

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02PM on May 11, 2026, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer

Members Absent:
None

Alternates Absent:
Michael Nei
Jim Schatzle
Charles Casagrande

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

Attending in person: Victoria Cascio, 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 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. Ettore and seconded by Ms. Martinelly, to adjourn the meeting at 2:24PM. 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 MAY 11, 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 1491A, 1491B, 1491C, 1491D, 1491E, 1491F by the Committee, Mr. Ettore 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 1491A, 1491B, 1491C, 1491D, 1491E, 1491F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1491A, 1491B, 1491C, 1491D, 1491E, 1491F 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 1491A, 1491B, 1491C, 1491D, 1491E, 1491F 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 Barris, PP, AICP, CFM

Joseph Ettore, PE

Marcy McMullen

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 May 11, 2026.



Marcy McMullen
Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1491A

Monmouth County Development Review Committee
 Monday, May 11, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Pittenger Builders Block 140 Lot 15 Rogers Road	Wall (Proposed Use – Residential 2 Lot Subdivision) (Total Area – 0.34 acres)	WSB1024	4-29-26	2	Exempt

SCHEDULE 1491B

Monmouth County Development Review Committee
Monday, May 11, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 30 Main Street Eatontown, LLC Block 401 Lots 61 & 62 Main Street	Eatontown	ETSP10847	5-7-26	County Approval Not Required
	(Proposed Use – Mixed Use 3 Story Structure, Commercial First Floor, Apartments on Upper Floors) (Total Area – 0.25 acres) (Impervious – 0.05 acres existing) <u>+0.17 acres proposed</u> 0.22 acres total			

SCHEDULE 1491C

Monmouth County Development Review Committee
Monday, May 11, 2026

Minor Subdivision

Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 23 Main Street Urban Renewal, LLC Block 13 Lot 15 Holmdel Road & Newman Springs Road (County Routes 4 & 520)	Holmdel	HLSB977 (Also - HLSP10771)	5-4-26	2	Request Information
(Proposed Use – 2 Lot Subdivision) (Total Area – 88.74 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 11, 2026.

Subdivision for Neptune Public Schools of Education Block 303 Lot 1 Atkins Ave., Memorial Drive (County Routes 5 & 40A)	Neptune	NSB1023	4-28-26	2	Request Information
(Proposed Use – Minor Subdivision) (Total Area - 10.66 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 11, 2026.

SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Brightview Senior Living Development, LLC Block 71 Lot 8 Route 9	Freehold	FRTSP10837	4-21-26	Final Approval
	(Proposed Use – Assisted Living) (Total Area – 10.60 acres) (Impervious – 0.05 acres existing) <u>+4.30 acres proposed</u> 4.35 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		x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

Site Plan for 98 Industrial CT, LLC Block 168 Lot 36.06	Howell	HWSP10838 (Also: HWMJ668, HWSP10003)	4-16-26	Conditional Approval
	(Proposed Use – Loading Pad) (Total Area – 3.36 acres) (Impervious 0.61 acres existing) <u>0 acres proposed</u> 0.61 acres total			

Conditions:

- This application is subject to a developer agreement concerning payment of the bridge assessment required for File No. HWMJ668. Receipt of the applicant's proportionate share (\$26,850.60) of the total cost of replacing County Drainage Structure HL-4 is required.

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

SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Preferred Mechanical Inc. Block 1 Lot 7 Madison Street Henry Hudson Trail	Keyport (Proposed Use – Warehouse) (Total Area – 4.97 acres) (Impervious – 2.46 acres existing) <u>+0.23 acres proposed</u> 2.69 acres total	KPSP10839	4-21-26	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	x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

Site Plan for Raymond Chaparro Block 266 Lots 2.01 & 4 Broadway County Bridge O-38	Long Branch (Proposed Use – Mixed Use Building with 20 Residential Units) (Total Area – 0.43 acres) (Impervious – 0.41 acres existing) <u>-0.03 acres proposed</u> 0.38 acres total	LBSP10841	4-2-26	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 11, 2026.

Attorney Aikins recused himself from this application.

SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PRC Development Block 84.02 Lot 3.04 Monmouth Road (County Route 537)	Manalapan (Proposed Use – Car Wash) (Total Area – 4.53 acres) (Impervious – 0.86 acres new proposed)	MNSP10750	5-7-26	Conditional Approval

Mr. Ettore made a motion seconded by Ms. Martinelly to grant the applicant's waiver request seeking approval to provide a right-of-way widening easement in lieu of a dedication. A dedication would require a re-design of the stormwater basin, the location of which is constrained by onsite topographic conditions. Motion passed unanimously.

Conditions:

1. Receipt of a deed of easement to widen 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.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and 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 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.

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

SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 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	4-24-26	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:

- Comments in the memorandum prepared by Michael T. Brusca, dated May 11, 2026.
- As discussed at the March 23, 2026, DRC meeting, the proposed sight triangle easement shall 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.

Site Plan for ENFRA MCC, LLC Block 9 Lot 33.01 E. Front Street County Route 10	Red Bank	RBSP10842	5-4-26	Final Approval
(Proposed Use – Roof-Mounted Solar Array Facilities on Existing Parking Garage) (Total Area – 4.00 acres) (Impervious – 6.40 acres existing) <u>0 acres proposed</u> 6.40 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		x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
Michael Nei						
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Amazon.com Services, LLC Block 41 Lots 14.011, 36.01, 37.012 Old York Road (County Route 539)	Robbinsville	ROSP10834	4-8-26	Advisory Comments
	(Proposed Use – Internal Employee Parking & Trailer Parking Reconfiguration) (Total Area – 82.72 acres) (Impervious – 27.13 acres total)			

This is advisory to the Mercer County Engineering Division and does not represent a formal action taken by the Monmouth County Development Review Committee (DRC). The DRC seeks the following information concerning potential traffic impacts of the proposed development on County Routes 524 and 539 before making a recommendation concerning this application:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 11, 2026.

Site Plan for Diamond Towers V LLC Block 39 Lot 2.02 Forked River Road (County Route 539)	Upper Freehold	UFTSP10826	4-21-26	Request Information
	(Proposed Use – Unmanned Telecom Facility) (Total Area – 10.38 acres) (Impervious – 1.03 acres existing) <u>+0.14 acres proposed</u> 1.17 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 11, 2026.
2. The applicant shall clarify the status of the prior site plan application (UFTSP10445) for this property, as well as inconsistencies in existing site conditions as noted on the application forms for this and the prior application. The inconsistencies pertain to the number of dwelling units, building floor area, and impervious area.

SCHEDULE 1491F

Monmouth County Development Review Committee
Monday, May 11, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 23 Main Street Urban Renewal, LLC Block 13 Lot 15.01 Holmdel Road/Main Street (County Routes 4/520)	Holmdel	HLSP10846	5-6-26	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 the updated Site Plan Application Form (Addendum B-1), which can be found on the Division of Planning webpage at www.visitmonmouth.com. **The application form that was submitted is no longer being accepted.**
2. One (1) copy of the updated Submission Checklist (Addendum B-3) of which can be found on the Division of Planning website at www.visitmonmouth.com. **The application form that was submitted is no longer being accepted.**
3. 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.

Site Plan for A&C Land Management, LLC Block 183 Lot 115.01 Hwy. 34	Howell	HWSP10844	4-28-26	Incomplete
	(Proposed Use – Property Use Change from Refuse Yard to Offices, Vehicle Maintenance, & Sales) (Total Area – 13.13 acres) (Impervious – 5.69 acres existing) <u>-0.40 acres proposed</u> 5.29 acres total			

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. As per our email to Walter Hopkin, dated May 4, 2026, an updated application form which includes revised calculations of existing and proposed impervious coverage as this will determine if an additional fee is required.

SCHEDULE 1491F

Monmouth County Development Review Committee
Monday, May 11, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SBH Community Service Network, Inc. Block 22.01 Lot 31 Park Avenue	Long Branch	LBSP10845	5-4-26	Incomplete
<p>(Proposed Use – Existing Place of Worship & Proposed Community Center) (Total Area – 2.52 acres) (Impervious – 1.71 acres existing) <u>+ 0.14 acres proposed</u> 1.86 acres total</p>				

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 **\$100.00** as this site does not abut a County Road or County Drainage Structure and is less than one (1) acre of new impervious. Please make check payable to the Treasurer of Monmouth County.