

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02PM on December 9, 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, Esq, Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca

Attending in person: John Rea, John Ploskonka, Susan Springer, Ron Springer, Sal Alfieri Jr., Tom Muller

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.

A motion was made by Mr. Ettore and seconded by Ms. Martinelly to cancel the December 23, 2024, Development Review Committee meeting. Motion passed unanimously.

There being no further business, a motion was made by Mr. Schmetterer and seconded by Mr. Ettore to adjourn the meeting at 2:49 PM. 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 DECEMBER 9, 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 1457A, 1457B, 1457C, 1457D, 1457E, 1457F by the Committee, Mr. Schmetterer 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 1457A, 1457B, 1457C, 1457D, 1457E, 1457F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1457A, 1457B, 1457C, 1457D, 1457E, 1457F 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 1457A, 1457B, 1457C, 1457D, 1457E, 1457F 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. Martinelly 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 December 9, 2024



Marcy McMullen  
Acting Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1457A

Monmouth County Development Review Committee  
Monday, December 9, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Diane M. Gradone Block 61.97 Lot 4 Wildwood Road	Ocean	OSB907	12-6-24	2	Exempt
	(Proposed Use – Single Family) (Total Area – 0.43 acres)				

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SCHEDULE 1457B

Monmouth County Development Review Committee  
 Monday, December 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for G7B LLC Block 242.02 Lots 1 ,2 ,3 & 3.01 Highway 35	Hazlet	HZSP10637	12-3-24	County Approval Not Required
	(Proposed Use - 7 Brew Hazlet) (Total Area – 0.62 acres) (Impervious – 0.07 acres existing) <u>-0.05 acres proposed</u> 0.02 acres total			

SCHEDULE 1457C

Monmouth County Development Review Committee  
 Monday, December 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Juned Qazi Block 299 Lots 186 & 187 <b>Tennent Road</b> <b>(County Route 3)</b> <b>County Bridge ML-20</b>	Marlboro	MRSB883	11-13-24	2	Request Information
	(Proposed Use – Lot Line Adjustment and Access Road to Lot 186) (Total Area – 7 acres)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated December 9, 2024.

Subdivision for True Life Church Block 973 Lots 6 & 7 <b>Herbertsville Road</b> <b>(County Route 549)</b>	Wall	WSB904 (Also WSP10635)	11-22-24	2	Request Information
	(Proposed Use – Religious Use) (Total Area – 27.49 acres)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated December 9, 2024.

SCHEDULE 1457D

Monmouth County Development Review Committee  
 Monday, December 9, 2024

**Major Subdivision**  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Block 1002 Lot 75, LLC Block 1002 Lot 75 <b>Nut Swamp Road</b> <b>(County Route 12)</b>	Middletown	MDMJ721	12-3-24	6	Amended Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 7.52 acres)				

Mr. Ettore made a motion, seconded by Ms. Martinelly to grant a waiver from the prior requirement to relocate a utility pole. This was based on the necessity for guy wires to be affixed to multiple poles, which would result in additional roadside hazards. See attached memorandum and markup. Motion passed unanimously.

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

Subdivision for 66 Moore Street Corp. Blocks 460/461 Lots 2,3,4,5/7,8,9,10 Hillside Avenue	Middletown	MDSB905	11-22-24	4	Preliminary Approval
	(Proposed Use – Single Family Residential) (Total Area – 1.03 acres)				

Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$300.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable storage device or emailed to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us). CD's will not be accepted.

	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 1457E

Monmouth County Development Review Committee  
 Monday, December 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 <b>Halls Mill Road</b> <b>(County Route 55)</b> <b>Bridge # F24, F25</b>	Freehold Township	FRTSP8221A (Also – FRTSP8221)	11-13-24	Conditional Approval
	(Proposed Use – 70,280 sq.ft.- Warehouse) (Total Site Area – 10.10 acres) (Impervious Area – 4.143 acres new proposed)			

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated December 9, 2024.
2. Receipt of a deed of dedication for the widening of the Halls Mill Road (County Route 55) right-of-way to a distance of 50 feet from the centerline of the right-of-way, including the 25-foot radii at the intersection of Halls Mill Road and Willow Brook Road. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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 deed of easement for the 24-inch diameter pipe crossing Halls Mill Road (County Route 55) flowing downstream towards Westbrook Road. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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.
4. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements along and within the Halls Mill Road (County Route 55) 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](http://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
Joseph Ettore	x		x			
Marcy McMullen			x			
Dave Schmetterer		x	x			
Judy Martinelly			x			
James Schatzle						

SCHEDULE 1457E

Monmouth County Development Review Committee  
 Monday, December 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Christ Church of Howell, Inc. Block 66 Lot 36.17 Oak Glen Road	Howell	HWSP6643B (Also: HWSP6643A)	11-15-24	Request Information
	(Proposed Use – House of Worship) (Total Area – 27.387 acres) (Impervious – 1.822 acres existing) <u>+1.698 acres proposed</u> 1.520 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated December 9, 2024.

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 applicant's traffic engineer presented on behalf of the applicant's waiver request, stating the proposed use will not generate enough trips to warrant a bypass lane. His conclusion was based, in part, on traffic counts of taken by the applicant. It was noted that the traffic counts reflect the intensity of the existing use, but not the proposed use. The applicant stated that the Howell zoning board will hear this application at its January 27<sup>th</sup> meeting. As a result, further review of the application was postponed until the February 10, 2025, Development Review Committee meeting so that any limitations on the number of attendees or events by the zoning board may be considered.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated December 9, 2024.



SCHEDULE 1457E

Monmouth County Development Review Committee  
Monday, December 9, 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 <b>Perrineville Road (County Route 571)</b>	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 December 9, 2024.

Site Plan for Triangle Tinton Falls, LLC Block 128.03 Lots 29.01, 31, 39.01 <b>Asbury Ave. (County Route 16)</b>	Tinton Falls  (Proposed Use – Commercial) (Total Area - 3.0 acres) (Impervious – 0.95 acres new proposed)	TFSP10632	11-15-24	Request Information
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**The following is noted:**

1. The memorandum prepared by Michael Brusca, dated December 9, 2024, does not identify any traffic or stormwater concerns.
2. The applicant submitted a title abstract and an access easement for review shortly before the meeting in response to an inquiry about the ownership of the alleyway shown on the site plan. Ownership of the alleyway is noted as unknown. The Planning Board attorney will review the documents and report his findings at the January 13, 2025, Development Review Committee meeting.

SCHEDULE 1457F

Monmouth County Development Review Committee  
Monday, December 9, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Charleston Beach, LLC Block 65, Lot 11 Main Street	Belmar  (Proposed Use – Retail Apartments) (Total Area – 0.17 acres) (Impervious – 1.47 acres existing) <u>-1.34 acres proposed</u> 0.13 acres total	BLSP10636	11-26-24	Incomplete

**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.

Site Plan for Gio Associates, LLC Block 305, Lot 9 University Place	Long Branch  (Proposed Use – Mixed Use Development) (Total Area - 0.37 acres) (Impervious – 0.06 acres existing) <u>+0.26 acres proposed</u> 0.31 acres total	LBSP10639	12-6-24	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 check payable to Treasure of Monmouth County.

Subdivision for 756 Holding, LLC Block 903, Lots 2 & 6 <b>W. Bangs Ave.</b> <b>(County Route 17)</b>	Neptune  (Proposed Use – Single Family Residential) (Total Area – 3.68 acres)	NSB906	12-3-24	11(Lots) 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