

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04PM on March 11, 2024, 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  
Judy Martinelly  
James Schatzle - Remote

Members Absent: None

Alternates Absent: None

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

Attending in person: Mitch Newman, Nick Tiso, Rob Espasa

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 Ms. McMullen and seconded by Mr. Barris to adjourn the meeting at 2:36PM 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 MARCH 11, 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 1439A, 1439B, 1439C, 1439D, 1439E, 1439F 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 1439A, 1439B, 1439C, 1439D, 1439E, 1439F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1439A, 1439B, 1439C, 1439D, 1439E, 1439F 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 1439A, 1439B, 1439C, 1439D, 1439E, 1439F 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. Barris and passed upon the following vote:

In the affirmative:  
Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
James Giannell  
Marcy McMullen  
Judy Martinelly  
James Schatzle - 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 March 11, 2024.



James Giannell  
Chairman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1439A

Monmouth County Development Review Committee  
Monday, March 11, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hope Maguire Agent for the Applicant Block 66 Lots 2 & 27 Second Ave & Beach Ave	Bradely Beach  (Proposed Use – 2 Single Family Residential) (Total area – 0.302)	BB216	3-8-24	2	Exempt
Subdivision for Jean Holtz & John Loprete Block 26 Lot 17 Broad Street	Freehold Borough  (Proposed Use – Single Family Residential) (Total Area – 0.606 acres)	FR325	2-16-24	2	Exempt
Subdivision for Adam Ponsi Block 241 Lot 28 Morford Ave.	Long Branch  (Proposed Use – Single Family Residential) (Total Aea – 0.269 acres)	LB602	2-16-24	2	Exempt
Subdivision for William & Michelle Reilly Block 71 Lots 3.02, 112.03 Morris Avenue	Manasquan  (Proposed Use – Residential) (Total Area 1.34 acres)	MQ393	2-28-24	2	Exempt
Subdivision for Christine Cromer Block 129 Lots 5.02 & 5.03 Marlboro Street & Wilson Avenue	Marlboro  (Proposed Use – Lot Line Adjustment) (Total Area – 3.698 acres)	MR566	3-4-24	2	Exempt
Subdivision for Hope Maguire Block 22/23 Lots 1/1 East Church Street	Sea Bright  (Proposed Use- Lot Line Adjustment) (Total Area – 14.00 acres)	SB226	2-28-24	2	Exempt

SCHEDULE 1439B

Monmouth County Development Review Committee  
Monday, March 11, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Armando & Maria Amorim Block 228 Lot 30 Pavillion Avenue	Long Branch  (Proposed Use – Residential) (Total Area – 0.25 acres) (Impervious – 0.179 acres existing) <u>-0.015 acres proposed</u> 0.164 acres total	LBSP10509	2-20-24	County Approval Not Required
Site Plan for Keinwolf Pack, LLC Block 1105 Lot 5 Corlies Avenue	Neptune Township  (Proposed Use – Commercial) (Total Area – 0.333 acres) (Impervious – 0.081 acres existing) <u>+0.121 acres proposed</u> 0.202 acres total	NSP10514	3-6-24	County Approval Not Required
Site Plan for Costco Wholesale Block 141 Lot 1 NJSH 66	Ocean  (Proposed Use – Regional Shopping Center w/ Gasoline Station) (Total Area 14.6 acres) (Impervious – 11.89 acres existing) <u>-0.007 acres proposed</u> 11.88 acres total	OSP7203F	2-14-24	County Approval Not Required

SCHEDULE 1439C

Monmouth County Development Review Committee  
Monday, March 11, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1439D

Monmouth County Development Review Committee  
Monday, March 11, 2024

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lennar Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 <b>Wilson Avenue</b> <b>(County Route 527)</b>	Manalapan	MNMJ789 (also MNSP10091)	3-6-24	184	Amended Final Approval
		(Proposed Use – Residential with market rate townhomes) (Total Area – 31.88 acres)			

Conditions:

1. Receipt of an executed hold harmless agreement that indemnifies the County from any liability associated with the implementation of the Interim Traffic Control Phase Plan, dated March 6, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required interim traffic control measures within the Wilson Avenue (County Route 527) 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 has been referred to Engineering for a bond estimate.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore	X		X			
James Giannell			X			
Marcy McMullen		X	X			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Subdivision for Ralph Arbia Block 60.02 Lots 3.02, 11.01-11.06 13, 14.01, 14.02, 19, 22, 23 & 24 Brookside Road	Millstone	MSMJ835	2-12-24	6	Preliminary Approval
		(Proposed Use – Residential) (Total Area – 110.80 acres)			

- Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$100.00), 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 [devreview@co.monmouth.nj.us](mailto:devreview@co.monmouth.nj.us). CD's will not be accepted.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		X	X			
Joseph Ettore			X			
James Giannell			X			
Marcy McMullen	X		X			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1439E

Monmouth County Development Review Committee  
Monday, March 11, 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  (Proposed Use – Warehouse) (Total Site Area – 10.10 acres) (Impervious Area – 4.143 acres new proposed)	FRTSP8221A (Also FRTSP8221)	2-16-24	Request Information

On December 11, 2023, the Development Review Committee voted to grant a waiver from §5.2-3.1B of the county's development regulations to allow a right in/right out driveway along Halls Mill Road (County Route 55), pending a review of the requested guiderail narrative in Comment T6 of the memorandum prepared by Michael Brusca, dated December 11, 2023. The applicant initially sought a full access driveway along Halls Mill Road. Motion carries.

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 March 11, 2024.

Site Plan for Lennar Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 (176) <b>Wilson Avenue</b> <b>(County Route 527)</b>	Manalapan  (Proposed - Residential – 75 affordable condominiums) (Total Site Area – 4.40 acres) (Impervious Area – 1.83 acres new proposed)	MNSP10091	3-6-24	Amended Final Approval
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Conditions:

1. Receipt of an executed hold harmless agreement that indemnifies the County from any liability associated with the implementation of the Interim Traffic Control Phase Plan, dated March 6, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required interim traffic control measures within the Wilson Avenue (County Route 527) 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 has been referred to Engineering for a bond estimate.

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



SCHEDULE 1439E

Monmouth County Development Review Committee  
Monday, March 11, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael Holzer Block 43 Lot 16.02 <b>Sweetmans Lane</b> <b>(County Route 1)</b>	Millstone	MSSP10508	2-14-24	Request Information
	(Proposed Use – Cidery) (Total Area – 9.02 acres) (Impervious – 0.53 acres existing) <u>+ 0.07 acres proposed</u> 0.60 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 March 11, 2024.

Site plan for New Jersey America Water Co., Inc. Block 3001 Lot 12 <b>Old Corlies Ave</b> <b>(County Route 17)</b> <b>County Bridge N-5</b>	Neptune Township	NSP3621G	2-15-24	Conditional Approval
	(Proposed Use – Small Hypochlorite Treatment Bldg.) (Total Area – 19 acres) (Impervious – 3.135 acres existing) <u>+0.247 acres proposed</u> 3.382 acres total			

Conditions:

1. Add a note to the Plan, as follows: "If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with, and including the impervious area proposed under the current application, a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance."

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore		X	X			
James Giannelli			X			
Marcy McMullen	X		X			
Dave Schmetterer						
Judy Martinely						
James Schatzle						

SCHEDULE 1439F

Monmouth County Development Review Committee  
Monday, March 11, 2024

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	.DATE INCOMPLETE
Site Plan for 32 Southard Avenue, LLC Block 219 Lot 8 Southard Avenue	Howell	HWSP10507	2-13-24	3-11-24

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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. Two (2) copies 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 size drainage area maps drawn to scale, and full sized-program output.
  2. One (1) copy of a drainage area map to 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](http://www.visitmonmouth.com).
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