

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 23, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannelli
Marcy McMullen
David Schmetterer, PP, AICP
Judy Martinelli
James Schatzle

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Ray Bragg, PE

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

Attending in person: Andrew Roth, Jason Harzold, Bruce Klein, Sal Alfieri, Valeri Hillen

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.

There being no further business, a motion was made by Ms. McMullen and seconded by Mr. Ettore to adjourn the meeting at 3:09PM. 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 23, 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 1430A, 1430B, 1430C, 1430D, 1430E by the Committee, Ms. McMullen 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 1430A, 1430B, 1430C, 1430D, 1430E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules on 1430A, 1430B, 1430C, 1430D, 1430E 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 1430A, 1430B, 1430C, 1430D, 1430E 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 Ettore, PE

James Giannell

Marcy McMullen

David Schmetterer, PP, AICP

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 23, 2023.



James Giannell

Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1430A

Monmouth County Development Review Committee
 Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Arun Vejsel Block 207 Lots 11, 12 & 14 Route 79	Marlboro	MR561	10-13-23	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 12 acres)				

SCHEDULE 1430B

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Carlos Ortiz Castaneda Block 170 Lot 10 State Route 33	Howell	HWSP10468	10-16-23	County Approval Not Required
	(Proposed Use – Residential & Landscaping) (Total Area – 2.445 acres) (Impervious – 0.114 acres existing) <u>+0.015 acres proposed</u> 0.129 acres total			
Site Plan for 80 Pavilion Avenue, LLC Block 214 Lot 1 Pavilion Avenue	Long Branch	LBSP10469	10-17-23	County Approval Not Required
	(Proposed Use – Medical Office) (Total Area – 0.885 acres) (Impervious – 0.456 acres existing) <u>+0.012 acres proposed</u> 0.468 acres total			

SCHEDULE 1430C

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cannon Hill, LLC Block 13 Lots 16.05 & 21 Main Street (County Route 520)	Holmdel	HL429 ROW4023	9-25-23	2	Request Information
	(Proposed Use – Office) (Total Area – 2.46 acres)				

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

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 23, 2023.

The Development Review Committee (DRC) voted to deny the applicant's request to maintain the existing substandard driveway along County Route 520 based on a staff recommendation that a conforming curb cut would enhance traffic safety. The DRC directed the applicant to revise the existing driveway to conform with the applicable county design standards but noted that a waiver may be required in view of its proximity to the easterly property line.

Subdivision for Anthony Mazzei Block 19 Lot 40.01 Tennent Road (County Route 3) County Bridge MN-69	Manalapan	MN1064 ROW4001	9-25-23	2	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 9.263 acres)				

Conditions:

1. Receipt of a deed of dedication for the widening of the Tennent Road (County Route 3) right-of-way to a distance of 40 feet from the centerline. 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.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Tennent Road (C.R. 3) 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. The application has been referred up to Engineering for the preparation of a bond estimate.

SCHEDULE 1430C

Monmouth County Development Review Committee
Monday, October 23, 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 Anthony Mazzei Block 19 Lot 40.01 Tennent Road (County Route 3) County Bridge MN-69	Manalapan	MN1064 ROW4001	9-25-23	2	

- The applicant shall submit a signed and sealed copy of the Guide Rail Plan, dated October 17, 2023.
- If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with and including the impervious area proposed under the current application (MN1064 ROW4001), a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance.

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

A motion was made by Mr. Ettore and seconded by Ms. McMullen to grant a waiver from Section 5.3-15.1 (Guiderail Warrants and Construction Details), which requires compliance with NJDOT guiderail standards. In particular, the design of a CRT terminal cannot be accomplished without impacting the neighboring property, thus standard guiderail is proposed. Though noncompliant, the proposed design represents an improvement of the existing condition. In addition, the County is pursuing a capital improvement project along Tennent Road that includes a widening at this location, as well as reconstruction of County Structure MN-69, which abuts the site. Motion passed unanimously.

SCHEDULE 1430C

Monmouth County Development Review Committee
 Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rising Sun Properties, LLC Block 21 Lot 4.01 Freehold Road (County Route 522)	Manalapan	MN1068 ROW4039	9-29-23	2	Conditional Final Approval

(Proposed Use – Single Family Residential)
 (Total Area – 1.207 acres)

Conditions:

1. Receipt of a deed of dedication for the widening of the Freehold Road (County Route 522) right-of-way to a distance of 40 feet from the centerline. 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.
- In lieu of providing a performance guarantee to the Planning Board, the applicant will be required to provide a bond for the proposed driveway improvements in conjunction with the road opening permit from the county's Division of Highways.

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

SCHEDULE 1430D

Monmouth County Development Review Committee
Monday, October 23, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for City of Asbury Park Block 608 Lot 1 Memorial Drive (County Route 40A)	Asbury Park	APSP10347	9-28-23	Conditional Approval
	(Proposed Use – Municipal Fire House) (Total Site Area – 0.955 acres) (Impervious Area – 0.913 acres existing) <u>-0.065 acres proposed</u> 0.848 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 23, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Memorial Drive (County Route 40A) 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.
3. Receipt of deeds for easements for the installation of proposed traffic signal equipment at the intersection of Memorial Drive (County Route 40A), and Cookman Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deeds 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			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer		x	x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

Mr. Schmetterer made a motion seconded by Ms. McMullen to grant a waiver from Section 5.1-1 of the county's development regulations, which requires the applicant to dedicate land to widen the Memorial Drive (County Route 40A) right-of-way to 40 feet from the centerline. This was based in the implementation of a road diet, which reduced the cross section of the roadway. Motion passed unanimously.

Mr. Ettore made a motion seconded by Ms. McMullen to grant a waiver to allow for the installation of two drainage structures within the Memorial Drive (County Route 40A) right-of-way, subject to a hold harmless agreement that spells out the applicant's responsibilities for installation and maintenance of these structures, which are designed to manage stormwater runoff generated at the site. Motion passed unanimously.

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Circle Plaza Associates Block 2301 Lot 3, 4, 5 & 6 Wyckoff Road (County Route 547)	Eatontown	ETSP1903E	10-6-23	Conditional Approval
	(Proposed Use – Coffee Shop) (Total Site Area – 5.599 acres) (Impervious Area – 5.039 acres existing) <u>-0.008 acres proposed</u> 5.031 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 23, 2023.

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

Site Plan for AMD Renaissance, LLC Block 49 Lot 46.032 Willow Brook Road	Freehold Township	FRTSP6909A (Also: FRTSP6909)	10-4-23	Conditional Approval
	(Proposed Use – Generator) (Total Site Area – 6.21 acres) (Impervious Area – 4.036 acres existing) <u>+0.03 acres proposed</u> 4.066 acres total			

Conditions:

1. Place the following note on the plan:

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 (FRTSP6909A), 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	x			
Dave Schmetterer			x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Halls Mill Property Owner, LLC Block 79 Lots 2.01 & 3 Halls Mill Road	Freehold Township (Proposed – New 130,000 sq. ft. warehouse at existing site) (Total Site Area – 22.687 acres) (Impervious Area – 5.685 acres existing <u>+ 5.075 acres proposed</u> 10.760 acres total)	FRTSP10244	10-6-23	Final Approval

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	x			
Dave Schmetterer	x		x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

Site Plan for Mark Freehold, LLC Block 101 Lots 13 & 13.02 Siloam Road (County Route 527) Monmouth Road (County Route 537)	Freehold Township (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	FRTSP10353	10-3-23	Request Information
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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 23, 2023.

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lufrankton, LLC Block 90.01 Lots 1 & 2 Elton Adelpia Road (County Route 524) Monmouth Road (County Route 537)	Freehold Township	FRTSP10442	10-13-23	Conditional Approval

(Proposed Use – Dunkin Donuts w/ Drive-Thru)
(Total Area – 0.66 acres)
(Impervious - 0.564 acres existing)
 -0.181 acres proposed
0.382 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated October 23, 2023.
2. Receipt of a deed(s) of easement to widen the Monmouth Road (County Route 537) right-of-way to a distance of 50 feet from the centerline and the Elton-Adelpia Road (County Route 524) right-of-way to a distance of 40 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed(s) and description(s) shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed(s) directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements in the Monmouth Road (County Route 537) and Elton-Adelpia Road (County Route 537) rights-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. The application has been referred up to Engineering for the preparation of a bond estimate.
4. Receipt of a letter requesting the DRC to rescind approval for File No. FRTSP9959, which was granted Conditional Approval on December 9, 2020.

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

Mr. Ettore made a motion, seconded by Ms. McMullen to grant a waiver from Section 5.2-3.11, which requires driveways to be setback ten feet from a side property line, whereas a setback of approximately two feet is proposed. The proposed driveway location is consistent with the county's intersection improvement plans and allows for the driveway to be lined up with Shira Lane. Motion passed unanimously.

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Zarelli Site Services, Inc. Block 49 Lot 11 Lakewood-Farmingdale Road (County Routes 524/547)	Howell	HWSP8754A	9-28-23	Conditional Approval

(Proposed – Improvements at existing warehouse/storage facility)
(Total Site Area – 14.09 acres)
(Impervious Area – 4.102 acres existing – no change)

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 23, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements in the Lakewood-Farmingdale Road (C.R. 524/547) right-of-way. The guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds/letters of credit acceptable to the County of Monmouth are found at the Division of Planning webpage at www.visitmonmouth.com. The application was referred to Engineering for preparation of a bond estimate.
3. Receipt of a deed of dedication for the widening of the Lakewood-Farmingdale Road (County Route 524) right-of-way to a distance of 40 feet from the centerline. 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	x			
Dave Schmetterer			x			
Ray Bragg						x
Judy Martinelly						
James Schatzie						

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Squankum Holdings, LLC Block 5 Lot 10 Lakewood Farmingdale Road (County Route 547)	Howell	HWSP10465	9-26-23	Request Information
	(Proposed Use – Parking Lot with Shed) (Total Area – 1.93 acres) (Impervious – 1.93 acres existing) <u>-0.31 acres proposed</u> 1.62 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 23, 2023.

Site Plan for Keyport Professional Plaza, LLC Block 80 Lot 1.02 Broad Street (County Route 4)	Keyport	KPSP9842A (KPSP9842)	10-10-23	Conditional Approval
	(Proposed Use – Residential) (Total Area – 1.45 acres) (Impervious – 1.056 acres existing) <u>+ 0.106 acres proposed</u> 1.163 acres total			

Conditions:

1. Receipt of a letter requesting the Development Review Committee (DRC) to rescind approval for File No. KPSP9842, which was granted Final Approval on January 14, 2019.

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

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Asphalt Company Block 7232 Lot 1.04 (Portion of Lot 1.06) Woodward Road MN-22	Manalapan	MNSP10186	9-27-23	Request Information
	(Proposed Use – Medical Office Building) (Total Area – 5.84 acres) (Impervious – 1.647 acres new proposed)			

This application is not eligible for a bridge assessment because the subject lot was included in Application MNSP9955 but was subsequently created via an exempt minor subdivision (MN1066). As a result, the comments in the memorandum prepared by Michael Brusca, dated October 23, 2023, do not apply. The application will be scheduled for action at the November 13, 2023, Development Review Committee meeting.

Site Plan for Stavola Asphalt Company Block 7232 Lot 1.04 (formerly 1.02 & part of 1.03) Woodward Road MN-22	Manalapan	MNSP10187	9-27-23	Request Information
	(Proposed Use – Retail/Restaurant) (Total Area – 6.28 acres) (Impervious – 3.606 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 23, 2023.

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Group One Automotive, Inc. Block 3 Lot 14 Shrewsbury Ave, (County Route 13) Sycamore Ave. (County Route 13A)	Shrewsbury Borough	SHSP10452 (Also: SHSP205, SHSP205A-SHSP205D)	10-13-23	Request Information
	(Proposed Use – Car Dealership) (Total Area – 7.23 acres) (Impervious – 4.358 acres existing) <u>+0.497 acres proposed</u> 4.855 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 October 23, 2023.

The Development Review Committee discussed a waiver request to allow utility poles to remain within 6 feet of the curb line. A motion was made by Mr. Ettore and seconded by Ms. McMullen for the discussion to be carried because the site plan may be revised to accommodate truck turning movements entering and exiting the site, and that may affect the location of the utility poles.

Site Plan for Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza	Tinton Falls	TFSP10433 (Also TFSP7196)	8-23-23	Request Information
	(Proposed Use – Flex Space) (Total Area – 6.25 acres) (Impervious – 3.214 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 23, 2023.

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for FLM Associates Block 145 Lot 15.01 Shafto Road (County Route 547)	Tinton Falls	TFSP10466	9-26-23	Final Approval
	(Proposed Use – Flex Space) (Total Area – 4.76 acres) (Impervious – 2.836 acres new proposed)			

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	x			
Dave Schmetterer	x		x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

Attorney Alkins recused himself from this application.

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for A & A Unlimited Block 184 Lot 8 Belmar Blvd (County Route 18)	Wall	WSP10467	10-4-23	Conditional Approval
	(Proposed Use – Upholstery Repair & Fabric Sales) (Total Area – 0.232 acres) (Impervious – 0.102 acres existing) <u>+0.002 acres proposed</u> 0.104 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 23, 2023.
2. 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	x			
Dave Schmetterer			x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1430F

Monmouth County Development Review Committee
Monday, October 23, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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