

## 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 May 26, 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

Members Absent:  
None

Alternates Absent:  
Charles Casagrande  
Michael Nei  
Jim Schatzle  
David Schmetterer

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

Attending in person: Patrick Ward, Sal Alfieri, Rick Brodsky

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 2:30PM. 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 26, 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 1492A, 1492B, 1492C, 1492D, 1492E, 1492F by the Committee, Mr. Barris 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 1492A, 1492B, 1492C, 1492D, 1492E, 1492F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1492A, 1492B, 1492C, 1492D, 1492E, 1492F 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 1492A, 1492B, 1492C, 1492D, 1492E, 1492F 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:

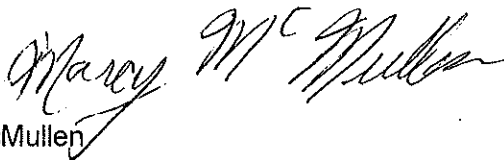
Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Marcy McMullen  
Judy Martinelly

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 26, 2026.



Marcy McMullen  
Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1492A

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Song Long Branch, LLC Block 229 Lots 21, 22, & 23 Morris Ave	Long Branch	LBSB1004 (Also: LBSP10851)	5-21-26	2	Exempt
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.65 acres)					
Subdivision for CRW Construction, LLC Block 832 Lot 91.04 Chapel Hill Road	Middletown	MDSB1026	5-12-26	2	Exempt
(Proposed Use – Residential Subdivision) (Total Area – 7.06 acres)					
Subdivision for Robert & Judith Myers/ Estate of Ira Odell Myers Block 5006 Lot 11 Helen Terr.	Neptune Township	NSB1025	5-12-26	3	Exempt
(Proposed Use – Residential Subdivision) (Total Area – 0.75 acres)					

SCHEDULE 1492B

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ocean Song Long Branch, LLC Block 229 Lots 21, 22, & 23 Morris Ave	Long Branch  (Proposed Use – 14 New Single Family Detached Dwellings) (Total Area – 1.40 acres) (Impervious – 0.27 acres existing) <u>+0.54 acres proposed</u> 0.81 acres total	LBSP10851 (Also LBSB1004)	5-21-26	County Approval Not Required

SCHEDULE 1492C

Monmouth County Development Review Committee  
 Tuesday, May 26, 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 Stage Coach Road (County Route 524)	Millstone	MSSB993	5-6-26	2	Conditional Final Approval
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.57 acres)				

Conditions:

1. Receipt of a recorded deed of easement for the proposed sight triangle at the intersection of Stage Coach Road (County Route 524) and Bowman Court for drivers looking towards the west. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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.
2. Receipt of a recorded deed of dedication for the widening of the Stage Coach Road (County Route 524) 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](http://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.
3. Receipt of a recorded hold harmless agreement to allow the existing concrete steps and retaining wall to remain within the Stage Coach Road (County Route 524) right-of-way. The preparation fee of **\$500.00** must be submitted prior to the preparation of the agreement. Submit the executed agreement 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		x			
Judy Martinelly			x			
David Schmetterer						x
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1492C

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for TAGCAP Atlantic 50, Rumson, LLC Block 103 Lot 1 <b>Rumson Road</b> <b>(County Road 520)</b>	Rumson	RMSB967	5-8-26	2	Conditional Final Approval
	(Proposed Use – Residential Subdivision) (Total Area – 2.33 acres)				

Conditions:

1. Receipt of a recorded deed of dedication for the widening of the Rumson Road (County Route 520) right-of-way to a distance of 30 feet from the centerline of the right-of-way and shall include the 25-foot corner radius at the intersection with Tennis Court Lane. The draft deed and description have been sent to the Monmouth County Clerk for recording.
2. Receipt of a recorded hold harmless agreement to allow the existing brick wall to remain within the Rumson Road (County Route 520) right-of-way. The preparation fee of **\$500.00** was received on April 20, 2026. Submit the executed agreement to this office for filing with the Monmouth County Clerk.

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

SCHEDULE 1492D

Monmouth County Development Review Committee  
Tuesday, May 26, 2026

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

---

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

---

SCHEDULE 1492D

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Colts Neck Bldg. Assoc., LLC Block 22 Lots 11-14 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck  (Proposed – Manor Homes at Colts Neck) (Total Site Area – 39.57 acres)	CNSP7899	5-21-26	Final Approval Rescinded

- The Monmouth County Development Review Committee is in receipt of the correspondence from Michael Sommer of Colts Neck Building Associates, LLC c/o Kushner Companies, requesting withdrawal of the final approval issued for this application. This correspondence was received on May 19, 2026. The Development Review Committee voted to rescind the approval for this application.

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

Site Plan for A & M Plaza, LLC Block 80 Lots 37 & 38 Three Brooks Road	Freehold Township  (Proposed – New 10,200 Self Storage) (Total Site Area – 2.47 acres) (Impervious Area – 1.171 acres new proposed)	FRTSP9989	5-8-26	Amended Final Approval
--	--	-----------	--------	---------------------------

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 Martinely		x	x			x
David Schmetterer						x
Michael Nei						x
James Schatzie						x
Charles Casagrande						

SCHEDULE 1492D

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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)	4-30-26	Final Approval
	(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			

- If and when the cumulative impervious area on the portion of the site tributary to County Structure HL-70A, Stack Brook at Maxim Southard Road, as delineated on County Structure Tributary Area Map (Sheet C-1), prepared by Manterra Design, Inc., revised through February 27, 2026, a complete stormwater analysis compliant with the Monmouth County Development Regulations shall be submitted. This may result in an assessment for the replacement of County Structure HL-70A.

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



SCHEDULE 1492D

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Route 9 Howell, LLC Block 71 Lots 20 & 21 Route 9	Howell  (Proposed Use – Mixed Use Development , Retail & Residential Use) (Total Area – 20.24 acres) (Impervious – 0.45 acres existing) <u>+ 9.47 acres proposed</u> 9.92 acres total	HWSP10840	4-30-26	Conditional Approval

Conditions:

1. Receipt of a certified or bank check in the amount of \$43,037.88, payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure HL-55A, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development, relative to the total upland area tributary to the impacted structure. The calculation of the proportionate share contribution is attached.

	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						x
James Schatzle						x
Charles Casagrande						x

Site Plan for Yosef Rothenberg Block 102 Lot 1 <b>Monmouth Road (County Route 537)</b>	Jackson	JSP10238	5-1-26	Advisory Comments
	(Proposed – New 96,000 sq. ft. warehouse/office facility) (Total Site Area – 11.68 acres) (Impervious Area – 6.844 acres new proposed)			

The Development Review Committee seeks information concerning potential traffic impacts of the proposed development on County Route 537, and possible conflicts with the ongoing corridor improvement project, before making a recommendation concerning this application. The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 26, 2026.

SCHEDULE 1492D

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PV Motel, LLC Block 218 Lots 4, 5, 6 & 8 <b>Ocean Blvd.</b> <b>(County Route 57)</b>	Long Branch  (Proposed Use – Hotel) (Total Area – 1.71 acres)	LBSP10302	5-21-26	Final Approval Rescinded

- The Monmouth County Development Review Committee is in receipt of the correspondence from Nicole M. Magdziak of Day Pitney, LLP, requesting withdrawal of the final approval issued for this application. This correspondence was received on May 19, 2026. The Development Review Committee voted to rescind the approval for this application.

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

Site Plan for Ricardo Hernandez Block 6 Lots 20, 21, 22, 23 & 24.01 <b>Main Street</b> <b>(County Route 516 SPUR)</b>	Matawan  (Proposed Use – 52 Unit Mixed-Use Residential and Retail Building) (Total Area – 0.76 acres) (Impervious – 0.53 acres existing) <u>+0.08 acres proposed</u> 0.61 acres total	MTSP10761 (Also MTSP10762)	5-1-26	Request Information
--	---	-------------------------------	--------	------------------------

On May 26, 2026, the Development Review Committee (DRC) carried the applicant's waiver request seeking approval to provide a 21.5-foot corner easement in lieu of a 25-foot corner radius at the intersection of Main Street and Maiden Lane. The applicant must attend to present justification for the waivers before the DRC acts on them.

**The applicant shall address the following:**

- Comments in the memorandum prepared by Michael Brusca, dated May 26, 2026.
- Comments in the memorandum prepared by Ellias Sarrinikolaou, dated May 21, 2026.

SCHEDULE 1492D

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ricardo Hernandez Block 6 Lot 18 <b>Main Street</b> <b>(County Route 516 SPUR)</b>	Matawan	MTSP10762 (Also MTSP10761)	5-1-26	Request Information
	(Proposed Use – 48 Unit Mixed-Use Residential and Retail Building) (Total Area – 0.68 acres) (Impervious – 0.44 acres existing) <u>+0.19 acres proposed</u> 0.62 acres total			

On May 26,2026, the Development Review Committee (DRC) carried the applicant's waiver requests pertaining to driveway design. The applicant seeks relief from §5.2-3.1J-4, which provides that driveways shall include 5-foot apron flares, and §5.2-3.1I, which provides that driveways shall not be located within 10 feet of a side property line. The applicant must attend to present justification for the waivers before the DRC acts on them.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated May 26, 2026.
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated May 22, 2026.

SCHEDULE 1492F

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NJ American Water Company, Inc. Block 35 Lot 6.01 <b>Swimming River Road</b> <b>(County Route 50)</b> <b>Bridge # S-14</b>	Colts Neck  (Proposed Use -Surge Tank Upgrades) (Total Area – 302.5 acres) (Impervious – 3.96 acres existing) <u>-0.01 acres proposed</u> 3.95 acres total	CNSP10848	5-13-26	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](http://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](http://www.visitmonmouth.com). The application form that was submitted is no longer being accepted.

Site Plan for NJSA, Inc. Block 73 Lot 1 Avenue of The Common	Shrewsbury Borough  (Proposed Use – Three Story Residential Building with 40 Units) (Total Area – 2.86 acres) (Impervious – 0.84 acres existing) <u>+0.36 acres proposed</u> 1.20 acres total	SHSP10850	5-20-26	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 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).

SCHEDULE 1492F

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth Investors II, LLC Block 916 Lot 1.04 Route 34 & Megill Road	Wall	WSP10852	5-21-26	Incomplete
	(Proposed Use – Modification to Existing Loading Area) (Total Area – 8.19 acres) (Impervious – 4.17 acres new proposed)			

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.