

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:022PM on November 25, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer
Jim Schatzle (2:06PM, Virtual)

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
None

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

Attending in person: None

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. Schmetterer and seconded by Ms. Martinelly to adjourn the meeting at 2:41PM. 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 25, 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 1456A, 1456B, 1456C, 1456D, 1456E, 1456F 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 Schedules 1456A, 1456B, 1456C, 1456D, 1456E, 1456F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1456A, 1456B, 1456C, 1456D, 1456E, 1456F 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 1456A, 1456B, 1456C, 1456D, 1456E, 1456F 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.

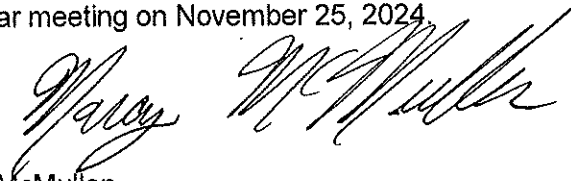
Seconded by Mr. Ettore and passed upon the following vote:

In the affirmative:
Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer

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 25, 2024.



Marcy McMullen
Acting Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1456A

Monmouth County Development Review Committee
 Monday, November 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cesar Cristobal Block 93.02 Lot 35 Georgia Road	Freehold Township (Proposed Use – Single Family Residential) (Total Area – 1.05 acres)	FRTSB898	11-13-24	2	Exempt
Subdivision for Carmine Caruso Block 233 Lots 14, 14.01, 24 Hwy 34	Howell (Proposed Use – Commercial) (Total Area – 15.34 acres)	HWSB903	11-18-24	3	Exempt
Subdivision for Debbie Hilliard Block 36 Lot 19 Margerum Ave	Lake Como (Proposed Use – Single Family Residential) (Total Area – 0.32 acres)	LCSB902	11-8-24	2	Exempt

SCHEDULE 1456B

Monmouth County Development Review Committee
 Monday, November 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sackman Asset Management, LLC Block 3101 Lots 2 & 3 Summerfield Avenue	Asbury Park (Proposed Use – Parking Lot) (Total Area – 0.13 acres) (Impervious – 0.13 acres total)	APSP10633	11-19-24	County Approval Not Required
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) <u>+0.02 acres proposed</u> 5.46 acres total	NSP10628	11-15-24	County Approval Not Required
Site Plan for Commvault Tinton Falls Urban Renewal, LLC Block 101.03; 101.05 Lots 2; 1 Corregidor Road	Tinton Falls (Proposed Use – Training Facility) (Total Area – 2.05 acres) (Impervious – 0.84 acres existing) <u>+0.19 acres proposed</u> 1.03 acres total	TFSP10629	11-13-24	County Approval Not Required
Site Plan for Hatzalah at The Jersey Shore Block 22.03 Lot 4 Albert Place	Long Branch (Proposed Use – Emergency Medical Services Building) (Total Area – 0.47 acres) (Impervious – 0.06 acres existing) <u>+0.26 acres proposed</u> 0.32 acres total	LBSP10634	11-20-24	County Approval Not Required

SCHEDULE 1456C

Monmouth County Development Review Committee
Monday, November 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1456D

Monmouth County Development Review Committee
Monday, November 25, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1456E

Monmouth County Development Review Committee
Monday, November 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NJ American Water Company, Inc. Block 35 Lot 6.01 Swimming River Road (County Route 50) County Bridge S-14	Colts Neck	CNSP10534 (Also – CNSP7120B)	11-4-24	Conditional Approval
	(Proposed Use - Small Hypochlorite Treatment Building) (Total Area – 302.50 acres) (Impervious – 3.96 acres existing) <u>0 acres proposed</u> 3.96 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated November 25, 2024.

	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						

SCHEDULE 1456E

Monmouth County Development Review Committee
Monday, November 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NJ American Water Block 601 Lot 1.02 Pinebrook Road (County Bridge E-25)	Eatontown	ETSP10621	10-22-24	Conditional Approval
	(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			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca dated November 25, 2024.
2. Receipt of a bridge maintenance and reconstruction easement for County Structure E-25. 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.

	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						

Site Plan for Archangel Michael Coptic Orthodox Church Corp. Block 76 Lots 30.01 & 32.01 Kent Road & Church Street	Howell	HWSP10584	8-16-24	Final Approval
	(Proposed Use – Church) (Total Area – 16.14 acres) (Impervious – 2.89 acres existing) <u>+1.05 acres proposed</u> 1.94 acres total			

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

	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						

SCHEDULE 1456E

Monmouth County Development Review Committee
Monday, November 25, 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 Lakewood-Farmingdale Road (County Route 547) (County Bridge HL-51)	Howell	HWSP10598	11-20-24	Request Information
	(Proposed Use – Farm) (Total Area – 14.80) (Impervious – 13.97 acres existing) <u>0 acres proposed</u> 13.97 acres total			

The Development Review Committee voted to carry this matter to the December 9, 2024, meeting to allow the applicant an opportunity to present information in support of the requested design waiver from §5.2-3.1J-9 of the county's development regulations, which provides standards for bypass lanes.

The applicant shall address the following:

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

Site Plan for Vanderveer Industrial Partners, LLC Block 168.01 Lots 4 Industrial Court	Howell	HWSP10615	10-18-24	Request Information
	(Proposed Use – Industrial Building) (Total Area – 4.99 acres) (Impervious – 1.73 acres total)			

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca dated November 25, 2024.
2. This application is subject to a developer agreement concerning the payment of a bridge assessment required for File No. HWMJ668. The developer agreement provides for the payment of the fee within two years of the execution of the document, whereas only one of seven payments has been received to date. The county's Planning Board attorney advised the Development Review Committee to hold its action on this application until the status of payment of the remaining balance is clarified.

SCHEDULE 1456E

Monmouth County Development Review Committee
Monday, November 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Vanderveer Industrial Partners, LLC Block: 168.01 Lots: 5 Industrial Court	Howell	HWSP10626	10-29-24	Request Information
	(Proposed Use – One Story Warehouse with Office) (Total Area – 4.99 acres) (Impervious – 2.16 acres new proposed)			

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca dated November 25, 2024.
2. This application is subject to a developer agreement concerning the payment of a bridge assessment required for File No. HWMJ668. The developer agreement provides for the payment of the fee within two years of the execution of the document, whereas only one of seven payments has been received to date. The county's Planning Board attorney advised the Development Review Committee to hold its action on this application until the status of payment of the remaining balance is clarified.

Site Plan for ECD NY, Inc. – Barry McKenna Block 101 Lot 3 Monmouth Road (County Route 537)	Jackson	JSP10581	8-8-24	Advisory Comments
	(Proposed Use – Contractor Warehouse) (Total Area – 10.61 acres) (Impervious - 3.74 acres existing) <u>+ 0.05 acres proposed</u> 1.80 acres total			

See advisory comments prepared in the memorandum by Michael Brusca, dated November 25, 2024.

SCHEDULE 1456E

Monmouth County Development Review Committee
Monday, November 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Galway Builders, LLC Block 357 Lots 2, 2.01, 3, 4 & 5 Branchport Avenue & Atlantic Avenue (County Route 29) (County Bridge E-20)	Long Branch (Proposed Use – Mixed Use) (Total Area – 1.96 acres) (Impervious – 1.383 acres new proposed)	LBSP10513	10-25-24	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca dated November 25, 2024.

Site Plan for MEMO Investments, LLC Block 7 Lot 51 Monmouth Road (County Route 15)	Ocean (Proposed – Mixed Use – 8 dwelling units and 3,538 sq. ft. commercial space) (Total Site Area – 0.55 acres) (Impervious Area – 0.460 acres new proposed)	OSP10279	11-20-24	Conditional Approval
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Mr. Ettore made a request, seconded by Ms. Martinelly to grant a waiver from §5.2-3.11 of the county's development regulations to allow the curb return of the proposed driveway along W. Park Avenue within 10 feet of the side property line. Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca dated November 25, 2024.

SCHEDULE 1456F

Monmouth County Development Review Committee
Monday, November 25, 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	11-13-24	Incomplete 10-28-24

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. The applicant's engineer has indicated that the content of the submitted report is correct but will submit new cover sheets citing the new block and lot of the subject property.
 - b. Two (2) complete sets of the subdivision plan. Partial plan sets will not be accepted. The plans should indicate the new block and lot established through the master subdivision application (ETSB878) preceding this application.
2. Subdivision application fee; \$4,300.00.

Site Plan for Chick-fil-A Block 192 Lot 4.03 Hwy 35	Hazlet (Proposed Use - Drive-thru Lane Addition) (Total Area – 1.09 acres) (Impervious – 0.76 acres existing) <u>+0.06 acres proposed</u> 0.82 acres total	HZSP10631 (Also – HZSB862, HZSP9679)	11-14-24	Incomplete
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The applicant shall address the following:

1. Submit an application fee in the amount of \$100.00. This 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.

SCHEDULE 1456F

Monmouth County Development Review Committee
Monday, November 25, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hindu American Temple & Cultural Center, Inc. Block 147 Lot 17.01 Wooleytown Road	Marlboro (Proposed Use – Place of Worship) (Total Area – 37.70 acres) (Impervious – 7.86 acres existing) <u>+0.32 acres proposed</u> 8.18 acres total	MRSP10542	11-22-24	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:

- One (1) additional copy of a stormwater management report, revised November 6, 2024.
- One (1) additional copy of the site plan dated April 12, 2024.

These items are required as the overall site contains more than one (1) acre of impervious coverage, thus prompting a stormwater analysis as stated in the prior approval letter under file MRSP6273D, dated April 25, 2019.

Site Plan for True Life Church Block 973 Lot 6 & 7 Herbertsville Road (County Route 549)	Wall (Proposed Use – Residential/Farm/Religious Use) (Total Area – 27.49 acres) (Impervious – 1.54 acres existing) <u>+7.88 acres proposed</u> 9.42 acres total	WSP10635	11-22-24	Incomplete
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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. One (1) additional copy 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.
 2. 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.
- Please note that check #86695333-7 in the amount of \$1,100.00 was received and has been processed.