

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 November 13, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
Marcy McMullen
David Schmetterer, PP, AICP
Judy Martinelly

Members Absent:
None

Alternates Absent:
Ray Bragg, PE
Jim Schatzle

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

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 Ms. McMullen and seconded by Mr. Ettore to forward the Monmouth County Development Regulations to the Monmouth County Planning Board for adoption. Copies of the Draft Development Regulations are available upon request at the Monmouth County Planning Office. Motion passed unanimously.

There being no further business, a motion was made by Mr. Barris and seconded by Ms. McMullen to adjourn the meeting at 2:30PM. 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 13, 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 1431A, 1431B, 1431C, 1431D, 1431E 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 1431A, 1431B, 1431C, 1431D, 1431E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1431A, 1431B, 1431C, 1431D, 1431E 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 1431A, 1431B, 1431C, 1431D, 1431E 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

James Giannell

Marcy McMullen

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 November 13, 2023



James Giannell

Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1431A

Monmouth County Development Review Committee
 Monday, November 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Savvy Investors, LLC Block 1103 Lots 11, 12, 13 Borden Avenue	Asbury Park (Proposed Use – Vacant Land) (Total Area – 0.344 acres)	AP395	10-27-23	2	Exempt

SCHEDULE 1431B

Monmouth County Development Review Committee
 Monday, November 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
JSK Middletown, LLC Block 823 Lot 2 Route 35 South	Middletown	MDSP10473	11-3-23	County Approval Not Required
	(Proposed Use – Minor Site Improvements to Existing Hotel) (Total Area – 6.199 acres) (Impervious – 2.665 acres existing) <u>+0.185 acres proposed</u> 2.851 acres total			

SCHEDULE 1431C

Monmouth County Development Review Committee
Monday, November 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Carlos Ortiz Castaneda Block 41 Lot 3 Colts Neck Road (County Route 537)	Freehold Township	FRT658 ROW4042 (Also: FRTMJ807)	10-24-23	2	Conditional Final Approval
	(Proposed Use – Residential) (Total Area – 4.427 acres)				

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated November 13, 2023.
- 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 (FRT658 ROW4042) 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 Giannelli			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						x

SCHEDULE 1431D

Monmouth County Development Review Committee
Monday, November 13, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1431E

Monmouth County Development Review Committee
Monday, November 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Stavola Asphalt Company Block 7232 Lot 1.04 (Portion of Lot 1.06) Woodward Road MN-22	Manalapan	MNSP10186	10-24-23	Final Approval
(Proposed Use – Medical Office Building) (Total Area – 5.84 acres) (Impervious – 1.647 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	x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinely						
James Schatzle						x

Site Plan for XXXIII Associates/ Riverside Center, LLC Block 18.01 Lots 1,2,3,&4 Route 33 & Farrington Blvd.	Millstone	MSSP10471 (Also:MSMJ549)	10-24-23	Final Approval
(Proposed Use – Warehouse) (Total Area – 11.82 acres) (Impervious – 3.49 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		x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinely						
James Schatzle						x

SCHEDULE 1431E

Monmouth County Development Review Committee
Monday, November 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1208 5 th Avenue Block 420 Lot 18 Atkins Ave (County Route 5)	Neptune Township (Proposed Use – Warehouse/Self-Storage) (Total Area – 0.53 acres) (Impervious – 0.474 acres existing) <u>-0.016 acres proposed</u> 0.458 acres total	NSP10470	10-18-23	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated November 13, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements in the Atkins Avenue (County Route 5) 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		x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						x

Attorney Aikens recused himself from this application.

SCHEDULE 1431E

Monmouth County Development Review Committee
Monday, November 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for CJ Winks Enterprises Block 4.01 Lot 20 Newman Springs Road (County Route 520)	Tinton Falls	TFSP10441	10-23-23	Conditional Approval
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(Proposed Use – Medical Office)
(Total Site Area – 1.347 acres)
(Impervious – 0.010 acres existing)
+0.449 acres proposed
0.460 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 November 13, 2023.
 2. Receipt of a performance guarantee to assure the satisfactory installation of improvements in the Newman Springs Road (C.R. 520) 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 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 a deed of dedication for the widening of the Newman Springs Road (County Route 520) 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.
- 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 (TFSP10441), 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 Ellore	x		x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						x

SCHEDULE 1431F

Monmouth County Development Review Committee
Monday, November 13, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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