

## 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 April 22, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Marcy McMullen - Remote  
David Schmetterer  
Judy Martinelly  
James Schatzle – Remote at 2:24PM

Members Absent:  
James Giannell

Alternates Absent:  
None

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

Attending in person: Daphne Galvin, , Justin Taylor, Carter Sackman, Greg Votta

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 2:42PM. 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 APRIL 22, 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 1442A, 1442B, 1442C, 1442D, 1442E 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 1442A, 1442B, 1442C, 1442D, 1442E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1442A, 1442B, 1442C, 1442D, 1442E 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 1442A, 1442B, 1442C, 1442D, 1442E 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. Ettore and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Marcy McMullen - Remote  
Judy Martinelly

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 April 22, 2024.



Judy Martinelly  
Alternate Madam Chair  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1442A

Monmouth County Development Review Committee  
Monday, April 22, 2024

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

---

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
-------------	--------------	--------	------------	-----------	--------

---

SCHEDULE 1442B

Monmouth County Development Review Committee  
Monday, April 22, 2024

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

---

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------

---

SCHEDULE 1442C

Monmouth County Development Review Committee  
Monday, April 22, 2024

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

---

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
-------------	--------------	--------	------------	--------------	--------

---

SCHEDULE 1442D

Monmouth County Development Review Committee  
Monday, April 22, 2024

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hearn, LLC Block 31 Lot 23 <b>Dutch Lane Road (County Route 46)</b>	Freehold Township  (Proposed Use – Single Family Residential) (Total Area – 6.83 acres)	FRTMJ810	4-3-24	4	Request Information

The following items 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 April 22, 2024.

Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road (County Route 527) County Bridge MN-17</b>	Manalapan  (Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)	MNMJ812 (also MNSP10228)	3-26-24	132	Request Information
---	---	-----------------------------	---------	-----	---------------------

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

1. Comments in the memorandum prepared by Michael Brusca, dated April 22, 2024.

SCHEDULE 1442E

Monmouth County Development Review Committee  
Monday, April 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shared Equities Co, LLC Block 501 Lot 1 & 2 <b>Asbury Avenue (County Route 16)</b>	Asbury Park  (Proposed Use – Mixed Use) (Total Area – 1.21 acres) (Impervious – 1.084 acres new proposed)	APSP10443	3-28-24	Request Information

A motion was made by Mr. Ettore and seconded by Ms. McMullen to grant 3 waivers pertaining to right-of-way and landscaping. They are as follows:

1. Section 5.1-1: waiver from 25-foot corner radii. The DRC voted to grant this waiver in view of the excess width of the right-of-way, which readily accommodates traffic signal improvements if needed in the future.
2. Section 5.3-1: waiver from 20-foot pavement half width. After discussion the DRC agreed to allow an 18.5-foot pavement width which is consistent with current engineering guidelines.
3. Section 5.5-1: waiver from applicable street tree standards. After discussion, the waiver was granted as the proposed tree placement will align with the parallel parking stalls mitigating the chances of having conflicts with car doors hitting the trees. In addition, the tree placement is in keeping with the character of the corridor, more specifically, the offset from the curb lines.

Motion passed unanimously.

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 April 22, 2024.



SCHEDULE 1442E

Monmouth County Development Review Committee  
Monday, April 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sunrise Holding 1, LLC Block 2301 Lots 3, 4, 5 & 6 <b>Wyckoff Road</b> <b>(County Route 547)</b>	Eatontown	ETSP10524 (Also: ETSP1903-1903E)	4-1-24	Final Approval
(Proposed Use – Cannabis Retail) (Total Area – 5.59 acres) (Impervious - 5.03 acres existing) <u>0 acres proposed</u> 5.03 acres total				

No 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						
Judy Martinelly			x			
James Schatzle						

Site Plan for 5001 Kozloski Road, LLC Block 43.01 Lot 16.01 <b>Kozloski Road</b> <b>(County Route 55)</b> <b>County Bridge F-11</b>	Freehold Township	FRTSP10290A (Also: FRTSP10290)	4-2-24	Request Information
(Proposed Use – Retail Shopping Center) (Total Area – 4.226 acres) (Impervious – 0.002 acres existing) <u>+2.207 acres proposed</u> 2.210 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 April 22, 2024.

SCHEDULE 1442E

Monmouth County Development Review Committee  
Monday, April 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 4461 Route 9 Realty, LLC Block 35.82 Lot 43, 44 & 45.01 Route 9	Howell	HWSP10521	3-26-24	Final Approval
(Proposed Use – Retail/Fabrication) (Total Area – 3.88 acres) (Impervious Area – 2.46 acres existing) <u>+0.20 acres proposed</u> 2.66 acres total				

No 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						
Judy Martinelly			x			
James Schatzle						

Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan	MNSP10228 (also MNMJ812)	3-26-24	Request Information
(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)				

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

1. Comments in the memorandum prepared by Michael Brusca, dated April 22, 2024.

SCHEDULE 1442E

Monmouth County Development Review Committee  
Monday, April 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Red Bank School District Block 108 Lots 1 & 1.01 <b>Harding Road</b> <b>(County Route 34)</b> <b>Branch Ave.</b> <b>(County Route 11)</b>	Red Bank  (Proposed Use – School Site Improvements) (Total Area – 6.65 acres) (Impervious – 3.62 acres existing) <u>+0.41 acres proposed</u> 4.03 acres total	RBSP10523	3-27-24	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 April 22, 2024.

SCHEDULE 1442F

Monmouth County Development Review Committee  
Monday, April 22, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Subdivision for JKCH of New Jersey, LLC Block 364 Lots 63.01 – 63.09 Ruffians Run	Marlboro  (Proposed Use – Residential) (Total Area – 23.3 acres)	MRMJ857	3-25-24 (7 Lots)	Incomplete 4-22-24

**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) 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).

Site Plan for Port Belford Solar Farm, LLC Block 306 Lot 66 MT-7, MT-96 Beverly Way	Middletown  (Proposed Use – Solar Panel Field) (Total Area – 228.62 acres)	MDSP10526	4-3-24	Incomplete 4-22-24
--	---	-----------	--------	-----------------------

**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:**

2. Provide calculations detailing the impervious coverage makeup with and without solar panels included. These calculations will determine the level of stormwater analysis and documentation as required by the current development regulations. If the impervious area calculation of which does not include the solar panels is greater than or equal to one (1) acre, please provide the following:
  - a. 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-sized drainage area maps drawn to scale, and full-sized program output.
  - b. 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 webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com).