

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on March 25, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE  
James Giannell  
Marcy McMullen  
David Schmetterer  
Judy Martinelly  
James Schatzle - Remote

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, Victorino Zabat

Attending in person: Michael Yablonsky, Andrew Zerth, Joseph Kociuba, Roger J. McLaughlin

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. Ettore to adjourn the meeting at 2:46PM. 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 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 1440A, 1400B, 1440C, 1440D, 1440E, 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 1440A, 1400B, 1440C, 1440D, 1440E,

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1440A, 1400B, 1440C, 1440D, 1440E, 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 1440A, 1400B, 1440C, 1440D, 1440E, 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. Schmetterer and passed upon the following vote:

In the affirmative:  
Joseph Ettore, PE  
James Giannell  
Marcy McMullen  
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 March 25, 2024.



James Giannell  
Chairman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1440A

Monmouth County Development Review Committee  
Monday, March 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 Hestea Group, LLC Block 83 Lot 4 Silverside Avenue	Little Silver	LS254	3-21-24	3	Exempt
	(Proposed Use- Single Family) (Total Area – 1.603 acres)				
Subdivision for Sudler Monmouth, LLC Block 114 Lots 13.02, 14.01, 18.02, 32 Park Road	Tinton Falls	TF526 (Also: TFSP10501)	3-19-24	2	Exempt
	(Proposed Use – Warehouse) (Total Area 8.04 acres)				
Subdivision for Cherlanne & John Roche Block 180 Lots 6,7,8,9 Sydney Avenue	Union Beach	UB312	3-14-24	2	Exempt
	(Proposed Use – Single Family) (Total Area – 0.172 acres)				

SCHEDULE 1440B

Monmouth County Development Review Committee  
 Monday, March 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Azoulas Sedukis Block 78.02 Lot 7 Euclid Avenue	Brielle  (Proposed Use- Multi-Family/Commercial) (Total Area – 0.253) (Impervious – 0.095 acres existing) <u>+0.079 acres proposed</u> 0.174 acres total	BRSP10519	3-21-24	County Approval Not Required

SCHEDULE 1440C

Monmouth County Development Review Committee  
Monday, March 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Walter Gil DeRubio Block 12 Lot 31 Waterworks Road <b>County Bridge F-18</b>	Freehold Township  (Proposed Use – Residential) (Total Area – 6.217 acres)	FRT656 ROW4033	3-6-24	2	Conditional Final Approval

Conditions:

1. Receipt of a deed for a bridge maintenance and reconstruction easement for County Structure F-18. 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.

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

SCHEDULE 1440D

Monmouth County Development Review Committee  
Monday, March 25, 2024

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gerard F. Merla Block 183 Lot 7 Bath Avenue	Long Branch	LBMJ855	3-8-24	4	Preliminary Approval

(Proposed Use – Single Family Residential)  
(Total Area – 0.745 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 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
Joseph Ettore		x	x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer			x			
Judy Martinelly						
James Schatzle						

SCHEDULE 1440E

Monmouth County Development Review Committee  
Monday, March 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RW Real Estate Block 6 Lots 30, 31 Route 9	Freehold Township  (Proposed Use- Auto Dealership Service Center) (Total Area 12.49 acres) (Impervious – 6.282 acres existing) <u>+7.431 acres proposed</u> 13.713 acres total	FRTSP10510	2-28-24	Final Approval

No further 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			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer			x			
Judy Martinelly						
James Schatzle						

Site Plan for SMC Properties, LLC Block 183 Lot 22 Route 33	Howell  (Proposed Use – Contractor Trades) (Total Area – 3.06 acres) (Impervious – 1.6 acres new proposed)	HWSP10511	2-28-24	Final Approval
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No further 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			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer			x			
Judy Martinelly						
James Schatzle						



SCHEDULE 1440E

Monmouth County Development Review Committee  
Monday, March 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 <b>Branchport Avenue &amp; Atlantic Avenue</b> <b>County Route 29</b> <b>E-20</b>	Long Branch  (Proposed Use – Mixed Use) (Total Area – 1.96 acres) (Impervious – 1.383 acres new proposed)	LBSP10513	3-4-24	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 March 25, 2024.

Site Plan for Canopy Crossroad Dispensary Block 34 Lot 1 <b>West Front Street</b> <b>(County Route 10)</b>	Red Bank  (Proposed Use – Dispensary) (Total Area – 0.1379) (Impervious – 0.122 acres existing) <u>0 acres proposed</u> 0.122 acres total	RBSP10475	1-26-24	Conditional Approval Carried From 2-29-24
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The Development Review Committee (DRC) considered a request to waive the requirement to widen the W. Front Street right-of-way pursuant to Section 5.1-1. Previously the DRC voted to accept an easement in place of a right-of-way widening dedication. Mr. Ettore made a motion, seconded by Mr. Schmetterer to deny the request as the request was not consistent with the intent of Section 5.1-1, which is to implement the County Road Plan. Motion passed unanimously.

Conditions:

1. Receipt of a deed of easement to widen the W. Front Street (County Route 10) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including 25-foot corner radii at West Street. 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 deed description are satisfactory. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.
- In lieu of providing a performance guarantee to the Planning Board, the applicant will be required to provide a bond for the proposed driveway and or right-of-way improvements in conjunction with the road opening permit from the county's Division of Highways.

SCHEDULE 1440E

Monmouth County Development Review Committee  
Monday, March 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Frank Matthews Block 14 Lot 9 <b>1<sup>st</sup> Avenue (County Route 49)</b>	Sea Girt	SGSP10337	3-21-24	Conditional Approval
	(Proposed Use– Hotel/Bar) (Total Site Area – 0.4304 acres) (Impervious Area - 0.288 existing) <u>+ 0.005 acres proposed.</u> 0.292 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated March 26, 2024.
2. Receipt of a developer agreement that addresses the continued temporary placement of traffic signs and barricades in the First Avenue (County Route 49) right-of-way, a hold harmless/indemnification clause in favor of the County, providing of annual insurance additional insured certificate in favor of the County and agreement as to future removal of the placement of traffic signs and barricades in First Avenue in the event the use ceases and/or is abandoned in the future. The applicant shall submit the required developer agreement preparation fee; \$750.00.
3. Receipt of a hold harmless agreement to allow the existing retaining wall and stairway to remain within the First Avenue (County Route 49) right-of-way. The applicant shall submit the required hold harmless agreement preparation fee; \$500.00.

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

SCHEDULE 1440E

Monmouth County Development Review Committee  
Monday, March 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sudler Monmouth, LLC Block 114 Lots 13.02, 14.01, 18.02 & 32 Park Road	Tinton Falls	TFSP10501	3-8-24	Conditional Approval
	(Proposed Use – Warehouse) (Total Area – 8.94 acres) (Impervious – 4.379 acres new proposed)			

The following must be addressed before formal review and action by the Development Review Committee:

1. The applicant shall submit a certified or bank check in the amount of **\$15,310.50** made payable to the County of Monmouth. This amount represents the applicant's proportionate fair share contribution to the cost of improvements to be completed at the intersection of Hope Road (County Route 51) and Pinebrook Road, under a Monmouth County capital improvement project. The amount is based upon the percentage of vehicle trips generated under the proposed application, and distribution of trips generated by existing and proposed development in the surrounding area. The analysis for determining the proportionate fair share contribution is attached.

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

Site Plan for Spark Car Wash, LLC Block 1.01 Lots 2.02 & 5 <b>Newman Springs Road, County Route 520</b> <b>Shrewsbury Road, County Route 13</b>	Tinton Falls	TFSP10512	3-1-24	Request Information
	(Proposed Use – Car Wash) (Total Area – 1.5 acres) (Impervious – 1.132 acres existing) <u>-0.267 acres proposed</u> 0.865 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 25, 2024.

SCHEDULE 1440F

Monmouth County Development Review Committee  
Monday, March 25, 2024

Applications deemed incomplete by staff

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APPLICATION

MUNICIPALITY

FILE #

DATE REC'D

DATE  
INCOMPLETE

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