

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:01PM on August 10, 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, Victor Furmanec, Kyle DeGroot, Marisa McBride, Vince Cardone, Thomas Lombardi, Michael Brusca

Attending in person: John Ploskonka, Hassen Moqsood, Brian Powers, David Boesch, Niall O'Briend, Chris Olson

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 Ms. Martinelly and seconded by Mr. Ettore to adjourn the meeting at 2:45PM. 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 AUGUST 10, 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 1497A, 1497B, 1497C, 1497D, 1497E, 1497F 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 1497A, 1497B, 1497C, 1497D, 1497E, 1497F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1497A, 1497B, 1497C, 1497D, 1497E, 1497F, 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 1497A, 1497B, 1497C, 1497D, 1497E, 1497F, 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. Barris and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Joseph Ettore, PE

Marcy McMullen

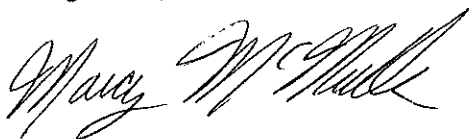
Judy Martinelly

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 August 10, 2026.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1497A

Monmouth County Development Review Committee
Monday, August 10, 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 1497B

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for One Peninsula LLC Block 17 Lots 1 & 2 Ocean Ave. & Peninsula Ave.	Sea Bright	SBSP10870 (Also: SBSB1035)	7-22-26	County Approval Not Required
	(Proposed Use – 5 Three Story Duplexes) (Total Area – 0.49 acres) (Impervious – 0.27 acres existing) <u>-0.02 acres proposed</u> 0.26 acres total			

SCHEDULE 1497C

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision Plan for Roman Blyznyuk Block 30 Lot 2.01 Dutch Lane Road (County Route 46)	Freehold Township (Proposed Use – Single Family Residential) (Total Area – 3.20 acres) (Impervious – 0.17 acres total)	FRTSB1029	7-17-26	2	Request Information
Subdivision for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road County Bridge MN-2, MN-65	Manalapan (Proposed Use – Redevelopment of Gaitway Farms)) (Total Area – 65.79 acres) (Impervious – 8.29 acres existing)	MNSB1021 (Also: MNSP10835 MNSP10836)	4-9-26	3	Conditional Final Approval

Conditions:

- Comments in the memorandum prepared by Michael Brusca, dated August 10, 2026.
- Receipt of a recorded updated deed of easement for bridge maintenance and reconstruction of County Structure MN-2. 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.
- Receipt of a recorded updated deed of easement for bridge maintenance and reconstruction of County Structure MN-65. 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.
- The applicant shall submit a certified or bank check in the amount of **\$18,400.76**, made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure MN-22, 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 County Drainage Structure. The analysis for determining the proportionate share contribution is attached.

SCHEDULE 1497C

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
(CONT'D)					
Subdivision for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road County Bridge MN-2, MN-65	Manalapan	MNSB1021 (Also: MNSP10835 MNSP10836)	4-9-26	3	Conditional Final Approval

5. The applicant shall submit a certified or bank check in the amount of **\$306,625.00**, made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure MN-65, 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 County Drainage Structure. The analysis for determining 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						
Michael Nel						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1497D

Monmouth County Development Review Committee
Monday, August 10, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for One Peninsula LLC Block 17 Lots 1 & 2 Ocean Ave. & Peninsula Ave.	Sea Bright	SBSB1035 (Also: SBSP10870)	7-22-26	5	Conditional Preliminary Approval

(Proposed Use – 5 Three Story Duplexes)
(Total Area – 0.49 acres)

	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

SCHEDULE 1497E

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jerry LoPresti Block 7 Lot 50 Church Street (County Route 526)	Allentown	ATSP10530	7-23-26	Request Information
(Proposed Use – Restaurant Expansion & Parking Lot Modification) (Total Area – 0.34 acres) (Impervious – 0.66 acres existing) <u>-0.02 acres proposed</u> 0.64 acres total				

The applicant seeks Amended Conditional Approval for proposed changes to the site layout, including the addition of Lot 45 to the application. As such, the conditions listed in the July 14, 2025, Conditional Approval letter still apply. Please note the following:

- All engineering comments have been addressed, and the application has been referred to Engineering for preparation of a bond estimate. The current action was due to lack of information regarding the required widening of the adjacent county right-of-way. However, it was subsequently determined that a waiver from this requirement was granted on July 22, 2024. The application has been scheduled for action on August 24, 2026.

Site Plan for NJ American Water Company, Inc. Block 35 Lot 6.01 Swimming River Road (County Route 50) Bridge # S-14	Colts Neck	CNSP10848	7-24-26	Final Approval
(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				

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	x			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1497E

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road & Hillcrest Ave. (County Bridge H-14)	Holmdel	HLSP10732	7-16-26	Final Approval
(Proposed Use – Gym & Classroom Improvements) (Total Area – 21.68 acres) (Impervious – 6.83 acres existing) <u>-0.23 acres proposed</u> 6.60 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		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

Site Plan for 32 Southard Avenue, LLC Block 219 Lot 8 Southard Avenue	Howell	HWSP10507	7-22-26	Final Approval
(Proposed Use – Warehouse) (Total Area – 14.97 acres) (Impervious – 5.27 acres existing) <u>+ 5.40 acres proposed</u> 10.67 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	x			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1497E

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NDC Real Estate Holdings, LLC Block 233 Lot 14.03 Route 34	Howell (Proposed Use – 21,075, 7 Unit Flex Use Building) (Total Area – 3.40 acres) (Impervious – 1.42 acres new proposed)	HWSP10861	6-22-26	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	x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

Site Plan for Haji Holdings, LLC Block 178 Lot 36.02 Adelphia-Farmingdale Road (County Route 524)	Howell (Proposed Use – Pavilion and Walkway Expansion) (Total Area – 3.90 acres) (Impervious – 1.90 acres existing) <u>+ 0.01 acres proposed</u> 1.91 acres total	HWSP10872	7-15-26	Request Information
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The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 10, 2026.

SCHEDULE 1497E

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SCI- NJ Funeral Services, LLC Block 37 Lots 1 & 2 Wilson Avenue (County Route 527)	Manalapan	MNSP5287B (also MNSP5287A)	7-13-26	Conditional Approval
(Proposed Use – Funeral Home) (Total Site Area – 4.41 acres) (Impervious Area – 0.794 acres existing) <u>+0.906 acres proposed</u> 1.701 acres total				

Mr. Ettore made a motion seconded by Ms. Martinelly to grant a waiver to accept an easement instead of a dedication because a dedication would create a nonconforming bulk condition. Motion passed unanimously.

Conditions:

1. Receipt of a recorded deed of easement for the widening of the Wilson Avenue (County Route 527) 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 the satisfactory installation of the required improvements along and within the Wilson Avenue (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 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 1497E

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3200 US Highway 9, LLC Block 9 Lot 3 Main Street & Broad Street (County Route 516)	Matawan	MTSP10830	7-13-26	Request Information

(Proposed Use – Reconfigure Existing Building to 2 Residential Apartments & 1 Office)
(Total Area – 0.22 acres)
(Impervious – 0.13 acres existing)
+ 0.06 acres proposed
0.19 acres total

The applicant's waiver requests were carried as staff requested to see an alternative analysis as it relates to the potential for shared parking with the neighboring lot (Lot 3).

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated August 10, 2026.

Site Plan for Black & Veatch Block 31 Lot 2 Shrewsbury Ave. (County Route 13)	Shrewsbury Borough	SHSP10821	7-23-26	Final Approval
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(Proposed Use – Solar Carports and Accessory Equipment in Existing Parking Lot)
(Total Area – 1.50 acres)
(Impervious – 0.65 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

SCHEDULE 1497E

Monmouth County Development Review Committee
Monday, August 10, 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 OMPI, LLC Block 88 Lot 3 Route 35	Wall	WSP10871	7-124-26	Final Approval
(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				

	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 1497F

Monmouth County Development Review Committee
Monday, August 10, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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