

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00PM on October 28, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Judy Martinelly
David Schmetterer – arrived at 2:36PM
Jim Schatzle – virtual at 2:02PM

Members Absent:
Marcy McMullen

Alternates Absent:
None

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

Attending in person: Greg Hart, Mark Reme, Chet DiLorenzo, Salvatore Alfieri

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. Ettore and seconded by Mr. Barris to adjourn the meeting at 2:48PM. 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 28, 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 1454A, 1454B, 1454C, 1454D, 1454E, 1454F 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 1454A, 1454B, 1454C, 1454D, 1454E, 1454F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1454A, 1454B, 1454C, 1454D, 1454E, 1454F 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 1454A, 1454B, 1454C, 1454D, 1454E, 1454F 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

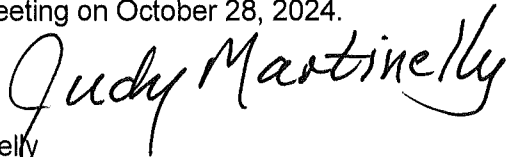
Judy Martinelly

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 28, 2024.



Judy Martinelly

Alternate Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1454A

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Estate of Anna Koenig, Elaine Taylor Executrix Block 72 Lot 2 Saint John's Ave.	Union Beach (Proposed Use – Residential) (Total Area – 0.53)	UBSB899	10-17-24	2	Exempt

SCHEDULE 1454B

Monmouth County Development Review Committee
 Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Juniper Plaza Associates, Ltd. Block 72 Lots 90.03 & 90.04	Freehold Township (Proposed Use- Office Building) (Total Area – 11.11 acres) (Impervious – 11.06 acres existing) <u>0 acres proposed</u> 11.06 acres total	FRTSP10618	10-21-24	County Approval Not Required
Site Plan for Church of Christ Block 141 Lot 20.02 Strickland Road	Howell (Proposed Use – Church) (Total Area – 2.98 acres) (Impervious – 0.81 acres existing) <u>+0.07 acres proposed</u> 0.88 acres total	HWSP10611	10-11-24	County Approval Not Required

SCHEDULE 1454B

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Outfront Media, LLC Block 23.02 Lot 2.04 HWY 33	Millstone (Proposed Use – Modernized outdoor advertising sign) (Total Area - .36 acres) (Impervious - 0.11 acres existing) <u>0 acres proposed</u> 0.11 acres total	MSSP10617	10-21-24	County Approval Not Required
Site Plan for Crash Champions Block 514 Lots 1.01, 3 Huntington Ave.	Neptune (Proposed Use – Automotive Repair & Painting) (Total Area – 0.50 acres) (Impervious – 0.34 acres existing) <u>+0.05 acres proposed</u> 0.39 acres total	NSP10622	10-22-24	County Approval Not Required
Site Plan for Apple Montessori Schools Block 73 Lot 2 Avenue At the Common	Shrewsbury Borough (Proposed Use – Daycare Facility) (Total Area – 2.47 acres) (Impervious – 0.95 acres existing) <u>-0.05 acres proposed</u> 0.90 acres total	SHSP10610	10-11-24	County Approval Not Required

SCHEDULE 1454C

Monmouth County Development Review Committee
Monday, October 28, 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 Red Hill Road Tatum Park Deep Cut Gardens	Middletown	MDSB889	10-15-24	2	Final Approval
	(Proposed Use – Residential) (Total Area – 4.60 acres)				

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

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

SCHEDULE 1454D

Monmouth County Development Review Committee
 Monday, October 28, 2024

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian Carriages at Wall Urban Renewal, LLC Block 270 Lot 24.01 18TH Avenue (County Route 30)	Wall (Proposed Use – Multi-Family Residential 130 Dwelling Units) (Total Area - 31.99 acres)	WSB868	6-13-24	131	Request Information

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 28, 2024.

SCHEDULE 1454E

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael Margarella Block 47 Lots 2, 3, 5 & 6 Munro Avenue (County Route 7)	Hazlet	HZSP10168	10-18-24	Request Information
(Proposed – New professional bldg. – 4,900 sq. ft. commercial with 4 apartments) (Total Site Area – 0.809 acres) (Impervious Area – 0.430 acres new proposed)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated October 28, 2024.
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated October 22, 2024.

Site Plan for Atlantic Auto Body Block 41 Lot 14.03 Lakewood-Farmingdale Road (Country Route 547)	Howell	HWSP10616	10-18-24	Request Information
(Proposed Use – Auto Body Repair) (Total Area – 1.54 acres) (Impervious – 0.85 acres existing) <u>-0.07 acres proposed</u> 0.78 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated October 28, 2024.

SCHEDULE 1454E

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AMDMB Block 51 Lots 1 & 2 New Brunswick Ave. (County Route 516)	Matawan (Proposed Use – Convenience Store with Fuel) (Total Area – 0.46 acres) (Impervious – 0.32 acres existing) <div style="text-align: right; margin-left: 100px;"> <u>0.04 acres proposed</u> 0.36 acres total </div>	MTSP10402	9-11-24	Conditional Approval

Mr. Barris made a motion, seconded by Mr. Ettore, to accept the applicants request for a design waiver seeking relief from the requirement for driveways to be setback at least 10 feet from the side property line. The applicant proposed an ingress-only driveway along New Brunswick Avenue (County Route 516). The waiver was granted by the DRC at its October 28, 2024, meeting based on the inability to move the driveway away from the neighboring property and the unlikelihood that the neighboring use, a cemetery, would seek to install a new driveway next to the applicant's site. Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 28, 2024.
2. Receipt of a deed of dedication for the widening of the New Brunswick Avenue (County Route 516) right-of-way to a distance of 30 feet from the centerline including the 25-foot corner radius at the intersection of New Brunswick Avenue and State Highway 79. The only format acceptable to the County 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.
3. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements within the New Brunswick (County Route 516) right-of-way. The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds or letters or credit are available at the Development Review webpage at www.visitmonmouth.com. This application has been referred to Engineering for a bond estimate.

SCHEDULE 1454E

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JCP&L/First Energy Block 600 Lots 1 & 2	Middletown	MDSP10613	10-17-24	Request Information
	(Proposed Use – Utility Substation) (Total Area – 21.87 acres) (Impervious – 1.31 acres existing) <u>+0.01 acres proposed</u> 1.32 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated October 28, 2024.

Site Plan for Beacon Hill Country Club Blocks 682/686 Lots 8.01/3.01,5,13&14 Leonardville Road (County Route 516)	Middletown	MDSP10614 (Also: MDSP6331B)	10-18-24	Final Approval
	(Proposed Use – Golf Course – Maintenance Building) (Total Area – 86.0 acres) (Impervious - 3.90 acres existing) <u>+0.25 acres proposed</u> 4.15 acres total			

No further County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6.

SCHEDULE 1454E

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hexa Builders Block 11 Lot 19 Perrineville Road (County Route 571)	Millstone (Proposed Use – Residential) (Total area – 36.49 acres) (Impervious – 0.768 acres existing) + <u>8.656 acres proposed</u> 9.424 acres total	MSSP10259	10-4-24	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated October 28, 2024.

SCHEDULE 1454E

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Allegro at Old Mill, LLC Block 270 Lots 22 & 23(Existing), Portions of Lots 14 & 24, Proposed Lot 23.01 18th Avenue (County Route 30)	Wall	WSP10551	6-18-24	Request Information
(Proposed Use – 60,117 sq. ft - Multi-Family Residential 187 Dwelling Units) (Total Area – 8.34 acres) (Impervious – 2.64 acres existing) +2.01 acres proposed <hr style="width: 20%; margin: 0 auto;"/> 4.65 acres total				

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 28, 2024.

SCHEDULE 1454F

Monmouth County Development Review Committee
Monday, October 28, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for Surrey Equities, LLC Block 2701 Lot 69.06 Monmouth Road	Eatontown (Proposed Use – Residential Development – 145 Units) (Total Area -72.50 acres)	ETSB8900	10-22-24	Incomplete

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee. Address the following comments:

1. All plans and reports submitted in support of the application must identify the correct block, lot, and municipal information as stated on the application form, including but not limited to site plan sets, reports, forms and correspondence. Please revise and resubmit the following documents:
 - a. Two (2) copies of a stormwater report addressing the 25-year storm and design of storm drainage and stormwater management systems, including full-sized drainage area maps drawn to scale and full-sized program output.
 - b. Two (2) copies of the complete site plan. Partial submittals and or partial site plan sets will not be accepted.
2. Subdivision application fee; \$4,450.00.

Failure to submit the above-noted information within thirty (30) days of the date of notification will result in the incomplete application package being voided and all materials provided will be 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 (Development Regulations Volume I, Section 2.02-8).

SCHEDULE 1454F

Monmouth County Development Review Committee
Monday, October 28, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CS Eatontown 36, LLC Block 2701 Lot 69.02 Monmouth Road	Eatontown (Proposed Use - 33,780 sq. ft. – Self Storage Unit) (Total Area – 5.00 acres) (Impervious – 0.13 acres existing) <u>+1.89 acres proposed</u> 2.02 acres total	ETSP10593	10-22-24	Incomplete

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee. Address the following comments:

1. All plans and reports submitted in support of the application must identify the correct block, lot, and municipal information as stated on the application form, including but not limited to site plan sets, reports, forms and correspondence. Please revise and resubmit the following documents:
 - a. Two (2) copies of a stormwater report addressing the 25-year storm and design of storm drainage and stormwater management systems, including full-sized drainage area maps drawn to scale and full-sized program output.
 - b. Two (2) copies of the complete site plan. Partial submittals and or partial site plan sets will not be accepted.

Failure to submit the above-noted information within thirty (30) days of the date of notification will result in the incomplete application package being voided and all materials provided will be 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 (Development Regulations Volume I, Section 2.02-8).

SCHEDULE 1454F

Monmouth County Development Review Committee
Monday, October 28, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CarMax Auto Superstores, Inc. Block 2701 Lot 69.04 Monmouth Road	Eatontown (Proposed Use –8,630 sq. ft - Auto Dealership and Service Facility) (Total Area – 8.21 acres) (Impervious – 0.27 acres existing) <u>+4.22 acres proposed</u> 4.49 acres total	ETSP10594	10-22-24	Incomplete

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee. Address the following comments:

1. All plans and reports submitted in support of the application must identify the correct block, lot, and municipal information as stated on the application form, including but not limited to site plan sets, reports, forms and correspondence. Please revise and resubmit the following documents:
 - a. Two (2) copies of a stormwater report addressing the 25-year storm and design of storm drainage and stormwater management systems, including full-sized drainage area maps drawn to scale and full-sized program output.
 - b. Two (2) copies of the complete site plan. Partial submittals and or partial site plan sets will not be accepted.

Failure to submit the above-noted information within thirty (30) days of the date of notification will result in the incomplete application package being voided and all materials provided will be 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 (Development Regulations Volume I, Section 2.02-8).

SCHEDULE 1454F

Monmouth County Development Review Committee
Monday, October 28, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NJ American Water Block 601 Lot 1.02 Pinebrook Road	Eatontown (Proposed Use – Water Storage Tank & Booster Pump) (Total Area – 3.95 acres) (Impervious – 1.53 acres existing) <u>-0.73 acres proposed</u> 0.80 acres total	ETSP10621	10-22-24	Incomplete

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. A fee in the amount of \$524.00. Check or money order made out to the Treasurer of Monmouth County. This site abuts county bridge E-25. **Check #1465 in the amount of \$100.00 has been returned to HDR Engineering, Inc.**
2. 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.
3. 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.
4. Two(2) additional copies of the subdivision/site plan

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.

SCHEDULE 1454F

Monmouth County Development Review Committee
Monday, October 28, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for Cesar Cristobal Block 93.02 Lot 35 Georgia Road	Freehold Township (Proposed Use – Residential) (Total Area – 1.05 acres)	FRTSB898	10-16-24	Incomplete

The applicant shall address the following:

1. Application fee in the amount of \$100.00. Check or money order only and made out to "Treasurer, County of Monmouth." Site does not abut a county road or county bridge and contains less than one (1) acre of new impervious surfaces.
2. Check #0290 in the amount of \$350.00 is being returned to Salvatore Alfieri, Esq.

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.

Site Plan for Vanderveer Industrial Partners, LLC Block 168.01 Lots 4 & 5 Industrial Court	Howell (Proposed Use – Industrial Building) (Total Area – 4.99 acres)	HWSP10615	10-18-24	Incomplete
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The applicant shall address the following:

6 Industrial Court:

- One (1) additional Stormwater Management Report
 - Two (2) 25-year Stormwater Addendum
 - One (1) additional Traffic Study
 - One (1) drainage area map to the nearest downstream county bridge
- **An Environmental Impact Statement is not required

8 Industrial Court

Application fee of \$842.72

- One (1) additional Stormwater Management Report
 - Two (2) 25-year Stormwater Addendum
 - One (1) drainage area map to the nearest downstream county bridge
- **An Environmental Impact Statement is not required

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.

SCHEDULE 1454F

Monmouth County Development Review Committee
Monday, October 28, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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