

## DEVELOPMENT REVIEW COMMITTEE MEETING

The alternate Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 10:10 AM on MONDAY, DECEMBER 21, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE (remotely)  
James Giannell  
Dave Schmetterer, PP, AICP (remotely)  
Marcy McMullen (remotely)

Members Absent:

Paul Kiernan, Jr.

Alternates Absent:

Ray Bragg, PE  
Charles Casagrande

Mr. Aikins read the following statement: "In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act," adequate notice of this Alternate Meeting of the Development Review Committee of The Monmouth County Planning Board was given as follows:

- 1) On January 31, 2020 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.\*\*
- 2) Also, on January 28, 2020 a copy was emailed to The Coast Star, and on January 28, 2020 a notice of the Meeting was posted on the Freeholder'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, the Meeting was adjourned at 10:24 AM.

Staff present included: Phyllis Harrington, Victor Furmanec and Quinn Ruff, and Mark Aikins, Esq. (remotely) and Victorino Zabat, PE (remotely).

**DRC COMPLIANCE STATEMENT**

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE ALTERNATE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON MONDAY, DECEMBER 21, 2020 HAS BEEN COMPLIED WITH AS FOLLOWS:

**ADVERTISED:**

ASBURY PARK PRESS: **January 31, 2020**

**EMAILED TO:**

THE COAST STAR: **January 28, 2020**

**POSTED:**

FREEHOLDER'S BULLETIN BOARD **January 28, 2020**  
Hall of Records

MONMOUTH COUNTY PLANNING **January 28, 2020**  
BOARD BULLETIN BOARD & WEBSITE  
Hall of Records Annex

Following a review and discussion of the Subdivision and Site Plan on the December 21, 2020 alternate meeting agenda 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 Subdivision and Site Plan on the December 21, 2020 alternate meeting agenda.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivision and Site Plan on the December 21, 2020 alternate meeting agenda 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 Subdivision and Site Plan on the December 21, 2020 alternate meeting agenda requires review by the Monmouth County Planning Board pursuant to N.J.S.A. 40:27-6.6.

NOW THEREFORE BE IT RESOLVED, that the actions of the Committee as herein indicated for the Subdivision and Site Plan on the December 21, 2020 alternate meeting agenda 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 Planning Board 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 this agenda have been met as shall be determined by the Committee.

Seconded by Ms. McMullen and passed upon the following vote:

In the affirmative:

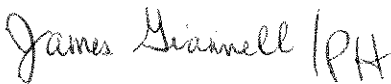
Mr. Barris  
Mr. Ettore  
Mr. Giannell  
Ms. McMullen

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 an alternate meeting on MONDAY, DECEMBER 21, 2020.



James Giannell

VICE-CHAIRMAN

Monmouth County Planning Board Development Review Committee

SUBDIVISION SUBMITTED FOR THE ALTERNATE DEVELOPMENT REVIEW COMMITTEE  
MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 21, 2020

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Generation Pines LLC Block 32.06 Lot 7 <b>Kozloski Road</b> <b>(County Route 55)</b>	Freehold Township	FRT652 ROW3990	12-09-2020	3 (2 new)	Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 3.297 acres)				

Paul Butkoff (the applicant) requested a waiver from the requirements to widen the Kozloski Road (C.R. 55) right-of-way and to eliminate the existing driveway onto Kozloski Road. Joe Ettore recommended the Development Review Committee (DRC) to grant the waivers since this section of Kozloski Road is unlikely to be widened in the future given its design and construction by the County. Additionally, he stated the county built the existing driveway when the lot was originally bifurcated as a result of the county's road improvement project. The DRC voted to grant the requested waivers.

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		X			
Joseph Ettore			X			
Paul Kiernan						X
James Glannell			X			
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X

SITE PLAN SUBMITTED FOR THE ALTERNATE DEVELOPMENT REVIEW COMMITTEE  
MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 21, 2020

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Holy Innocents Church Block 3101 Lot 2 <b>W. Bangs Ave.</b> <b>(County Route 17)</b>	Neptune Township  (Proposed – Driveway improvements at existing parochial school) (Total Site Area – 16.1 acres) (Impervious Area – 0.554 acres existing - <u>0.000 acres proposed</u> 0.554 acres total)	NSP10113	12-18-2020	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated December 21, 2020.
2. Revise the site plan to show all signs along the frontage, labeled with MUTCD designation. Additionally, revise the plan to show the proposed location for several signs that appear to conflict with the proposed sidewalk.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the West Bangs Avenue (C.R. 17) 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). The application will be referred to Engineering for preparation of a bond estimate upon receipt of the above items.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore	X		X			
Paul Kiernan						X
James Giannell			X			
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X