

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:01PM on November 27, 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 - Remote
David Schmetterer, PP, AICP
Judy Martinelly
James Schatzle - Remote

Members Absent:
None

Alternates Absent:
Ray Bragg, PE

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

Attending in person: J.A. Delucia, Matt Seckler, Marc Steinberg

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 2:34PM. 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 27, 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 1432A, 1432B, 1432C, 1432D, 1432E, by the Committee, Mr. Barris 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 1432A, 1432B, 1432C, 1432D, 1432E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1432A, 1432B, 1432C, 1432D, 1432E 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 1432A, 1432B, 1432C, 1432D, 1432E 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 Ms. McMullen and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
Marcy McMullen - Remote

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 27, 2023



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1432A

Monmouth County Development Review Committee
 Monday, November 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 391 Oak Glen, LLC Block 41 Lots 41.01 & 33 Oak Glen Road	Howell (Proposed Use – Residential) (Total Area – 12.2050 acres)	HW1443	11-14-23	2	Exempt
Subdivision for Shawn & Jean Van Vliet Block 120 Lot 17.01 Jackson Avenue	Manasquan (Proposed Use – Residential) (Total Area – 0.2296 acres)	MQ392	11-14-23	2	Exempt
Subdivision for Orchard Parkway, LLC Block 115 Lots 25 & 26 Orchard Parkway	Marlboro (Proposed Use – Residential) (Total Area – 3.84 acres)	MR563	11-17-23	3	Exempt
Subdivision for Shore Town Homes, LLC Block 617 Lots 22, 23, & 24 Drumond & Stratford	Neptune Township (Proposed Use – 2 Single Family – 1 Church) (Total Area – 0.296 acres)	N557	11-14-23	3	Exempt
Subdivision for Heritage Village at Wall, LLC Block 874 Lot 4 Holly Blvd.	Wall (Proposed Use – Multi Family Development – Age Restricted) (Total Area – 11.68 acres)	W1428 (Also: WSP10455)	11-14-23	2	Exempt

SCHEDULE 1432B

Monmouth County Development Review Committee
Monday, November 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bethal A.M.E. Church Block 12 Lot 29 Waterworks Road	Freehold Township	FRTSP10476	11-14-23	County Approval Not Required
	(Proposed Use – Storage Building) (Total Area – 12.07 acres) (Impervious – 1.253 acres existing) <u>+0.058 acres proposed</u> 1.312 acres total			
Site Plan for Silvio Oliveria Block 265 Lot 7 Roadway	Long Branch	LBSP10477	11-14-23	County Approval Not Required
	(Proposed Use – Office-Single Family) (Total Area – 0.41 acres) (Impervious – 0.2070 acres existing) <u>+0.0002 acres proposed</u> 0.2072 acres total			
Site Plan for Food Bank of Monmouth & Ocean County Block 2301 Lot 1 Route 66	Neptune Township	NSP10478	11-15-23	County Approval Not Required
	(Propose Use – Food Bank) (Total Area – 7.21 acres) (Impervious – 2.653 acres existing) <u>+0.237 acres proposed</u> 2.891 acres total			

SCHEDULE 1432C

Monmouth County Development Review Committee
Monday, November 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 100 Buckingham Street Owner, LLC Block 143 Lots 1.02 & 12 Lloyd Road (County Route 3) Bridge ML-34 & ML-35	Marlboro	MR562 ROW4043 (Also: MRSP7757)	11-2-23	2	Conditional Final Approval

(Proposed Use – Apartments & Vacant)
(Total Area – 47.659 acres)

Conditions:

1. Add a note to the plat, as follows: "Access to proposed Lot 1.04 shall be restricted from Lloyd Road and shall only be via improved Thorton Avenue."

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

SCHEDULE 1432D

Monmouth County Development Review Committee
Monday, November 27, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Impellizeri Block 5 Lot 6 N. Main Street (County Route 527)	Englishtown (Proposed Use – Single Family) (Total Area – 4.04 acres)	ENMJ839	11-3-23	4	Request Information

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 27, 2023.

Provide an itemized response. Additional comments may be provided, and conditions established by the Development Review Committee upon receipt of the requested information.

Subdivision for Deputy Ventures, LLC Block 22 Lots 26, 30 & 31 W. Front Street (County Route 6) Bridge Number R-31	Keyport (Proposed Use – Single Family Residential) (Total Area 1.027 acres)	KPMJ731	10-30-23	9	Conditional Preliminary Approval
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1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the West Front Street (County Route 6) 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.
2. Add note on the plan indicating the deed, book, and page of the filed deed. Conditions

	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 Martinelly						
James Schatzle						

SCHEDULE 1432E

Monmouth County Development Review Committee
Monday, November 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mark Freehold, LLC Block 101 Lots 13 & 13.02 Siloam Road (County Route 527) Monmouth Road (County Route 537)	Freehold Township	FRTSP10353	11-13-23	Conditional Approval

(Proposed Use – Wawa Store with Fuel Sales)
(Total Site Area – 29.57 acres)
(Impervious Area – 0.274 acres existing)
+1.396 acres proposed
1.670 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated November 27, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements in the Monmouth Road (C.R. 524/537) and Siloam Road (C.R. 527) rights-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 has been referred to Engineering for preparation of a bond estimate.
3. Receipt of deeds of dedication for the widening of the Monmouth Road right-of-way to a distance of 50 feet from the centerline and the Siloam Road 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 deeds and deed descriptions 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						
Ray Bragg						X
Judy Martinely						
James Schatzle						

SCHEDULE 1432E

Monmouth County Development Review Committee
Monday, November 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Keyport Broad St. LLC Block 57 Lots 5 & 5.01 Broad Street (County Route 4)	Keyport Borough	KPSP10017	10-30-23	Request Information
(Proposed Use – New 1640 sq. ft. office/retail building with 2 apartment units) (Total Site Area – 0.156 acres) (Impervious Area – 0.038 acres existing + 0.052 acres proposed 0.090 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 27, 2023.

Site Plan for Larry Hoff Block 190 Lot 11 Union Avenue (County Route 39)	Union Beach	UBSP10472	11-2-23	Request Information
(Proposed Use – Office, 1 Dwelling Above) (Total Site Area – 0.095 acres) (Impervious Area – 0.088 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 Vincent Cardone, dated November 22, 2023.

SCHEDULE 1432E

Monmouth County Development Review Committee
Monday, November 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for William Kurtz Block 819 Lots 14.01, 14.02 Atlantic Avenue (County Route 524 SPUR)	Wall	WSP10418	11-3-23	Conditional Approval

(Proposed Use – Office)
(Total Area - 0.66 acres)
(Impervious – 0.32 acres new proposed)

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat dated November 27, 2023, excluding Comment #15.
2. The applicant shall submit a formal, binding agreement that allows the proposed grading on Lot 16.

	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 Martinelly						
James Schatzle						

SCHEDULE 1432F

Monmouth County Development Review Committee
Monday, November 27, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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