

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 July 27, 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:
David Schmetterer
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: John Ploskanka, Hassan Maqsood, Tom Fik, Peter Licata, Joseph Kociuba, Paul Impellizeri, Anthony Donatiello

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. Barris and seconded by Ms. Martinelly to adjourn the meeting at 2:44 PM. 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 27, 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
Hall of Records

February 10, 2026

MONMOUTH COUNTY PLANNING
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

February 10, 2026

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1496A, 1496B, 1496C, 1496D, 1496E, 1496F, 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 Schedule 1496A, 1496B, 1496C, 1496D, 1496E, 1496F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1496A, 1496B, 1496C, 1496D, 1496E, 1496F 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 1496A, 1496B, 1496C, 1496D, 1496E, 1496F 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

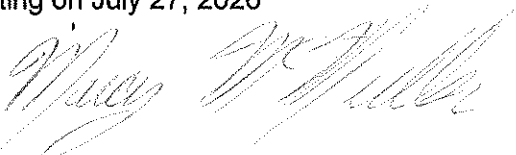
Judy Martinelly

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 July 27, 2026



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1496A

Monmouth County Development Review Committee
Monday, July 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1496B

Monmouth County Development Review Committee
Monday, July 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1496C

Monmouth County Development Review Committee
Monday, July 27, 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 1496D

Monmouth County Development Review Committee
Monday, July 27, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Arya Properties at Brille Bristol, LLC Block 88 Lots 10 & 11 Riverview Drive (County Route 48)	Brielle	BRSB994	7-8-26	4	Request Information
(Proposed Use – 4 Lot Residential Subdivision) (Total Area – 2.04 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated July 27, 2026.

SCHEDULE 1496D

Monmouth County Development Review Committee
Monday, July 27, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Impellizeri Block 5 Lot 6 N. Main Street (County Route 527)	Englishtown	ENMJ839	7-6-26	4	Conditional Preliminary Approval
	(Proposed Use – Single Family) (Total Area – 4.04 acres)				

- Mr. Ettore made a motion seconded by Mr. Baris to grant a waiver from §5.2-3.11, provides that no driveway shall be located within 10 feet of a side property line, whereas the proposed driveway abuts the side property line. The narrow configuration of the lot does not allow for a conforming setback. Motion passed unanimously.
- Mr. Ettore made a motion seconded by Ms. Martinelly to grant a waiver from §5.2-1.2B, provides that no residential driveway width shall be greater than 12 feet, whereas the proposed driveway is 18 feet wide pursuant to the borough's requirements for emergency access driveways. Motion passed unanimously.

Conditions:

1. Receipt of a deed of dedication to widen the N. Main Street (County Route 527) 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 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.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the N. Main Street (County Route 527) 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. This application has been referred to Engineering for preparation of a bond estimate.
3. Receipt of a hold harmless agreement to allow an existing retaining wall and staircase to remain within the N. Main Street (County Route 527) right-of-way. The preparation fee must be submitted prior to the preparation of the agreement. Submit the executed agreement to this office for recording with the Monmouth County Clerk.

SCHEDULE 1496D

Monmouth County Development Review Committee
Monday, July 27, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Edward & Dorothy Morgan Block 46 Lot 15 Easy Street	Howell	HWSB957	7-7-26	13	Preliminary Approval
(Proposed Use – 13 Lot Residential Subdivision) (Total Area – 35.35 acres)					

- Prior to final approval, the applicant shall submit one (1) paper copy of the final plat, the final plat fee, 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			
Andy Martinelly		x	x			
David Schmetterer						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1496E

Monmouth County Development Review Committee
Monday, July 27, 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 (County Route 3)	Aberdeen	ABTSP10818	6-29-26	Conditional Approval
(Proposed Use – Site Improvements to and Existing Santander Bank) (Total Area – 2.59 acres) (Impervious – 0.79 acres total)				

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated July 27, 2026.
2. Receipt of a deed of dedication to widen the Lloyd Road (County Route 3) right-of-way to a distance of 40 feet from the centerline of the right-of-way. The only format acceptable is provided on the Planning webpage at www.visitmonmouth.com. Submit draft deed and description for review and approval (see attached markup). Submit executed deed directly 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						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1496E

Monmouth County Development Review Committee
Monday, July 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for John Haugh Jr. Block 49 Lots 24 & 24.01 Lakewood-Farmingdale Road (County Route 524 & 547)	Howell	HWSP10787 (Also: HWSP10118)	7-8-26	Conditional Approval
(Proposed Use – 8,400 sf. Building for Trade Contractor/Office) (Total Area – 4.68 acres) (Impervious – 0.26 acres existing) + 0.27 acres proposed 0.54 acres total				

Mr. Ettore made a motion, seconded by Mr. Barris to grant a waiver from §5.2-3.1J-9, which provides for a bypass lane where a left turn lane is not warranted, based on traffic volumes and posted speed limits. Constructing a bypass lane is not feasible because the land on the opposite side of the road is State parkland, which prevents widening the right-of-way to accommodate a bypass lane. Motion passed unanimously.

Conditions:

1. Receipt of a deed of dedication to widen the Lakewood-Farmingdale Road (County Route 524/547) 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. 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.
2. Receipt of a performance guarantee to assure satisfactory installation of improvements within the Lakewood-Farmingdale Road (County Route 524/547) 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 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 1496E

Monmouth County Development Review Committee
Monday, July 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AMDDB Enterprise, LLC Block 51 Lots 1 & 2 New Brunswick Ave. (County Route 516)	Matawan	MTSP10869	7-7-26	Conditional Approval
	(Proposed Use – Restaurant) (Total Area – 0.46 acres) (Impervious – 0.17 acres existing) <u>+0.11 acres proposed</u> 0.28 acres total			

Conditions:

1. Receipt of a deed of dedication to widen the New Brunswick Avenue (County Route 516) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including the 25-foot corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and description to this office for review and approval prior to recording.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along the New Brunswick Avenue (County Route 516) 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 letter requesting withdrawal of conditional approval granted for Site Plan Application No. MTSP10097.

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

SCHEDULE 1496E

Monmouth County Development Review Committee
Monday, July 27, 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 (Proposed Use – Cidery) (Total Area – 9.02 acres) (Impervious – 0.45 acres existing) <u>+ 0.20 acres proposed</u> 0.65 acres total	MSSP10508	6-23-26	Request Information

The Development Review Committee carried action on the following waiver requests pending receipt of a letter from the owner of lot 16.01 assenting to the proposed driveway setback and driveway width:

1. §5.2-3.1I, which provides that driveways must be located at least 10 feet from the side property line, whereas 0 feet is proposed.
2. §5.2-3.1J-3, which provides that commercial driveways shall be 24 feet wide, whereas the proposed driveway is 12 feet wide.

The applicant shall address the following:

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

SCHEDULE 1496E

Monmouth County Development Review Committee
Monday, July 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Genesis Redevelopment, LLC Block 18 Lot 1 Memorial Drive (County Route 40)	Neptune City	NCSP10292	5-26-26	Conditional Approval
(Proposed – Multi-Family Residential – 7 dwelling units) (Total Area- 0.518 acres) (Impervious Area – 0.285 acres new proposed)				

The applicant requested a waiver to provide an easement in lieu of a dedication for the right-of-way widening of Memorial Drive (County Route 40A). The applicant's engineer stated that a dedication would compromise the ability to manage stormwater runoff as the applicant proposed stormwater management, fencing, and landscaping within the right-of-way. Mr. Ettore made a motion seconded by Ms. Martinelly to grant the waiver, but requested the proposed fence be moved out of the existing right-of-way area. Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated July 27, 2026.
2. Receipt of a recorded deed of easement for the widening of the Memorial Drive (County Route 40A) 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. 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
3. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Memorial Drive (County Route 40A) 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 1496E

Monmouth County Development Review Committee
Monday, July 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Universal Group Company 1636 Holdings, Inc. Block 41 Lots 23, 38.02, 38.03 Old York Road (County Route 539)	Robbinsville (Proposed Use – Convenience Store w Car/Truck Fuel Sales and Retail Store) (Total Area – 4.86) (Impervious – 0.46 acres existing) <u>+2.05 acres proposed</u> 2.51 acres total	ROSP10862	7-1-26	Advisory Comments

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 July 27, 2026.
 2. Comments in the memorandum prepared by Elias Sarrinikolaou, dated July 24, 2026.
- The DRC suggested that representatives of the Township of Robbinsville, Mercer and Monmouth counties, and the applicant should meet to discuss traffic concerns related to the proposed development. All traffic concerns must be satisfactorily addressed before a road opening permit may be issued.

SCHEDULE 1496E

Monmouth County Development Review Committee
Monday, July 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Bailey Development, LLC Block 799 Lot 44 Atlantic Ave. (County Route 524)	Wall (Proposed Use – Parking Improvements) (Total Area – 2.02 acres) (Impervious – 0.54 acres existing) <u>+0.03 acers proposed</u> 0.56 acres total	WSP10865 (Also: WSP10097)	6-29-26	Final Approval
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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 1496F

Monmouth County Development Review Committee
Monday, July 27, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for OMPI, LLC Block 88 Lot 3 Route 35	Wall (Proposed Use – Wawa Food Market & Fueling Station) (Total Area – 2.35 acres) (Impervious – 0.90 acres existing) <u>+0.82 acres proposed</u> 1.72 acres total	WSP10871	7-13-26	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. An application fee in the amount of \$890.00. Your fee was calculated by 65 parking spaces X \$6.00 + \$500.00 = \$890.00. Please make check payable to the Treasurer of Monmouth County.