

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03PM on December 11, 2023, 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 - Remote
David Schmetterer, PP, AICP
Judy Martinelly
James Schatzle - Remote

Members Absent:
None

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 McCormick, Sal Alfieri, Andrew Roth, Conor Davy, Anthony Storrow, Jennifer Krimko, Esq.

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 20, 2023, 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 20, 2023, a copy was emailed to The Coast Star, and on January 20, 2023, 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 3:08PM. 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 11, 2023, HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

STAR LEDGER: **January 20, 2023**

EMAILED TO:

THE COAST STAR: **January 20, 2023**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 20, 2023**
Hall of Records

MONMOUTH COUNTY PLANNING **January 20, 2023**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2023

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1433A, 1433B, 1433C, 1433D, 1433E 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 1433A, 1433B, 1433C, 1433D, 1433E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1433A, 1433B, 1433C, 1433D, 1433E 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 1433A, 1433B, 1433C, 1433D, 1433E 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

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 11, 2023



James Giannell
Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1433A

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Richard Jennings Block 51 Lot 12 Shore Acres Ave.	Middletown (Proposed Use – Residential) (Total Aea – 0.351 acres)	MD1491	12-4-23	3	Exempt

SCHEDULE 1433B

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jim Spinella Block 31 Lot 25.01 Route 34	Colts Neck (Proposed Use – Medical Office) (Total Area – 0.566 acres) (Impervious – 0.287 acres existing) <u>-0.032 acres proposed</u> 0.255 acres total	CNSP10485	12-4-23	County Approval Not Required
Site Plan for Turkish American Religious Foundation, Inc. Block 59.01 Lots 48, 49, 41.03 Windler Road	Howell (Proposed Use – Religious) (Total Area – 16.67 acres) (Impervious – 0.048 acres existing) <u>+ 0.092 acres proposed</u> 0.140 acres total	HWSP10484	12-1-23	County Approval Not Required
Site Plan for Carr Ave Realty, LLC Block 11 Lots 4, 5, 6 & 7 Carr Avenue (County Route 56)	Keansburg (Proposed – New mixed-use – 6465 sq. ft. retail and 50 residential units) (Total Site Area – 0.57 acres) (Impervious Area – 0.531 acres new proposed)	KSSP10146	11-28-23	County Approval Not Required
Site Plan for 119-129 Franklin Avenue, LLC Block 217 Lots 26 & 27 Franklin Avenue	Long Branch (Proposed Use – Single Family Residential) (Total Area – 125 acres) (Impervious – 0.259 acres existing) <u>+0.314 acres proposed</u> 0.573 acres total	LBSP10481	11-29-23	County Approval Not Required

SCHEDULE 1433B

Monmouth County Development Review Committee
 Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 279 Development, LLC Block 206, 207, 208 Lots 1, 2, & 2.03 Third Avenue	Long Branch (Proposed Use – Assisted Living & Retail) (Total Area – 1.68 acres) (Impervious – 1.539 acres existing) <u>-0.089 acres proposed</u> 1.45 acres total	LBSP10483	11-29-23	County Approval Not Required
Site Plan for Pink Balloon, LLC Block 3601 Lot 4 Route 66	Neptune Township (Proposed Use – Commercial – Retail) (Total Area – 0.90 acres) (Impervious – 0.323 existing) <u>+0.194 acres proposed</u> 0.517 acres total	NSP10482	11-29-23	County Approval Not Required

SCHEDULE 1433C

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Gateway Industrial 175, LLC Block 49 Lots 30.01, 31.01, 45.02, 46.01 Squankum Road (County Route 524)	Howell	HW1437 ROW4028 (Also HWSP10384)	11-28-23	2	Request Information
(Proposed Use – 190,400 SF Industrial Building) (Total Site Area – 50.06 acres)					

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 December 11, 2023.

Subdivision for Geraldo Bontempo & Edilce Freitas Block 240 Lot 4 Norwood Avenue (County Route 25)	Long Branch	LB594 ROW4006	11-13-23	2	Conditional Final Approval
(Proposed Use – Single Family Residential) (Total Area – 0.309 acres)					

	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						

A motion was made by Ms. McMullen and seconded by Mr. Barris to grant a waiver from §5.2-1.1D of the county's development regulations to allow driveway flares to be setback 5 feet from the side property line, whereas a setback of 10 feet is required. Motion passed unanimously.

SCHEDULE 1433D

Monmouth County Development Review Committee
Monday, December 11, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MAD 550 River Road, LLC Block 33 Lot 10 River Road (County Route 10)	Fair Haven (Proposed Use – Commercial) (Total Area – 0.44 acres) (Impervious – 0.315 acres existing) <u>-0.004 acres proposed</u> 0.311 acres total	FHSP10479	11-20-23	Final Approval

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			
Steve Schmetterer						
Judy Martinelly						
James Schatzle						

Attorney Aikins recused himself from this application.

Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 Halls Mill Road (County Route 55) Bridge # F24, F25	Freehold Township (Proposed Use – Warehouse) (Total Site Area – 10.10 acres) (Impervious Area – 4.143 acres new proposed)	FRTSP8221A	11-28-23	Request Information
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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 December 11, 2023.

Mr. Ettore made a motion, seconded by Ms. McMullen 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 in the attached memorandum. The applicant initially sought a full access driveway along Halls Mill Road. Motion passed unanimously.

SCHEDULE 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lufrankton, LLC Block 90.01 Lots 1 & 2 Elton Adelpia Road (County Route 524) Monmouth Road (County Route 537)	Freehold Township	FRTSP10442	11-27-23	Conditional Approval

(Proposed Use – Dunkin Donuts w/ Drive-Thru)
(Total Area – 0.66 acres)
(Impervious - 0.564 acres existing)
-0.181 acres proposed
0.382 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated October 23, 2023.
2. Receipt of a letter relinquishing the conditional approval granted for File No. FRTSP9959 on December 9, 2020.
3. Receipt of deeds to widen the Monmouth Road (County Route 537) and Elton-Adelpia Road rights-of-way to a distance of 40 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deeds and descriptions shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deeds directly to this office for filing with the Monmouth County Clerk.

Receipt of a performance guarantee in the amount of **\$35,594.90** to assure the satisfactory installation of improvements within Monmouth Road (County Route 537) and Elton-Adelpia Road (County Route 524) rights-of-way. Ten percent, or **\$3,559.49**, is required to be in the form of a bank/certified check. The remaining amount of **\$32,035.41** may be in the form of a surety bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the

	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						

Mr. Ettore made a motion, seconded by Ms. McMullen to grant a waiver from the requirement to widen the Monmouth Road (County Route 537) right-of-way to a distance of 50 feet from the centerline. A right-of-way widening to a distance of 40 feet from the centerline was accepted. The waiver was found to be consistent with the county's improvement plan for the Monmouth/Elton-Adelpia Roads intersection. Motion passed unanimously.

SCHEDULE 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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)	11-16-23	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 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 December 11, 2023.

Site Plan for Gateway Industrial 175, LLC Block 49 Lots 30.01, 31.01, 45.02, 46.01 Squankum Road (County Route 524)	Howell	HWSP10384 (Also: HW1437 ROW4028)	11-28-23	Request Information
(Proposed Use – 190,400 SF Industrial Building) (Total Site Area – 50.06 acres) (Impervious – 12.51 acres new proposed)				

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 December 11, 2023.

SCHEDULE 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Squankum Holdings, LLC Block 5 Lot 10 Lakewood Farmingdale Road (County Route 547)	Howell	HWSP10465	11-21-23	Request Information
	(Proposed Use – Parking Lot with Shed) (Total Area – 1.93 acres) (Impervious – 1.93 acres existing) <u>-0.31 acres proposed</u> 1.62 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 December 11, 2023.

Site Plan for Howell Medical Investors, LLC Block 143 Lot 23.01 US Route 9	Howell	HWSP10474	11-13-23	Conditional Approval
	(Proposed Use – Medical Office Building) (Total Area 13.1 acres) (Impervious – 0.2 acres existing) <u>+4.2 acres proposed</u> 4.4 acres total			

Conditions:

1. Receipt of a letter relinquishing final approval granted for File No. HWSP9472 on November 12, 2019.

	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 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Asphalt Company Block 7232 Lot 1.04 (formerly 1.02 & part of 1.03) Woodward Road MN-22	Manalapan	MNSP10187	12-5-23	Final Approval
(Proposed Use – Retail/Restaurant) (Total Area – 6.28 acres) (Impervious – 3.606 acres new proposed)				

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						
James Schatzle						

Site Plan for Gordons Corner Water Company Block 3004 Lot 178 Wilson Ave (County Route 527)	Manalapan	MNSP10480	11-28-23	Final Approval
(Proposed Use – Public Utility) (Total Site Area – 4.866 acres) (Impervious Area – 0.024 acres new proposed)				

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						
James Schatzle						

SCHEDULE 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ster Developers, LLC Block 405 Lots 5, 6, 7 Memorial Drive (County Route 40A)	Neptune Township	NSP10436	11-13-23	Conditional Approval
(Proposed Use – Multi-Family Building (Permitted Use) (Total Area – 1.81 acres) (Impervious – 0.122 acres existing) +1.225 acres proposed 1.347 acres total				

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated December 11, 2023.
2. Receipt of a deed of dedication to widen the Memorial Drive (C.R. 40A) right-of-way to a distance of 40 feet from the centerline of the right-of-way. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed 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.
3. Receipt for a deed for a sight triangle easement along Memorial Drive, as indicated after the site plan is revised to address Comment T2 in Michael Brusca's memorandum. The only format acceptable to the County is provided on the Division of Planning webpage at 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. Alternatively, the area of the sight triangle may be incorporated into the deed of dedication.

	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						

A motion was made by Mr. Ettore and seconded by Ms. McMullen to grant the waiver request for the required dedication of 25-foot corner radii at the intersections of 8th and 9th Avenues with Memorial Drive on the basis that sufficient right-of-way exists for curbing, utilities, and traffic signal equipment. The DRC voted to require a sight triangle easement as shown on the site plan. Motion passed unanimously.

SCHEDULE 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Coast Linen Services Block 421 Lots 2, 3, 4 Memorial Drive (County Route 40A)	Neptune Township	NSP10440	11-20-23	Conditional Approval
	(Proposed Use – Commercial Linen Service) (Total Area – 2.96 acres) (Impervious – 2.888 acres existing) <u>-0.085 acres proposed</u> 2.803 acres total			

Condition:

1. Receipt of a deed of dedication for a 25-foot corner radius at the intersection of Memorial Drive and 6th Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at 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.

	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						

Mr. Ettore made a motion, seconded by Mr. Barris to grant a waiver from the requirement for a 25-foot corner radius dedication at the intersection of Memorial Drive and 5th Avenue on the basis that sufficient right-of-way exists at that location to accommodate curbing, utilities, and future traffic signal equipment. Motion passed unanimously.

SCHEDULE 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Canopy Crossroad Dispensary Block 34 Lot 1 West Front Street (County Route 10)	Red Bank (Proposed Use – Dispensary) (Total Area – 0.1379) (Impervious – 0.122 acres existing) <u>0 acres proposed</u> 0.122 acres total	RBSP10475	11-13-23	Request Information

The following must be addressed before formal review and action by the Development Review Committee:
Address the comments in the memorandum prepared by Michael Brusca, dated December 11, 2023.

Site Plan for Group One Automotive, Inc. Block 3 Lot 14 Shrewsbury Ave. (County Route 13) Sycamore Ave. (County Route 13A)	Shrewsbury Borough (Proposed Use – Car Dealership) (Total Area – 7.23 acres) (Impervious – 4.358 acres existing) <u>+0.497 acres proposed</u> 1.855 acres total	SHSP10452 (Also: SHSP205, SHSP205A-SHSP205D)	10-13-23	Request Information
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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 December 11, 2023.

SCHEDULE 1433F

Monmouth County Development Review Committee
Monday, December 11, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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