

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 July 13, 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., (by phone), Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca

Attending in person: Mark Zelina, Karl Kemm, Ken Pape, Kenneth Paszkewicz, Jason Paszkewicz, Sam Convery, Mark Leber, Mikhael Kakiashvili

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 JULY 13, 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 1495A, 1495B, 1495C, 1495D, 1495E, 1495F by the Committee, Mr. 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 1495A, 1495B, 1495C, 1495D, 1495E, 1495F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1495A, 1495B, 1495C, 1495D, 1495E, 1495F 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 1495A, 1495B, 1495C, 1495D, 1495E, 1495F 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.

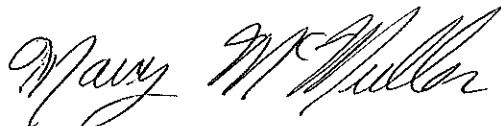
Seconded by Mr. Schmetterer and passed upon the following vote:

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 July 13, 2026.



Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1495A

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Prestigiacomo Block 405 Lot 4 Joline Avenue	Long Branch (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.30 acres)	LBSB1034	6-29-26	2	Exempt

SCHEDULE 1495B

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Agricola Holding, LLC Block 415 Lot 25 Route 79	Marlboro (Proposed Use – Office/Retail Building) (Total Area – 1.02 acres) (Impervious – 0.10 acres existing) <u>+0.40 acres proposed</u> 0.50 acres total	MRSP10860	6-18-26	County Approval Not Required
Site Plan for 789 E. 91 st St., LLC Block 176 Lots 15-20 Route 9 North	Marlboro (Proposed Use – Self Storage Facility) (Total Area – 6.73 acres) (Impervious – 0.71 acres total)	MRSP10867	6-30-26	County Approval Not Required
Site Plan for Lawrence Delguercio, Jr. Block 116 Lot 9 Oak Drive	Neptune City (Proposed Use – Workshop Structure) (Total Area – 0.12 acres) (Impervious – 0.01 acres existing) <u>+ 0.06 acres proposed</u> 0.07 acres total	NCSP10863	6-25-26	County Approval Not Required

SCHEDULE 1495B

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shore Christian Center Church Inc. & The Jersey Shore Dream Center Inc. Block 2301 Lot 86 Route 66	Neptune (Proposed Use – Place of Worship & Expansion of Parking Lot) (Total Area – 4.80 acres) (Impervious – 1.09 acres existing) <u>+0.73 acres proposed</u> 1.82 acres total	NSP10856	7-2-26	County Approval Not Required
Site Plan for 200 Elberon Blvd., LLC Block 13 Lots 11 & 12 Elberon Blvd.	Ocean (Proposed Use – Office Retail) (Total Area – 0.72 acres) (Impervious – 0.05 acres existing) <u>+0.06 acres proposed</u> 0.11 acres total	OSP10868	6-30-26	County Approval Not Required

SCHEDULE 1495C

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Peter Pannullo Block 452 Lot 15.01 Monmouth Blvd. (County Route 33)	Long Branch	LBSB1033	6-26-26	2	Request Information
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.06 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated July 13, 2026.

Subdivision for Mikhael Kakiashvili Block 26 Lot 62 West Park Avenue (County Route 14)	Ocean	OSB1032	6-18-26	2	Request Information
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.49 acres)					

Mr. Ettore made a motion seconded by Mr. Schmetterer to grant the following waiver:

- §5.1-1 of the county's development regulations requires a dedication of land to widen the abutting county right-of-way to its master plan width. The DRC voted to accept an easement because a dedication would reduce the lot area below the minimum required by the township's zoning regulations. Motion passed unanimously.

Mr. Ettore made a motion seconded by Ms. Martinelly to grant the following waiver:

- §5.2-1.1C of the county's development regulations permits one two-way driveway for any lot, whereas there is an existing circular driveway at the site. The DRC voted to allow the existing driveway to remain. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated July 13, 2026.
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated June 29, 2026.

SCHEDULE 1495C

Monmouth County Development Review Committee
Monday, July 13, 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 Route 4 & 520)	Holmdel	HLSB977 (Also - HLSP10771)	6-23-26	2	Conditional Preliminary Approval
(Proposed Use – 2 Lot Subdivision) (Total Area – 888.74 acres)					

Conditions:

1. Receipt of a deed restriction prohibiting access along Newman Springs Road (County Route 520) except for future municipal emergency facilities. Submit draft deed for review prior to recording.

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

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eatontown Senior Housing Block 1201 Lot 27.01, 27.02 Wyckoff Road (County Route 547)	Eatontown	ETSP10676	6-18-26	Final Approval

(Proposed Use – Two Wing Building Expansion)
(Total Area – 10.02 acres)
(Impervious – 3.69 acres existing)
+1.05 acres proposed
4.74 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						
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 IAAT Services Block 2301 Lots 3, 4, 5 & 6 Wyckoff Road (County Route 547)	Eatontown	ETSP10858	6-15-26	Final Approval
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(Proposed Use – Multimessage Two-Sided Billboard)
(Total Area – 5.60 acres)
(Impervious – 5.01 acres existing)
0 acres proposed
5.01 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						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 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 (Proposed – 46 Multi-Family Residential Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)	FRTSP10323	6-24-26	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated July 13, 2026.

Site Plan for Ben Smith Block 49 Lot 2 River Road (County Route 10)	Fair Haven	FHSP10854	7-6-26	Conditional Approval
(Proposed Use – Addition to Existing Office Building) (Total Area – 0.13 acres) (Impervious – 0.04 acres existing) <u>-0.01 acres proposed</u> 0.03 acres total				

Conditions:

1. Receipt of a deed of dedication to widen the River Road (County Route 10) right-of-way to a distance of 30 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 are satisfactory. Submit executed deed to this office for recording.
2. Receipt of a hold harmless agreement to allow the existing and proposed retaining wall, steps, and landscaping to remain within the River Road (County Route 10) right-of-way. The preparation fee (\$500.00) shall be submitted prior to the preparation of the agreement. Submit executed agreement to this office for recording with the Monmouth County Clerk.

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

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 98 Industrial CT, LLC Block 168 Lot 36.06 Industrial Court	Howell	HWSP10838 (Also: HWMJ668, HWSP10003)	4-16-26	Conditional Approval Waiver Carried
	(Proposed Use – Loading Pad) (Total Area – 3.36 acres) (Impervious 0.61 acres existing) <u>0 acres proposed</u> 0.61 acres total			

The applicant was directed to meet with DRC staff to discuss the applicability of the bridge assessment to this application.

Conditions:

1. 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.

Site Plan for 23 Main Street Urban Renewal, LLC Block 13 Lot 15.01 Holmdel Road & Newman Springs Road (County Route 4 & 520)	Holmdel	HLSP10771 (Also – HLSB977)	6-23-26	Request Information
	(Proposed Use – 299 Unit Senior Living Community) (Total Area – 83.85 acres) (Impervious – 26.15 acres existing) <u>-0.09 acres proposed</u> 26.06 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brisca, dated July 13, 2026.

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road (County Bridges MN-2, MN-65)	Manalapan	MNSP10835 (Also: MNSB1021, MNSP10836)	6-25-26	Request Information
(Proposed Use – Recreation Center) (Total Area – 65.79 acres) (Impervious – 8.29 acres existing + 19.85 acres proposed <u> </u> 28.14 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated July 13, 2026.

Site Plan for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road (County Bridges MN-2, MN-65)	Manalapan	MNSP10836 (Also: MNSP10835, MNSB1021)	6-25-26	Request Information
(Proposed Use – Warehouse) (Total Area – 65.79 acres) (Impervious – 8.29 acres new proposed) + 19.85 acres proposed <u> </u> 28.14 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated July 13, 2026.

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael Holzer Block 43 Lot 16.02 Sweetmans Lane (County Route 1)	Millstone	MSSP10508	6-23-26	Request Information Waiver Carried
(Proposed Use – Cidery) (Total Area – 9.02 acres) (Impervious – 0.45 acres existing) <u>+ 0.20 acres proposed</u> 0.65 acres total				

The Development Review Committee carried two waiver requests, both pertaining to the proposed driveway design:

1. Section:5.2-3.1I: provides all proposed driveways and driveway aprons, must be located at a minimum of 10-feet from the side property line, whereas X-feet is proposed.
2. Section 5.2-3.1J-3: provides that all commercial driveways are required to be a minimum of 24-feet wide, whereas the proposed driveway is 12 feet wide.

The applicant and or representative must attend to present justification for any waiver requests, before the Committee acts on them.

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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	NSP10440	6-23-26	Amended Final 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				

Mr. Ettore made a motion seconded by Mr. Schmetterer to grant the applicant amended final approval, whereas the approval added a condition to include the receipt of a performance guarantee for all newly proposed improvements within the Sixth Avenue (County Route 2) right-of-way. This requirement was previously required to be processed through the Division of Public Works. Motion passed unanimously.

Condition:

1. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Sixth Avenue (County Route 2) 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			
David Schmetterer		x	x			
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Heritage Industrial Services, Inc. Block 35 Lots 4.101 & 5 Monmouth Road (County Route 537)	Upper Freehold	UFTSP10864 (Also: UFTSP9861)	6-26-26	Request Information
(Proposed Use – Pole Barn Addition to Extend the Gravel Storage Area) (Total Area – 7.38 acres) (Impervious – 0.62 acres existing) <u>+0.65 acres proposed</u> 1.27 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated July 13, 2026.

SCHEDULE 1495F

Monmouth County Development Review Committee
Monday, July 13, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NDC Real Estate Holdings, LLC Block 233 Lot 14.03 Route 34	Howell	HWSP10861	6-22-26	Incomplete
(Proposed Use – 21,075, 7 Unit Flex Use Building) (Total Area – 3.40 acres) (Impervious – 1.42 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. 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.