

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 9, 2026, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer
Jim Schatzle (Virtual)

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Michael Nei
Charles Casagrande

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

Attending in person: Luke Policastro, Michael Weseloski, A.J. Garito, Stephen Musto, Binny Silberman, Anthony Donatiello, William Merunka, Zachary Skyczynski, Bhaskar Halari

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 February 12, 2026, the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Coast Star. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) On February 12, 2026, 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.**
- 3) On February 10, 2026, 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 Mr. Schmetterer and seconded by Ms. Martinelly to adjourn the meeting at 3:01PM. 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 9, 2026, HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

THE COAST STAR: **February 12, 2026**

ADVERTISED:

THE ASBURY PARK PRESS: **February 12, 2026**

POSTED:

COMMISSIONER'S BULLETIN BOARD **February 10, 2026**
Hall of Records

MONMOUTH COUNTY PLANNING **February 10, 2026**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1487A, 1487B, 1487C, 1487D, 1487E, 1487F by the Committee, Mr. Schmetterer 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 1487A, 1487B, 1487C, 1487D, 1487E, 1487F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1487A, 1487B, 1487C, 1487D, 1487E, 1487F 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 1487A, 1487B, 1487C, 1487D, 1487E, 1487F 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.

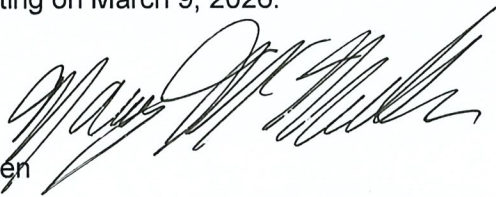
Seconded by Ms. Martinelly and passed upon the following vote:

In the affirmative:
Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
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 9, 2026.



Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1487A

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Winsolar Orca 2, LLC Block 559 Lot 1 Murphy Road	Middletown	MDSB1010	2-17-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.70 acres)				

SCHEDULE 1487B

Monmouth County Development Review Committee
 Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Omni Center Condo Assoc. Inc. Block 1203 Lots 3 & 4 Corlies Ave. & Neptune Blvd.	Neptune Twp.	NSP10812 (Also: NSP9601)	2-18-26	County Approval Not Required
(Proposed Use – Parking Addition) (Total Area – 1.51 acres)				

SCHEDULE 1487C

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 Colts Neck Road (County Route 537)	Colts Neck (Also: CNMJ715, CNSP10060)	CNMJ849	2-18-26	4	Conditional Preliminary Approval
	(Proposed Use – Residential) (Total Area – 15.52 acres)				

A waiver is required from §5.2-2.1B (Alternate Access), which provides that access to a county road shall not be permitted if the subdivision also abuts a municipal road and access to the municipal road can be reasonably provided.

Mr. Ettore made a motion seconded by Mr. Schmetterer to grant the waiver based on the applicant's engineer testimony that the right-of-way easement leading to the street serving the adjacent subdivision contains stormwater improvements, and that constructing a road through the easement would compromise stormwater management for the adjacent subdivision. The DRC found it would not be feasible to provide access from that street. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated March 9, 2026.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Colts Neck Road (County Route 537) 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. This application has been referred to Engineering for the preparation of a bond estimate.
3. Receipt of a deed of dedication for the widening of the Colts Neck Road (County Route 537) right-of-way to a distance of 50 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 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.
4. Receipt of the deeds of easement for the proposed sight triangles at the intersection of Colts Neck Road (County Route 537) and the proposed municipal street, for drivers looking towards the east and west. 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 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			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer			x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Elton Point Partnership Block 84.01 Lot 9.03 Monmouth Road (County Route 537)	Manalapan	MNMJ802	2-18-26	5	Conditional Preliminary Approval
	(Proposed Use – Single Family Residential) (Total Area – 23.49 acres)				

Mr. Ettore made a motion seconded by Mr. Schmetterer to grant waivers from the following design standards:

- §5.1-1, which requires a dedication of land to widen the right-of-way of an abutting county road to its master plan width. The applicant proposed an easement in place of a dedication as a dedication would create nonconforming front yard setbacks.
- §5.2-2.1B (Alternate Access), which provides that access to a county road shall not be permitted if the subdivision also abuts a municipal road and access to the municipal road can be reasonably provided. The site contains significant areas of freshwater wetlands, which do not allow the provision of a single site access from Shira Lane. Four of the proposed lots will gain access via two shared driveways along Monmouth Road.

Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated March 9, 2026.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements within the Monmouth Road (County Route 537) 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 may be found at the Division of Planning webpage at www.visitmonmouth.com. The application has been referred to Engineering for the preparation of a bond estimate.
3. Receipt of a deed of easement for the widening of the Monmouth Road (County Route 537) right-of-way to a distance of 50 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 description shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for recording.
4. Receipt of a developers agreement that addresses the applicant's and the County's obligations concerning permits required from NJDEP. The developer agreement preparation fee (**\$750.00**) shall be submitted prior to the preparation of the agreement.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						x
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer		x	x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
 Monday, March 9, 2026

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 390 E. Main Street Block 149 Lot 4.01 East Main Street	Manasquan	MQSB1008	2-3-26	5	Preliminary Approval
(Proposed Use – 5 Lot Subdivision) (Total Area – 0.84 acres)					

- Prior to final approval, the applicant shall submit one paper copy of 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 DevelopmentReview@co.monmouth.nj.us. CD's will not be accepted.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						x
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer		x	x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Willows at Jackson Mills Block 83 Lot 9 Jackson Mills Road (County Route 23)	Freehold Township	FRTSP10323	2-4-26	Request Information
(Proposed – 46 Multi-Family Residential Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)				

On February 9, 2026, the Development Review Committee (DRC) voted to grant a waiver from §5.2-3.11, which permits one driveway along a county road and a separation of at least 550 feet where two driveways are permitted. The applicant seeks a waiver to enable the construction of a second, right-out only driveway that would be separated by less than 550 feet from the primary site access. Correspondence received from Freehold Township's engineer states the township's Planning Board found the second driveway would serve to reduce traffic and queue time at the Polo Club Drive intersection.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated March 9, 2026.

Site Plan for New Roc NJ Holdings, LLC Block 42 Lot 26.011 Commerce Drive	Freehold Township	FRTSP10796	2-10-26	Final Approval
(Proposed Use – Warehouse) (Total Area – 5.19 acres) (Impervious – 1.82 acres existing) <u> +1.40 acres proposed</u> 1.22 acres total				

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			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer	x		x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Burchet Inc. Block 43 Lots 18 & 19 Route 33 Public Works Building	Freehold Township	FRTSP10800	1-15-26	Final Approval
(Proposed Use – Improvements at Solid Waste & Recovery Facility) (Total Area – 22.76 acres) (Impervious – 18.76 acres existing <u>0 acres proposed</u> 18.76 acres total)				

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			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer			x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

Site Plan for St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road & Hillcrest Ave. (County Bridge H-14)	Holmdel	HLSP10732	2-18-26	Final Approval
(Proposed Use – Gym & Classroom Improvements) (Total Area – 21.68 acres) (Impervious – 7.52 acres existing) <u>-0.30 acres proposed</u> 7.52 acres total)				

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			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer		x	x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Atlantic Auto Body Block 41 Lot 14.03 Lakewood-Farmingdale Road (Country Route 547)	Howell	HWSP10616	2-17-26	Request Information
(Proposed Use – Auto Body Repair) (Total Area – 1.54 acres) (Impervious – 0.85 acres existing) <u>-0.07 acres proposed</u> 0.78 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated March 9, 2026.

Site Plan for New Jersey Natural Gas Block 139 Lot 7 Casino Drive & US Highway 9 Adjacent to County Property	Howell	HWSP10674	2-25-24	Final Approval
(Proposed Use – Natural Gas Station) (Total Area – 0.29 acres) (Impervious – 0.29 acres existing) <u>-0.07 acres proposed</u> 0.22 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						x
Joseph Ettore		x	x			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer			x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Beachway Avenue Realty, LLC Block 184 Lot 1 Beachway Avenue	Keansburg	KSSP10802	2-11-26	Final Approval
(Proposed Use – 64 Unit Multi-Family Residential) (Total Area – 2.71 acres) (Impervious – 0.89 acres existing) <u>+1.11 acres proposed</u> 2.00 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			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer		x	x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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 Branchport Avenue & Atlantic Avenue (County Route 29) (County Bridge E-20)	Long Branch	LBSP10513	2-11-26	Conditional Approval
	(Proposed Use – Mixed Use) (Total Area – 1.96 acres) (Impervious – 1.383 acres new proposed)			

The applicant requested a waiver from §5.2-3.1J2, which provides that driveway slopes shall not exceed three (3) percent within 20 feet of a county road, and that driveway slopes shall not exceed seven (7) percent at any point thereafter, and that the change in slope from a driveway to a county road shall not exceed 7.5 percent. The applicant's engineer stated the proposed slope within 20 feet of the county road exceeds three percent in order to allow conformance with applicable floodplain regulations. After discussion, the applicant and DRC staff agreed the slope differential could be reduced from greater than eight percent by providing a concrete apron with cross-slope of five percent (as measured from the roadway gutter), as providing a conforming cross slope poses a practical hardship. Mr. Ettore made a motion seconded by Ms. Martinelly to grant the waiver subject to the submittal of a revised site plan showing a driveway designed pursuant to the discussion. Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated March 9, 2026.
2. Receipt of a revised site plan showing a driveway with a slope differential less than 8 percent, and a proposed apron cross slope of five percent or less as measured from the roadway gutter.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements in the Branchport Avenue (C.R. 29) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Templates for bonds and letters of credit may be found at the Division of Planning webpage at www.visitmonmouth.com. The application will be referred to Engineering for the preparation of a bond estimate when Conditions #1 and #2 have been satisfied.
4. Receipt of a deed of dedication to widen the Branchport Avenue (C.R. 29) right-of-way to a distance of 30 feet from the right-of-way centerline. The only format acceptable to the County is found on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and description to the Division of Planning for review and approval. Following approval, submit executed deed to this office for recording.
5. Receipt of a deed of easement for bridge maintenance and reconstruction of County Structure E-20. 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 description shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for recording with the Monmouth County Clerk.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						x
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer		x	x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Old Tennent Church Block 25 Lot 7.01 Freehold-Englishtown Road (County Route 522)	Manalapan	MNSP10788	2-4-26	Request Information
	(Proposed Use – Cemetery Sign Replacement) (Total Area – 12.50 acres) (Impervious – 0.21 acres total)			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated March 9, 2026.

Site Plan for Hollywood Golf Club Block 40 Lots 1,2,34,82,83,84,88,100&111 Roseld Avenue (Bridge # O-15, O-56)	Ocean	OSP10641	2-10-26	Amended Final Approval
	(Proposed Use – Add Enclosure/Pumphouse) (Total Area – 155.64) (Impervious – 116.73 acres existing) <u>0 acres proposed</u> 116.73 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			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer	x		x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MPCC II, LLC Block 127 Lot 4 Eatontown Boulevard (County Route 537)	Oceanport (Proposed – Additional parking spaces at existing site) (Total Area – 29.23 acres) (Impervious Area – 16.548 acres existing <u>+ 2.720 acres proposed</u> 19.268 acres total)	OPSP10200	2-11-26	Amended 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			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer			x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Spruce Liquors Block 73 Lot 11.01, 11.02, 11.03 Shrewsbury Ave. (County Route 13)	Red Bank (Proposed Use – Liquor Store) (Total Area – 0.32 acres) (Impervious – 0.28 acres total)	RBSP10679	2-18-26	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated March 9, 2026.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements in the Shrewsbury Avenue (C.R. 13) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Templates for bonds and letters of credit may be found at the Division of Planning webpage at www.visitmonmouth.com. The application has been referred to Engineering for the preparation of a bond estimate.
3. Receipt of a deed of dedication for the corner arc widening of the Shrewsbury Avenue (C.R. 13) right-of-way. The only format acceptable to the County is found on the Division of Planning webpage at www.visitmonmouth.com. Revise and resubmit the draft deed to the Division of Planning for review and approval. Submit the executed deed to this office for recording.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						x
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer	x		x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sea Bright Lawn & Tennis Cricket Club Block 104 Lot 2 Rumson Road (County Route 520)	Rumson	RMSP10790	2-18-26	Conditional Approval

(Proposed Use – Renovations at Existing Tennis Club)
(Total Area – 8.16 acres)
(Impervious – 1.67 acres existing)
+0.13 acres proposed
1.80 acres total

The applicant requested a waiver from §5.1-1 to allow widening of the right-of-way via an easement instead of a dedication. The applicant's engineer stated that a dedication would reduce lot area to the minimum bulk standard to; while accepting an easement would allow an existing hedgerow and trench drains to remain in place. Mr. Ettore made a motion seconded by Ms. Martinelly to grant the waiver. Motion passed unanimously.

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of proposed improvements in the Rumson Road (C.R. 520) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Templates for bonds and letters of credit may be found at the Division of Planning webpage at www.visitmonmouth.com. The application has been referred to Engineering for preparation of a bond estimate.
2. Receipt of a deed of easement to widen the Rumson Road (C.R. 520) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a corner arc. The only format acceptable to the County is found on the Division of Planning webpage at www.visitmonmouth.com. Revise and resubmit the draft deed to the Division of Planning for review and approval. Submit the executed deed to this office for recording.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						x
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer			x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487D

Monmouth County Development Review Committee
Monday, March 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Allegro at Old Mill, LLC Block 270 Lots 22 & 23(Existing), Portions of Lots 14 & 24, Proposed Lot 23.01 18th Avenue (County Route 30)	Wall	WSP10551	2-17-26	Final Approval
(Proposed Use – 60,117 sq. ft - Multi-Family Residential 187 Dwelling Units) (Total Area – 8.34 acres) (Impervious – 2.64 acres existing) <u>+2.01 acres proposed</u> 4.65 acres total				

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			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer		x	x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

Site Plan for JD Commercial & Industrial Properties, LLC Block 819 Lot 23 Atlantic Ave. (County Route 524 SPUR)	Wall	WSP10810 (Also: WSP9832)	2-5-26	Final Approval
(Proposed Use – 12,000 SF Flex Style Building with 1,000+/- SF of Office & 11,000SF+/- Flex Warehouse Space) (Total Area – 17.90 acres) (Impervious – 9.49 acres existing) <u>+0.63 acres proposed</u> 10.11 acres total				

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			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer			x			
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1487F

Monmouth County Development Review Committee
Monday, March 9, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Redevelopment Capital Holdings, LLC Block 130 Lots 30, 31.01, 38-40 US HWY 9	Howell (Proposed Use – 208 Unit Multi-Family Residential Building) (Total Area – 8.12 acres) (Impervious – 1.65 acres existing) <u>+3.16 acres proposed</u> 4.81 acres total	HWSP10813	2-19-26	Incomplete

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 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.

Site Plan for 107 Taylor Mills Sub., LLC Block 19 Lots 28 & 30 Taylors Mills Road	Manalapan (Proposed Use - Subdividing Property to 8 Single Family Homes) (Total Area – 27.60 acres) (Impervious – 2.62 acres total)	MNSB1011	3-5-26	Incomplete
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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. 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.

SCHEDULE 1487F

Monmouth County Development Review Committee
Monday, March 9, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Diamond Towers V, LLC T-Mobile Northeast, LLC New York SMSA LP d/b/a Block 40 Lot 6 Halka Way (County Bridge MS-58)	Millstone (Proposed Use – Telecommunications Monopole & Equipment) (Total Area – 73.9 acres) (Impervious – 001 acres new proposed)	MSSP10815	2-24-26	Incomplete

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. An Application fee in the amount of \$500.00. This site abuts County Drainage Structure MS-58. Please make check payable to the Treasure of Monmouth County.

Site Plan for 199 Broad Street, LLC Block 105 Lots 15 & 16 Broad Street (County Route 11)	Red Bank (Proposed Use – Mixed-Use - Office/Apartments) (Total Area – 0.78 acres) (Impervious – 0.48 acres existing) <u>+0.06 acres proposed</u> 0.54 acres total	RBSP10814	2-24-26	Incomplete
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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. An application fee in the amount of \$536.00. Please make check payable to the Treasure of Monmouth County.