

DEVELOPMENT REVIEW COMMITTEE MEETING

The Monmouth County Development Review Committee Reorganization Meeting was called to order at 2:05PM on February 9, 2026, in the offices of the Monmouth County Planning Board.

A motion was made by Ms. Martinelly and seconded by Mr. Ettore to nominate Ms. Marcy McMullen as Chairperson for the Development Review Committee of the 2026 calendar year. A motion was made by Mr. Schmetterer and seconded by Ms. Martinelly to close nominations for Chairperson. Motion passed unanimously.

A motion was made by Ms. McMullen and seconded by Mr. Ettore to nominate Ms. Judy Martinelly as Vice-Chairperson for the Development Review Committee of the 2026 calendar year. A motion was made by Mr. Schmetterer and seconded by Mr. Schatzle to close nominations for Vice-Chairperson. Motion passed unanimously.

A motion was made by Mr. Schatzle and seconded by Ms. Martinelly to adopt the Monmouth County Development Review Committee Meeting Schedule for February 2026 – January 2027. Motion passed unanimously.

Committee members in attendance were:

Joseph Barris, PP, AICP, CFM – (arrived late at 3:04PM)

Joseph Ettore, PE – (left early at 3:00PM)

Marcy McMullen (Virtual)

Judy Martinelly

Michael Nei – (arrived late at 3:04PM)

David Schmetterer

Jim Schatzle (Virtual)

Alternates Absent:

Charles Casagrande

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

DRC COMPLIANCE STATEMENT

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 5, 2026, the scheduled meeting for February 9, 2026 was advertised in The Coast Star.
- 2) On February 5, 2026, the scheduled meeting for February 9, 2026 was advertised as The Asbury Park Press.
- 3) On February 5, 2026, a notice of the February 9, 2026 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. Nei and seconded by Ms. Martinelly to adjourn the meeting at 3:45PM. Motion passed unanimously.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1485A, 1485B, 1485C, 1485D, 1485F by the Committee, Mr. Nei 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 1485A, 1485B, 1485C, 1485D, 1485F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1485A, 1485B, 1485C, 1485D, 1485F 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 1485A, 1485B, 1485C, 1485D, 1485F 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
- Marcy McMullen (Virtual)
- Judy Martinelly
- Michael Nei

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 February 9, 2026.



Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1485A

Monmouth County Development Review Committee
Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for William & Marisa Cleary Block 65.01 Lot 29 Rankin Road	Brielle (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.69 acres)	BRSB1006	1-20-26	2	Exempt
Subdivision for 1120 Farmingdale Road, LLC Block 138.09 Lot 1 Fort Plains Road	Howell (Proposed Use - 3 Lot Residential Subdivision) (Total Area – 1.62 acres)	HWSB1007	1-28-26	3	Exempt
Subdivision for MCRAHO, LLC Block 10 Lots 36-39 Windermere Avenue	Interlaken (Proposed Use – Lot Line Adjustment) (Total Area – 3.09 acres)	ISB1005	1-20-26	3	Exempt
Subdivision for Allegra Moadeb-Cojab Block 123.01 Lot 55.03 Green Grove Road	Tinton Falls (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.91 acres)	TFSB1009	2-4-26	2	Exempt

SCHEDULE 1485B

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Caesar Revano Block 117 Lot 14 12 th Avenue	Belmar (Proposed Use – 3 Unit Residential Townhomes) (Total Area – 0.17 acres) (Impervious – 0.095 acres existing <u>+0.028 acres proposed</u> 0.123 acres total	BLSP10805	1-22-26	County Approval Not Required
Site Plan for AutoZone 10653 Block 533 Lot 8 Wilson Ave.	Middletown (Proposed Use – Change of Tenancy to Retail Store) (Total Area – 1.78 acres) (Impervious – 1.123 acres existing) <u>+0.688 acres proposed</u> 1.812 acres total	MDSP10807	1-28-26	County Approval Not Required
Site Plan for WF Ocean Development, LLC Block 34 Lot 4 Highway 35	Ocean (Proposed Use – Bank Building with a Dunkin Restaurant) (Total Area – 1.28 acres) (Impervious – 1.08 acres existing <u>-0.10 acres proposed</u> 0.98 acres total	OSP10804	1-22-26	County Approval Not Required

SCHEDULE 1485B

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Township of Ocean Fire District #2 Block 114 Lots 1,2,3,4.04,4.02,5,6,7,&12 Sunset Avenue	Ocean (Proposed Use - Addition to Existing Firehouse) (Total Area – 1.11 acres) (Impervious – 0.88 acres existing) <u>+0.002 acres proposed</u> 0.89 acres total	OSP10811	2-5-26	County Approval Not Required
Site Plan for Springpoint @ The Atrium, Inc. Block 7 Lots 12.03 & 12.04 Riverside Avenue	Red Bank (Proposed Use - Reconstruct Existing Promenade, Bulkhead, Pier & Floating Dock with Expansion of Pier/Dock) (Total Area – 2.45 acres) (Impervious – 1.423 acres existing) <u>0 acres proposed</u> 1.423 acres total	RBSP10806	1-23-26	County Approval Not Required
Site Plan for John Phillips Block 72 Lot 15 Hwy 71	Spring Lake Heights (Proposed Use – Renovate & Constuct Existing Buildings, Walkways & Driveway) (Total Area – 0.18 acres) (Impervious – 0.098 acres existing) <u>-0.009 acres proposed</u> 0.089 acres total	SLHSP10808	1-29-26	County Approval Not Required

SCHEDULE 1485C

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Alfano Renovations & Building, LLC Block 305 Lot 18.111 & 18.112 Tennent Road (County Route 3)	Marlboro (Proposed use – Single Family Residential) (Total Area – 2.294 acres)	MR559 ROW4019	1-20-26	2	Conditional Amended Final Approval

Conditions:

1. Comments in the memorandum prepared by Michael T. Brusca, dated February 6, 2026.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Tennent Road (County Route 3) 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		x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 Colts Neck Road (County Route 537)	Colts Neck (Also: CNMJ715, CNSP10060)	CNMJ849	1-8-26	4	Request Information
(Proposed Use – Residential) (Total Area – 15.52 acres)					

The Development Review Committee carried the applicant's design waiver request to February 23, 2026. A waiver is required from §5.2-2.1B (Alternate Access), which provides that access to a county road shall not be permitted if the subdivision also abuts a municipal road and access to the municipal road can be reasonably provided.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated February 6, 2026.

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian at Estates at Brock Farms, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	1-14-26	171	Request Information
(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.38 acres)					

Development Review Committee voted to approve the following design waivers:

- §5.2-2F-1 provides that no portion of a proposed street shall be located within 10 feet of a side property line, whereas the Road "A" encroaches into the required setback.
- §5.2-3.1I provides that no portion of a driveway shall be located within 10 feet of a side property line. The proposed driveway on Lot 20.02 is located within the required setback.

A motion was made by Mr. Ettore and seconded by Ms. Martinelly to approve the waivers. Motion passed unanimously.

The DRC postponed acting on the following waiver request pending resolution of issues concerning the description of metes and bounds for the right-of-way widening:

- §5.1-1 requires the right-of-way width of a county road that abuts a proposed subdivision to conform to the right-of-way widths designated on the Monmouth County Road Plan. The subdivision plan proposes a right-of-way widening easement whereas a right-of-way widening dedication is required.

The DRC previously granted a waiver on February 24, 2025, allowing "Road D" to be located within 10 feet of the side property line in view of the narrowness of the lot and the absence of access along Monmouth Road to the neighboring Golden Meadows subdivision.

The need for a waiver from §5.2-2.2E, which requires an onsite vehicle turnaround for driveways so that vehicles are not forced to back out into the county road, was eliminated by relocating the proposed driveway for Block 91, Lots 16 and 17 from Monmouth Road to proposed Road "A." This revision allows for sufficient space to provide an onsite vehicle turnaround area.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated February 6, 2026.
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated January 27, 2026.

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Elton Point Partnership Block 84.01 Lot 9.03 Monmouth Road (County Route 537)	Manalapan (Proposed Use – Single Family Residential) (Total Area – 23.49 acres)	MNMJ802	11-25-25	5	Request Information

The Development Review Committee voted on the following waivers:

- §5.1-1, which requires a dedication of land to widen the right-of-way of an abutting county road to its master plan width. The applicant proposed an easement in place of a dedication as a dedication would create nonconforming front yard setbacks. Motion was made by Mr. Ettore and Seconded by Mr. Schmetterer to grant the waiver. Motion passed unanimously.
- §5.2-2.1B (Alternate Access), which provides that access to a county road shall not be permitted if the subdivision also abuts a municipal road and access to the municipal road can be reasonably provided. The site contains significant areas of freshwater wetlands, which do not allow the provision of a single site access from Shira Lane. Four of the proposed lots will gain access via two shared driveways along Monmouth Road. Mr. Ettore made a motion seconded by Ms. Martinelly to grant the waiver. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated February 6, 2026.

Subdivision for Bio Investment Group, LLC Block 33.13 Lots 5, 29, 30 & 31 West Park Avenue (County Route 14)	Ocean (Proposed Use – Residential Major Subdivision) (Total Area – 2.58 acres)	OSB984	1-13-26	8	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated February 6, 2026.

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Old Orchard Property, LLC Block 2701 Lot 69.01 Route 36	Eatontown	ETSP10798 (Also: ETSB878)	1-13-26	Final Approval
	(Proposed Use – New Car & Truck Sales) (Total Area – 5.00 acres) (Impervious – 0.15 acres existing) <u>+4.05 acres proposed</u> 4.20 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						
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer						
Michael Nei		x	x			
James Schatzle						
Charles Casagrande						

Site Plan for The Willows at Jackson Mills Block 83 Lot 9 Jackson Mills Road (County Route 23)	Freehold Township	FRTSP10323	12-5-25	Request Information
	(Proposed – 46 Multi-Family Residential Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)			

Mr. Ettore made a motion seconded by Mr. Schmetterer to grant a waiver from §5.2-3.11, which permits one driveway along a county road and a separation of at least 550 feet where two driveways are permitted. The applicant seeks a waiver to enable the construction of a second, right-out only, driveway that would be separated by less than 550 feet from the primary site access. Correspondence received from Freehold Township’s engineer states the township’s Planning Board found the second driveway would serve to reduce traffic and queue time at the Polo Club Drive intersection. Motion passed unanimously.

The review of revised plans received on February 3, 2025, has been scheduled for review at the February 23, 2026, DRC meeting.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated February 9, 2026.

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Flagship NJ Propco, LLC Block 211 Lots 7.01 & 8.01 Holmdel Road (County Route 4)	Hazlet (Proposed Use – Spotless Car Wash) (Total Area – 4.36 acres) (Impervious – 1.93 acres existing) <u>-0.46 acres proposed</u> 1.47 acres total	HZSP10731	1-2-26	Request Information

The Development Review Committee postponed acting on the following waivers pending receipt of correspondence from NJDOT concerning its jurisdiction along the site frontage:

- §5.2-3.11, which permits one driveway to a county road. Applicant proposes two driveways.
- §5.3-12 (Utility Poles), which provides that utility poles shall be located a minimum six feet from the edge of pavement.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated January 26, 2026.
2. The applicant shall provide a copy of NJDOT correspondence concerning jurisdiction and access at the northerly driveway.

Site Plan for Atlantic Auto Body Block 41 Lot 14.03 Lakewood-Farmingdale Road (Country Route 547)	Howell (Proposed Use – Auto Body Repair) (Total Area – 1.54 acres) (Impervious – 0.85 acres existing) <u>-0.07 acres proposed</u> 0.78 acres total	HWSP10616	1-7-26	Request Information
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The applicant shall address the following:

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

SCHEDULE 1485D

Monmouth County Development Review Committee
Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Center for Education NJ Block 42 Lot 43 Lakewood-Farmingdale Road (County Route 547)	Howell	HWSP10749	1-22-26	Request Information

(Proposed Use – School for Special Needs Students)
(Total Area – 25.95 acres)
(Impervious – 1.97 acres existing)
+0.17 acres proposed
1.14 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated February 9, 2026.

Site Plan for Vanderveer Industrial Partners, LLC Block 168.01 Lot 6 Industrial Court	Howell	HWSP10801 (Also: HWSP10626, HWSP10615, HWSP10234, HWSB894)	1-16-26	Conditional Approval
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(Proposed Use – 38,000 SF Warehouse)
(Total Area – 3.12 acres)
(Impervious – 1.57 acres new proposed)

Conditions:

1. Receipt of the applicant's proportionate share (\$26,850.60) of the total cost of replacing County Drainage Structure HL-4.

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

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Collier Services, Inc. Block 153 Lots 38 & 47 Conover Street County Bridge # ML-1, ML-43, ML-59	Marlboro	MRSP10799 (Also MRSP6747A, MRSP6747B)	1-14-26	Final Approval

(Proposed Use – Construction of a Pavilion on a Concrete Pad)
 (Total Area – 255.07 acres)
 (Impervious – 3.40 acres existing)
+0.08 acres proposed
 3.48 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						
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
Michael Nei			x			
James Schatzle						
Charles Casagrande						x

Site Plan for Bedord Investors, LLC Block 491 Lot 40.01 Leonardville Road (County Route 516)	Middletown	MDSP10803	1-22-26	Request Information
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(Proposed Use – Minor Site Improvements)
 (Total Area – 485 acres)
 (Impervious – 3.26 acres existing)
0 acres proposed
 3.26 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated February 9, 2026.

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 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	1-6-26	Request Information
(Proposed – Multi-Family Residential – 7 dwelling units) (Total Site Area- 0.518 acres) (Impervious Area – 0.285 acres new proposed)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated February 9, 2026.

Site Plan for Jersey Shore University Medical Center Block 1201 Lots 1, 2, 4 & 5 Route 33	Neptune Township	NSP10687	1-7-26	Amended Final Approval 4-28-25
(Proposed Use – Parking Garage & Perioperative Expansion East) (Total Area – 34.59) (Impervious – 26.08 acres new proposed)				

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

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Aaron Morgan Block 3301 Lots 8 & 12 West Bangs Avenue (County Route 17)	Neptune (Proposed Use – Parking Lot Expansion) (Total Area – 2.60 acres) (Impervious – 1.28 acres existing) <u>+0.16 acres proposed</u> 1.44 acres total	NSP10742	1-15-26	Conditional Approval

Conditions:

1. Comments in the memorandum prepared by Michael Brusca, dated February 9, 2026.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the W. Bangs Avenue (County Route 17) 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. The application will be referred to Engineering for the preparation of a bond estimate after Condition #1 has been satisfied.
3. Receipt of a deed of dedication to widen the W. Bangs Avenue (County Route 17) 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 shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for recording.

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

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AKL Home Management Block 198 Lot 1 Union Ave. (County Route 39)	Union Beach	UBSP10677	1-23-26	Conditional Approval
	(Proposed Use – Mixed Use) (Total Area – 0.26 acres) (Impervious – 0.13 acres existing) <u>+0.04 acres proposed</u> 0.17 acres total			

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements in the Union Avenue (County Route 39) 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 the preparation of a bond estimate.
2. Receipt of a deed of dedication to widen the Union Avenue (County Route 39) 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 shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for recording.

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

SCHEDULE 1485D

Monmouth County Development Review Committee
 Monday, February 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for KJR Investments, LLC Block 35 Lot 4.03 Monmouth Road (County Route 537)	Upper Freehold (Proposed Use – 18,500 SF Automotive Recycling Facility with Parking & Associated Site Improvements) (Total Area – 4.89 acres) (Impervious – 0.46 acres existing) <u>+1.91 acres proposed</u> 2.37 acres total	UFTSP10794	1-7-26	Request Information

The Development Review Committee (DRC) voted on the following waivers:

- §2.4-6 (Roadway and Driveway Plan and Profiles): This waiver was granted on the basis that the required information is adequately shown on the grading plan. Mr. Ettore made a motion seconded by Ms. Martinelly to grant the waiver. Motion passed unanimously.
- §2.4-7 (Roadway and Driveway Cross Sections): This waiver was granted on the basis that the required information is adequately shown on the grading plan. Mr. Ettore made a motion seconded by Mr. Schmetterer to grant the waiver. Motion passed unanimously.
- §5.1-1 (Road Rights-of-way): This waiver was granted to allow the provision of a right-of-way widening easement instead of a dedication. Mr. Ettore made a motion seconded by Ms. Martinelly to grant the waiver. Motion passed unanimously.

The DRC deferred acting on the applicant's request to waive the requirement to widen the roadway to a half-width distance of 20 feet pending submittal of a revised plan that provides a corner radius at the site access that accommodates the turning movements of tractor trailer trucks.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated February 9, 2026.

SCHEDULE 1485F

Monmouth County Development Review Committee
 Monday, February 9, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Burchet Inc. Block 43 Lots 18 & 19 Route 33 Public Works Building	Freehold Township	FRTSP10800	1-15-26	Incomplete
	(Proposed Use – Improvements at Solid Waste & Recovery Facility) (Total Area – 22.76 acres) (Impervious – 0.08 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. One (1) copy of the updated Site Plan Application Form (Addendum B-1), of which can be found on the Division of Planning webpage at www.visitmonmouth.com. **The application form that was submitted is no longer 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.

Site Plan for Fogo De Chao Block 69.01 Lot 18.01 Freehold-Smithburg Road (County Route 537)	Freehold Township	FRTSP10809	2-4-26	Incomplete
	(Proposed Use – Fogo De Chao Restaurant) (Total Area – 151.47acres) (Impervious – 77.89 acres existing) <u>0 acres proposed</u> 77.89 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. One (1) additional set of site plans.
2. An application fee in the amount of \$500.00. Please make check payable to the Treasure of Monmouth County.

SCHEDULE 1485F

Monmouth County Development Review Committee
Monday, February 9, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Beachway Avenue Realty, LLC Block 184 Lot 1 Beachway Avenue	Keansburg	KSSP10802	1-21-26	Incomplete
	(Proposed Use – 64 Unit Multi-Family Residential) (Total Area – 2.71 acres) (Impervious – 0.89 acres existing) <u>+1.11 acres proposed</u> 2.00 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. One (1) copy of the updated Site Plan Application Form (Addendum B-1), of which can be found on the Division of Planning webpage at www.visitmonmouth.com. **The application form 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.
3. 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.

Subdivision for Ocean Song Long Branch, LLC Block 229 Lots 21, 22, & 23 Morris Ave	Long Branch	LBSB1004	1-16-25	Incomplete
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.65 acres)			

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. Two (2) separate subdivision layout plans signed and sealed. This is an exempt 2 lots subdivision. An application fee of \$100.00 is required. Please make check payable to the Treasure of Monmouth County.
2. One (1) copy of the Site Plan Application Form (Addendum B-1), which can be found on our webpage at www.visitmonmouth.com. Please refer to the fee schedule under Multi-Family Residential to determine your fee.
3. An update site layout plan limited to proposed improvements on Lot 22.15.
4. One (1) copy of the Submission Checklist (Addendum B-3) of which can be found on the Division of Planning website at www.visitmonmouth.com.