DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07PM on November 12, 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
David Schmetterer

Members Absent:
None

Alternates Absent:
Jim Schatzle

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

Attending in person: William Sitar

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. Barris and seconded by Ms. Martinelly to adjourn the meeting at 2:46PM. 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 NOVEMBER 12, 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 Hall of Records	**January 26, 2024**
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	**January 26, 2024**

2024

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1455A, 1455B, 1455C, 1455D, 1455E, 1455F 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 Schedules1455A, 1455B, 1455C, 1455D, 1455E, 1455F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1455A, 1455B, 1455C, 1455D, 1455E, 1455F 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 1455A, 1455B, 1455C, 1455D, 1455E, 1455F 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:

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 November 12, 2024

Marcy McMullen
Acting Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1455A

Monmouth County Development Review Committee
Tuesday, November 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Albert Maleh Block 45 Lot 3 Deal Esplanade	Deal (Proposed Use – Single Family Residential) (Total Area – 1.03 acres)	DSB901	10-31-24	2	Exempt

SCHEDULE 1455B

Monmouth County Development Review Committee
Tuesday, November 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M&D Two, LLC Block 66.01 Lot 2 Higgins Avenue	Brielle (Proposed Use – Residential) (Total Area – 1.33 acres) (Impervious – 0.42 acres existing) +0.42 acres proposed 0.84 acres total	BRSP10624	10-25-24	County Approval Not Required
Site Plan for Blaze Keyport, LLC Block 110 Lot 24 Hwy 35	Keyport (Proposed Use – 1 Story Commercial Building for Retail Cannabis) (Total Area – 0.34 acres) (Impervious – 0.10 acres existing) +0.14 acres proposed 0.24 acres total	KPSP10630	11-7-24	County Approval Not Required
Site Plan for 1416 Roller Road, LLC Block 182 Lot 1 Roller Road Rose Avenue	Ocean (Proposed Use – Office/Warehouse) (Total Area – 2.54 acres) (Impervious – 1.49 acres existing) +0.20 acres proposed 1.69 acres existing	OSP10625	10-25-24	County Approval Not Required

SCHEDULE 1455C

Monmouth County Development Review Committee
Tuesday, November 12, 2024

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

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

SCHEDULE 1455D

Monmouth County Development Review Committee
Tuesday, November 12, 2024

Major Subdivision
Four (4) or more lots

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

SCHEDULE 1455E

Monmouth County Development Review Committee
Tuesday, November 12, 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 98(several blocks) Lot 84(several lots) **Siloam Road & Monmouth Road** **(County Route 527 & 537)**	Freehold	FRTSP10623	10-24-24	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 12, 2024.

Site Plan for Gutierrez Properties, LLC Block 49 Lot 21.01 Squankum Road	Howell	HWSP10609 (HWSP9700)	10-22-24	Request Information

(Proposed Use – Maintain Contractors Storage Yard & Store Shipping Containers on Existing Gravel Pad)
(Total Area – 18.5 acres)
(Impervious – 3.28 acres existing)
0 acres proposed
3.28 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 12, 2024.

SCHEDULE 1455E

Monmouth County Development Review Committee
Tuesday, November 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Wells Fargo Block 1072 Lot 37.01 **Newman Springs Road** **County Route 520**	Middletown	MDSP10596	10-24-24	Request Information

(Proposed Use – Sign Replacement)
(Total Site Area – 6.70 acres)
(Impervious Area – 4.69 acres total)

Address the following items and or conditions:

1. Comments in the memorandum prepared by Michael Brusca, dated November 12, 2024.

Site Plan for Navesink Country Club, Inc. Blocks 983/983.01 Lots 4/ 1, 4, 5, 12, 13 & 15 **Navesink River Road** **(County Route 12A)** **Bridge Number MT-37, MT-38**	Middletown	MDSP10619 (Also MDSP464A-464D)	10-21-24	Request Information

(Proposed Use – Golf Course – 10th Hole Renovation)
(Total Area – 134 acres)
(Impervious – 9.78 acres existing
-0.13 acres proposed
9.65 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 12, 2024.

SCHEDULE 1455E

Monmouth County Development Review Committee
Tuesday, November 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Sie Plan for 37 Burnt Tavern, LLC Block 57 Lots 17.02, 17.03 Burnt Tavern Road	Millstone	MSSP10236	10-23-24	Amended Conditional Approval

(Proposed Use – 148,553 sq. ft. - Warehouse/Office)
(Total area – 10.88 acres)
(Impervious – 5.763 acres new proposed)

Mr. Ettore made a motion, seconded by Ms. Martinelly to grant a waiver from §5.3-3 in view of existing topography. A two percent cross slope is proposed seven feet in from the edge of pavement in order to provide a suitable area for future sidewalk and utility poles. Motion passed unanimously.

Conditions:

1. Receipt of a developer agreement addressing applicant and County obligations related to NJDEP permits required for improvements at the intersection of Trenten-Lakewood (County Routes 526 and 571) and Burnt Tavern Roads. The agreement preparation fee was received on November 6, 2024.
2. Receipt of a performance guarantee in the amount of **$876,190.70** to assure the satisfactory installation of improvements at the intersections of Burnt Tavern Road with Trenton-Lakewood Road (County Route 526/571), and Monmouth Road (County Route 537). Ten percent, or **$87,619.07**, is required to be in the form of a bank/certified check. The remaining amount of **$788,571.63** may be in the form of a surety 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 inspection fee (**$17,523.81**) must be submitted prior to the inspection of installed improvements.

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

SCHEDULE 1455E

Monmouth County Development Review Committee
Tuesday, November 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sitcom Sea Girt, LLC Blocks 76 / 77 Lots 1 & 2 / 16 & 17 **Washington Boulevard** **(County Route 49)**	Sea Girt	SGSP9119A	8-28-24	Conditional Approval
	(Proposed – New mixed-use – 19 apartments with office/retail) (Total Site Area – 0.75 acres) (Impervious Area – 0.574 acres new proposed)			

Mr. Ettore made a motion, seconded by Ms. Martinelly to grant a waiver to accept easements instead of dedications for the two corner radius right-of-way widenings. The waiver was granted on the basis that dedications would create nonconforming bulk conditions. Motion passed unanimously.

Conditions:

1. Address comments in the memorandum prepared by Michael Brusca, dated November 12, 2024.
2. Receipt of a performance guarantee to ensure the satisfactory installation of required improvements along and within the Washington Boulevard (County Route 49) 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 of easement for the two 25-foot corner radii at the intersection of Washington Boulevard (County Route 49) and Fifth Avenue, fronting both Block 79, Lots 1 and 2 and Block 77, Lots 16 and 17. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft description is satisfactory. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.
4. Receipt of a letter requesting the Development Review Committee to rescind approval for File No. SGSP9119.

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

SCHEDULE 1455E

Monmouth County Development Review Committee
Tuesday, November 12, 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 2 Lot 21 **Newman Springs Road** **(County Route 520)**	Shrewsbury Borough	SHSP10620	10-22-24	Request Information

(Proposed Use – Utility Transmission Line Structure)
(Total Area – 6.51 acres)
(Impervious – 3.84 acres existing)
0 acres proposed
3.84 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 12, 2024.

SCHEDULE 1455F

Monmouth County Development Review Committee
Tuesday, November 12, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 210 Route 36, LLC Block 134, Lot 1 Hwy 66	Hazlet (Proposed Use – Car Wash) (Total Area 0.865 acres) (Impervious – 0.48 acres existing) +0.07 acres proposed 0.55 acres total	HZSP10627	10-29-24	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. An application fee of $100.00. This site does not abut a County Road or County Drainage Structure. Check #1070 in the amount of$590.00 has been returned to Kenneth L. Pape, Heilbrunn, Pape, LLC.

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.

Site Plan for Sansone Jr's 66 Automall Block 3705, Lots 15 & 16 Route 66	Neptune (Proposed Use – Car Dealership) (Total Area – 6.4 acres) (Impervious – 5.45 acres existing) +0.02 acres proposed 5.46 acres total	NSP10628	11-1-24	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. An application fee in the amount of $100.00. The site does not abut a County Road or County Drainage Structure and is less than one (1) acre of new impervious. Please make checks payable to Treasure of Monmouth County. Check #162188 in the amount of $500.00 has been returned to French and Parrello Associates.

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.