ Group, LLC Block 638 Lot 192.02 Kings Hwy. East	Middletown	MDSB897	10-8-24	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 8.08 acres)				
Subdivision for Nathan & Florence Douek Block 41 Lots 59, 60 & 61 Cheryl Drive	West Long Branch	WLBSB895	10-1-24	3	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 2.56 acres)				

SCHEDULE 1453B

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for OASG Hazlet, LLC Block 239 Lots 1 & 1.01 Hwy 35	Hazlet  (Proposed Use- Existing Shopping Center) (Total Area – 18.27 acres existing) <u>-1.-03 acres proposed</u> 17.25 acres total	HZSP10608	10-8-24	County Approval Not Required
Site Plan for Agricola Holdings, LLC Block 415 Lot 25 Route 79	Marlboro  (Proposed Use – Retail/Office) (Total Area – 1.02 acres) (Impervious – 0.08 acres existing) <u>+ 0.59 acres proposed</u> 0.67 acres total	MRSP10605	9-27-24	County Approval Not Required
Site Plan for Trident Pathway, LLC Block 148 Lots 5 Pilgrim Pathway	Neptune Township  (Proposed Use – Mixed Use – 3 dwelling units) (Total Area – 0.086 acres) (Impervious – 0.086 acres existing) <u>0 acres proposed</u> 0.086 acres total	NSP10603	9-19-24	County Approval Not Required

SCHEDULE 1453B

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JCP&L/First Energy Block 97 Lot 31 Newman Spring Road East	Red Bank  (Proposed Use – Utility Substation) (Total Area – 2.81 acres) (Impervious – 0.39 acres existing) <u>+0.06 acres proposed</u> 0.46 acres total	RBSP10607	10-4-24	County Approval Not Required
Site Plan for Rooftop Solar System Addition Block 124.63 Lock 30 West Park Avenue	Tinton Falls  (Proposed Use – Rooftop Solar System Addition) (Total Area – 9.03 acres) (Impervious – 1.88 acres existing) <u>+0.02 acres proposed</u> 1.90 acres total	TFSP10606	10-3-24	County Approval Not Required

SCHEDULE 1453C

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Manasquan Shore Properties, LLC Block 52 Lot 6 <b>Washington Blvd.</b> <b>(County Route 49)</b>	Sea Girt	SGSB893	9-20-24	2	Conditional Final Approval

(Proposed - 2 Lot Residential Subdivision)  
 (Total Area – 0.52 acres)

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 15, 2024.
2. Receipt of an executed hold harmless agreement to allow the existing retaining wall to remain within the Washington Boulevard (County Route 49) right-of-way. The preparation fee (**\$500.00**) shall be submitted prior to the preparation of the agreement.
3. Receipt of a deed of dedication for the 25-foot corner radius at the intersection of Washington Boulevard (County Route 49) and Fourth Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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			
Marcy McMullen			x			
Dave Schmetterer						x
Judy Martinelly		x	x			
James Schatzle						x

SCHEDULE 1453D

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

**Major Subdivision**  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cardinal & Associates, LLC Block 66 Lot 8.03 <b>Millhurst Road</b> <b>(County Route 527)</b>	Manalapan	MNMJ736A	9-24-24	6	Amended Preliminary Approval
(Proposed Use – (Technical) Subdivision of Manalapan Crossing) (Total Area – 24.88 acres)					

- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$300.00), and an AutoCAD file (.dxf format) of the approved final subdivision plat. The AutoCAD file shall be submitted via email or a USB portable storage device. CD's will not be accepted.

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

Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan	MNMJ812 (also MNSP10228)	9-16-24	132	Request Information
(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)					

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated October 15, 2024.

SCHEDULE 1453D

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

**Major Subdivision**  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Zagari Block 183 Lot 15 Newman Springs Road <b>(County Route 520)</b>	Marlboro	MRMJ675	5-2-24	4	Request Information
	(Proposed Use – Residential) (Total Area – 2.490 acres)				

**The applicant shall address the following before formal action is taken:**

1. Comments in the memorandum prepared by Michael Brusca, dated September 27, 2024.
2. Receipt of a developer agreement authorizing the County to provide materials to mitigate drainage issues along County Route 520. Materials include 40 linear feet of 16-inch diameter ductile iron pipe and 141 linear feet of 24-inch diameter reinforced concrete pipe. The fee to prepare the developer agreement is **\$750.00**.

SCHEDULE 1453E

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 23 Lower Main, LLC Block 275 Lot 14 <b>Lower Main Street</b> <b>(County Route 516)</b>	Aberdeen  (Proposed Use - Mixed Use) (Total Area – 0.12 acres) (Impervious – 0.035 acres existing) <u>-0.004 acres proposed</u> 0.031 acres total	ABTSP10601	9-17-24	Request Information

**The applicant shall address the following:**

- Comments in the memorandum prepared by Michael Brusca, dated October 15, 2024.

Site Plan for Birchwood, Inc. Block 97 Lot 15 <b>1<sup>st</sup> Avenue</b> <b>(County Route 8)</b>	Atlantic Highlands  (Proposed Use – 3 Unit Apartment) (Total Area – 0.224 acres) (Impervious – 0.192 acres existing) <u>+0.001 acres proposed</u> 0.193 acres total	AHSP10602	9-17-24	Conditional Approval
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**Conditions:**

- Receipt of a revocable license and indemnification agreement to allow the existing awning to remain within the First Avenue (County Route 8) right-of-way. The preparation fee (**\$500.00**) shall be submitted prior to the preparation of the agreement.

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

Attorney Aikins recused himself from this application.

SCHEDULE 1453E

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ronald & Susan Springer Block 51 Lot 54 <b>Lakewood-Farmingdale Road</b> <b>(County Route 547)</b> <b>County Bridge HL-51</b>	Howell	HWSP10598	9-6-24	Request Information
	(Proposed Use – Farm) (Total Area – 14.80) (Impervious – 13.97 acres existing) <u>0 acres proposed</u> 13.97 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated October 15, 2024.

Site Plan for Monmouth University Block 70 Lots 1,2,3,02,20 & 21 Norwood Avenue <b>Cedar Avenue</b> <b>(County Route 25)</b>	Long Branch	LBSP10517	9-19-24	Request Information
	(Proposed Use – 15,270 sq. ft. - Museum) (Total Site Area – 4.719 acres) (Impervious Area – 2.170 acres existing) <u>-0.047 acre proposed</u> 2.123 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated October 15, 2024.

SCHEDULE 1453E

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan	MNSP10228 (also MNMJ812)	9-16-24	Request Information
(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated October 15, 2024.

Site Plan for 450 Park Ave Holdings, LLC Block 74 Lot 24.09 Park Avenue	Manalapan	MNSP10595	9-25-24	Conditional Approval
(Proposed Use – 30,690 sq. ft. – two flex warehouse buildings) (Total Area – 3.10 acres) (Impervious – 1.52 acres new proposed)				

**Conditions:**

1. The applicant shall submit a certified or bank check in the amount of **\$6,160.08**, made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure MN-22, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development, relative to the total upland area tributary to the impacted County Drainage Structure. The calculation of the proportionate share contribution is attached.

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

SCHEDULE 1453E

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cardinale & Manalapan Crossing Associates 2, LLC Block 66 Lot 8.03 <b>Millhurst Road</b> <b>(County Route 527)</b>	Manalapan	MNSP10604	9-20-24	Conditional Approval

(Proposed Use – Consolidate Building B,C&D into one new building)  
 (Total Area – 1.5 acres)  
 (Impervious Area – 1.13 acres new proposed)

**Conditions:**

1. Prior to final approval, the applicant shall submit the final plat, final plat fee (\$300.00), and an AutoCAD file (.dxf format) of the approved final subdivision plat for File No: MNMJ736A.

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

SCHEDULE 1453E

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Louchuck, LLC Block 35 Lot 4.02 <b>Monmouth Road (County Route 537)</b>	Upper Freehold	UFTSP10379	9-23-24	Conditional Approval
	(Proposed Use – 19, 662 sq. ft. Warehouse/Office) (Total Site Area – 2.43 acres) (Impervious Area – 0.25 acre existing) <u>+0.94 acre proposed</u> 1.19acres total			

Mr. Ettore made a motion, seconded by Mr. Barris to grant the waiver to allowing the right only ingress and egress driveway onto Monmouth Road (County Route 537). Motion passed unanimously.

**Conditions:**

1. Comments in the memorandum prepared by Michael Brusca, dated October 15, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Monmouth Road (County Route 537) 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](http://www.visitmonmouth.com). This application has been referred to Engineering for the preparation of a bond estimate.
3. Receipt of a sight triangle easement for the intersection of Meirs Road and Monmouth Road (County Route 537). The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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	x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Dave Schmetterer						x
Judy Martinelly			x			
James Schatzle						x

SCHEDULE 1453F

Monmouth County Development Review Committee  
 Tuesday, October 15, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Gutierrez Properties, LLC Block 49 Lot 21.01 Squankum Road	Howell	HWSP10609	10-10-24	10-10-24

(Proposed Use – Maintain Contractors Storage Yard & Store Shipping Containers on Existing Gravel Pad)  
 (Total Area – 18.5 acres)

***The applicant shall address the following:***

1. Complete all highlighted areas on the site plan application form. The application fee will be determined upon completion. Application and check #3456 in the amount of \$500.00 is being returned to Colliers Engineering & Design.
2. If over one (1) acre of new impervious, please provide the following:
  - Two (2) copies of a stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. This shall include full-sized drainage area maps drawn to scale, and full-sized program output.
  - 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](http://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.