

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 September 14, 2026, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

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

Members Absent:
Charles Casagrande

Alternates Absent:
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: no members of the public attended.

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 2:20PM. 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 SEPTEMBER 14, 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 1499A, 1499B, 1499C, 1499D, 1499E, 1499F 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 1499A, 1499B, 1499C, 1499D, 1499E, 1499F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1499A, 1499B, 1499C, 1499D, 1499E, 1499F 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 1499A, 1499B, 1499C, 1499D, 1499E, 1499F 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

Charles Casagrande

Joseph Ettore, PE (Arrived at 2:07 PM)

Judy Martinelly

Marcy McMullen

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 September 14, 2026.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1499A

Monmouth County Development Review Committee
Monday, September 14, 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 1499B

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 208 Main Street Block 2402 Lots 1, 2, & 16 Main Street	Asbury Park	APSP10883 (Also: APSP9255)	8-24-26	County Approval Not Required
	(Proposed Use – Proposed Building Addition to Existing Bar/Restaurant) (Total Area – 0.41 acres) (Impervious 0.41 acres existing) <u>0 acres proposed</u> 0.41 acres total			
Site Plan for Brighton-KB, LLC Block 341 Lot 2 Washington Street	Long Branch	LBSP10882	8-21-26	County Approval Not Required
	(Proposed Use - Two- Story Office/Warehouse Building) (Total Area – 0.69 acres) (Impervious – 0.05 acres existing) <u>0.20 acres proposed</u> 0.25 acres total			
Site Plan for New Hope Foundation, Inc. Block 217 Lots 14 & 15 Chelsea Ave.	Long Branch	LBSP10885	8-26-26	County Approval Not Required
	(Proposed Use – Men's Halfway House and Wellness Center) (Total Area – 0.62 acres) (Impervious - 0.27 acres existing) <u>+ 0.18 acres proposed</u> 0.45 acres total			
Site Plan for G&B LLC Block 802 Lot 2 Route 66	Neptune Township	NSP10887	9-9-26	County Approval Not Required
	(Proposed Use – Fast Food Restaurant – 7 Brew Coffee Shop with Drive Thru) (Total Area – 5.04 acres existing) (Impervious – 0.42 acres existing) -0.33 acres proposed 0.09 acres total			

SCHEDULE 1499C

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Brian Licalsi Block 229 Lot 2 16th Avenue (County Route 18)	Belmar (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.33 acres)	BLSB1037	8-21-26	2	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 14, 2026.

Subdivision for 405 Old Bridge Road, LLC Block 8 Lot 2 Old Bridge Road (County Route 20)	Brielle (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.63 acres)	BRSB1038	8-21-26	2	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 14, 2026.

*Attorney Aikins recused himself from this application

SCHEDULE 1499C

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael Coma Block 105 Lot 28 Jackson Mills Road (County Route 23)	Freehold Township (Proposed Use – Lot Line Adjustment) (Total Area – 9.42 acres)	FRTSB1036	8-21-26	2	Conditional Final Approval

Conditions:

1. Receipt of a deed of dedication to widen the Jackson Mills Road (County Route 23) 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.

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

SCHEDULE 1499D

Monmouth County Development Review Committee
Monday, September 14, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1499E

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tulsi Restaurant, LLC Block 81 Lot 2 Elton Adelphia Road (County Route 524)	Freehold Township	FRTSP10880	8-18-26	Request Information
(Proposed Use – Renovate an Existing Burger King Restaurant) (Total Area – 11.70 acres) (Impervious – 9.10 acres existing) <u>0 acres proposed</u> 9.10 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 14, 2026.

Site Plan for NJ Natural Gas Company Block 41 Lots 9.01, 10-12, 16, 18 & 18.01 Lakewood Farmingdale Road (County Route 547)	Howell	HWSP10853 (Also:- HWSP362E)	8-17-26	Conditional Approval
(Proposed Use – Construction of New Heater Building & Spill Containment Improvements) (Total Area – 103.25) (Impervious – 25.43 acres existing) <u>0 acres proposed</u> 25.43 acres total				

Conditions:

1. Receipt of a recorded deed of dedication for the widening of the Lakewood-Farmingdale Road (County Route 547) right-of-way to a distance of 40 feet from the centerline of the right-of-way. The draft deed and description were deemed satisfactory. Submit the executed deed directly to this office for recording with the Monmouth County Clerk.

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

SCHEDULE 1499E

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 336 Ocean Blvd. Block 214 Lot 9 Ocean Blvd. (County Route 57)	Long Branch	LBSP10881	8-21-26	Request Information
	(Proposed Use – 4 Unit - Multi-Family Residential) (Total Area – 0.40 acres) (Impervious – 0.12 acres existing) <u>0.07 acres proposed</u> 0.19 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 14, 2026.

Site Plan for 167 Main Street, LLC Block 23 Lot 2.01 Main Street (County Route 516)	Matawan	MTSP10875	8-20-26	Request Information
	(Proposed Use – 7 Unit - Multi-Family Residential) (Total Area – 0.32 acres) (Impervious – 0.08 acres existing) <u>+0.14 acres proposed</u> 0.22 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 14, 2026.

SCHEDULE 1499F

Monmouth County Development Review Committee
Monday, September 14, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bennett Road Associates Block 168 Lot 26 Bennett Road	Howell	HWSP10884	8-25-26	Incomplete
	(Proposed Use – Warehouse & Flex Space) (Total Area 0 17.51) (Impervious – 1.14 acres existing) <u>+2.76 acres proposed</u> 3.90 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. An application fee in the amount of \$1,575.00.
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.