

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00PM on March 23, 2026, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE  
Marcy McMullen  
Judy Martinelly  
David Schmetterer

Members Absent:  
Joseph Barris, PP, AICP, CFM

Alternates Absent:  
Michael Nei  
Jim Schatzle  
Charles Casagrande

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

Attending in person: Anthony Seacna, Sandra Seacna, Antonio Cetta, Maria Cetta, Mohammed Zubair, Jerry Ruocco, Jay Treutman, Zaimab Masuud, Memmina Ropa, Raza Khan, Hira Shaika, Rana Basil, Rasitis Awaal, Shaikh Shoukat, Iyas Quadri, Mohammed Mahuoud, Mohammed Tahir, Harold Zullo, Alice Berman, Sara Brock

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.

At 2:55 PM there was a five-minute break. The meeting resumed at 3:00 PM.

There being no further business, a motion was made by Mr. Schmetterer and seconded by Ms. Martinelly to adjourn the meeting at 3:24PM. 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 23, 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 1488A, 1488B, 1488C, 1488D, 1488E, 1488F by the Committee, Ms. Martinelly 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 1488A, 1488B, 1488C, 1488D, 1488E, 1488F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1488A, 1488B, 1488C, 1488D, 1488E, 1488F 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 1488A, 1488B, 1488C, 1488D, 1488E, 1488F 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.

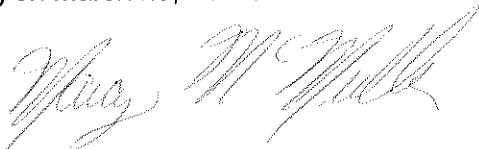
Seconded by Mr. Schmetterer and passed upon the following vote:

In the affirmative:  
Joseph Ettore, PE  
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 23, 2026.



Marcy McMullen  
Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1488A

Monmouth County Development Review Committee  
Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for East Third Street, LLC Block 120 Lot 14 East Third Street & Roosevelt Avenue	Howell	HWSB1015	3-12-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.23 acres)				
Subdivision for Joseph Mazzacuva Block 125 Lots 1 & 2 Roosevelt Avenue	Howell	HWSB1016	3-18-26	3	Exempt
	(Proposed Use – 3 Lot Residential Subdivision) (Total Area – 0.69 acres)				
Subdivision for MDK2 1900/OMR, LLC Block 44 Lot 14 Route 35 & Old Mill Road	Spring Lake Heights	SLHSB1014	3-11-26	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.27 acres)				
Subdivision for MDK2 1900/OMR, LLC Block 44 Lot 14 Route 35 & Old Mill Road	Wall	WSB1013	3-11-26	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.27 acres)				

SCHEDULE 1488B

Monmouth County Development Review Committee  
Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Victory Court at Freehold, LLC Block 36 Lots 5.01, 6.01, 7 & 9.01 Broad Street & Court Street	Freehold Borough	FRSP10822	3-16-26	County Approval Not Required
	(Proposed Use – 19 Unit Townhomes) (Total Area – 0.73 acres) (Impervious – 0.45 acres existing) <u>+0.20 acres proposed</u> 0.66 acres total			
Site Plan for G7B LLC Block 78.10 Lot 27 Route 9	Howell	HWSP10820	3-19-26	County Approval Not Required
	(Proposed Use – Fast Food Restaurant – Drive Through Only Coffee Shop) (Total Area – 0.72 acres) (Impervious – 0.28 acres existing) <u>+0.17 acres proposed</u> 0.45 acres total			

SCHEDULE 1488C

Monmouth County Development Review Committee  
Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Bagnato Block 36 Lots 49.08 & 50 <b>Stage Coach Road</b> <b>(County Route 524)</b>	Millstone	MSSB993	3-4-26	2	Request Information
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.57 acres)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated March 23, 2026.
2. The applicant shall indicate whether the existing steps located in front of the residence are proposed to remain or to be removed. If the steps are to remain, then a hold harmless agreement will be required; if not, then a performance guarantee will be required to assure such removal.

Subdivision for 196 Broad, LLC Block 103 Lots 14 & 16 <b>Broad Street</b> <b>(County Route 11)</b>	Red Bank	RBSB978	2-26-26	2	Request Information
	(Proposed Use – Residential Subdivision) (Total Area – 0.35 acres)				

**The applicant shall address the following:**

1. The applicant shall provide a copy of an agreement that will allow the property owner of the nonresidential lot to use the driveway and parking spaces located on the residential lot.

SCHEDULE 1488D

Monmouth County Development Review Committee  
Monday, March 23, 2026

**Major Subdivision**  
Four (4) or more lots

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1488D

Monmouth County Development Review Committee  
Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Santander Bank, N.A. Block 86 Lot 3 Lloyd Road <b>(County Route 3)</b>	Aberdeen	ABTSP10818	3-2-26	Request Information
	(Proposed Use – Site Improvements to and Existing Santander Bank) (Total Area – 2.59 acres) (Impervious – 0.79 acres total)			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated March 23, 2026.

Site Plan for Sentinel Professional Center Block 87 Lot 3.03 <b>West Main Street (County Route 537)</b>	Freehold Township	FRTSP2272C	3-5-26	Request Information
	(Proposed Use – Medical/Office Building) (Total Area – 4.00 acres) (Impervious – 0.40 acres existing) <u>+1.54 acres proposed</u> 1.94 acres total			

**The applicant shall address the following before the Development Review Committee acts on proposed changes to the site layout:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated March 23, 2026.

**Conditions listed in the Conditional Approval letter dated September 26, 2011. These conditions still apply.**

1. Revise plans to provide a 90-foot by 300-foot sight triangle easement at the intersection of Sentinel Road and Freehold-Smithburg Road. Include bearings and distances for the required sight triangle.
2. Revise plans to provide a 10-foot by 15-foot Utility Easement along Freehold-Sentinel Road at the location shown on the attached photocopy. Include bearings and distances for the required utility easement.
3. Posting of a performance guarantee in the amount of \$500.00 to assure the satisfactory installation of topsoil and seeding within the right-of-way as a result of the installation of new sidewalk.
4. Receipt of deeds of easement for the required sight triangle and utility easements. The only acceptable forms for the deeds can be found on our website at [www.visitmonmouth.com](http://www.visitmonmouth.com). Deeds should be forwarded to the Monmouth County Planning Board for filing. Planning Board staff will file the correctly executed deeds with the Monmouth County Clerk.

SCHEDULE 1488D

Monmouth County Development Review Committee  
Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mohammed Tahir Block 300 Lot 58 <b>Tennent Road (County Route 3)</b>	Marlboro  (Proposed Use – 13,899 sq.ft House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	2-24-26	Request Information 12-28-25/

At its September 22, 2025, and December 8, 2025, meetings, the Development Review Committee (DRC) carried the waiver request seeking relief from Section 5.2-3.1J-8, pending receipt of detailed plans for the left turn and bypass lanes. The applicant proposed to provide a bypass lane in lieu of a left turn lane into the site.

Mr. Ettore made a motion seconded by Ms. Martinelly to deny the applicant's request to permit a bypass lane instead of a left turn lane into the site on the basis that the projected number of left turns into the site significantly exceeds the warrant for a left turn lane, and that the implementation of a left turn lane is safer than a bypass lane, in part because bypass lanes direct vehicles toward the edge of the right-of-way and thus potentially toward utility poles. Motion passed unanimously.

Mr. Ettore made a motion seconded by Ms. Martinelly to grant a waiver for relief from section §5.2-3.1I, which provides that no portion of a driveway shall be located within ten feet of a side property line, in view of the narrow frontage of the property, which makes conformance technically impossible. Motion passed unanimously.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated March 23, 2026.

Attorney Aikens stated that the Board does not discriminate based on race, creed and religion and all applicant's are treated fairly.

SCHEDULE 1488D

Monmouth County Development Review Committee  
 Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bedford Investors, LLC Block 491 Lot 40.01 Leonardville Road (County Route 516)	Middletown	MDSP10803	3-11-26	Request Information
	(Proposed Use – Minor Site Improvements) (Total Area – 4.85 acres) (Impervious – 3.26 acres existing) <u>0 acres proposed</u> 3.26 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated March 23, 2026.
- As discussed at the March 23, 2026, DRC meeting, the proposed sight triangle easement should be retained on the site plan because the existing right-of-way easement does not provide for the maintenance of vegetation relative to the AASHTO sight line.

SCHEDULE 1488F

Monmouth County Development Review Committee  
Monday, March 23, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Neuro-Inclusive Neighborhoods of NJ, LLC Block 990 Lot 57 <b>Middletown-Lincroft Road (County Route 50)</b>	Middletown	MDSB1012	3-10-26	Incomplete
(Proposed Use – 8 Single Family Properties, 2 Open Space Lots, & Private Roadway) (Total Area – 11.83 acres)				

**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 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.
2. 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).