DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05PM on March 10, 2025 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
Jim Schatzle (Remote)

Members Absent:
None

Alternates Absent:
Charles Casagrande

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

Attending in person: Robert Kee, Robert Rupinsk, Sal Alfieri, Andrew Comi, Anthony Storrow, Chet DiLorenzo, Jake Russo

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 6, 2025, 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) Also, on February 6, 2025, a copy was emailed to The Asbury Park Press, and on January 30, 2025, 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.

Mr. Barris stated that he will be meeting with the Commissioners, and that Volume I of the Development Review Regulations will be moving forward.

There being no further business, a motion was made by Mr. Ettore and seconded by Ms. Martinelly to adjourn the meeting at 3:25PM. 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 MARCH 10, 2025 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

THE COAST STAR:	**February 6, 2025**

EMAILED TO:

THE ASBURY PARK PRESS:	**February 6, 2025**

POSTED:

COMMISSIONER'S BULLETIN BOARD Hall of Records	**January 30, 2025**
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	**January 30, 2025**

2025

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1463A, 1463B, 1463C, 1463D, 1463F 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 1463A, 1463B, 1463C, 1463D, 1463F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1463A, 1463B, 1463C, 1463D, 1463F 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 1463A, 1463B, 1463C, 1463D, 1463F 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. Ettore 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 March 10, 2025

Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1463A

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Robert Madison Block 138 Lot 7 Liberty Place	Hazlet (Proposed Use – Residential (Total Area – 0.389)	HZSB926	2-26-25	2	Exempt

SCHEDULE 1463B

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.03 Route 66	Neptune Township (Proposed Use – Take-Out Restaurant) (Total Area – 2.53 acres) (Impervious – 0.98 acres new proposed)	NSP10669	2-12-25	County Approval Not Required
Site Plan for Bask Wellness Holdings Wall, LLC Block 151 Lot 12 Route 35	Wall (Proposed Use – Commercial) (Total Area – 0.54 acres) (Impervious – 0.33 acres existing) +0.02 acres proposed 0.35 acres total	WSP10685	3-6-25	County Approval Not Required

SCHEDULE 1463C

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Neil & Monica Slattery Block 225 Lot 7 **Belmar Boulevard** **(County Routes 524/547**	Howell (Proposed Use – Two Lot Subdivision) (Total Area – 0.725 acres)	HW1444 ROW4045	2-14-25	2	Amended Conditional Final Approval

The applicant shall address the following comments and conditions:

1. Comments in the memorandum prepared by Michael T. Brusca, dated March 10, 2025
2. Receipt of a performance guarantee in the amount of **$13,602.60** to assure the installation of improvements within Belmar Boulevard (County Route 18) right-of-way. Ten percent, or **$1,360.26,** is required to be in the form of a bank/certified check. The remaining amount (**$12,242.34)** may be in the form of a surety 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 inspection fee (**$272.05)** shall be submitted prior to the inspection of installed improvements. Submit inspection requests via email to DevelopmentReview@co.monmouth.nj.us.
- The deed of easement for the widening of the Belmar Boulevard (County Route 18) right-of-way was filed with the Monmouth County Clerk on January 23, 2025.

Subdivision for Scott Rathburn Block 436 Lot 15 **Leonardville Road** **(County Route 516)**	Middletown (Proposed Use – Residential) (Total Area – 0.69 acres)	MDSB925	2-21-25	2	Request Information

The applicant shall address the following comments:

1. Comments in the memorandum prepared by Michael Brusca, dated March 10, 2025.

SCHEDULE 1463D

Monmouth County Development Review Committee
Monday, March 10, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Kalian Management, LLC Block 101 Lot 3 Garfield Avenue (Proposed Use – Residential) (Total Area – 0.93 acres)	Atlantic Highlands	AHSB922	2-12-25	4	Preliminary Approval

- Prior to final approval, the applicant shall submit the final plat, the final plat fee ($100.00), 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			
Judy Martinelly		x	x			
David Schmetterer						
James Schatzle						
Charles Casagrande						x

Subdivision for Borough of Keyport Blocks 21.01; 21.02 Lots 34, 49-51; 20-22 **West Front Street, Broad Street** **(County Route 6)** (Proposed Use – Realignment of ex American Legion Drive ROW) (Total Area – 7.51 acres)	Keyport	KPSB920	2-12-25	24	Preliminary Approval

- Prior to final approval, the applicant shall submit the final plat, the final plat fee ($300.00), 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			
Judy Martinelly	x		x			
David Schmetterer						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1463D

Monmouth County Development Review Committee
Monday, March 10, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 3601 Route 66, LLC Block 3901.01 Lot 1 Route 66	Neptune Township (Proposed Use – Commercial) (Total Area – 21.58 acres)	NSB919 (Also: NSP10667, NSP10668, NSP10670, NSP10671)	2-12-25	5	Preliminary Approval

- Prior to final approval, the applicant shall submit the final plat, the final plat fee ($100.00), 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	x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						
James Schatzle						
Charles Casagrande						x

Attorney Aikins recused himself from this application.

SCHEDULE 1463E

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC Block 4302 Lot 1-2 Eighth Avenue (Proposed Use – Residential) (Total Area – 1.25 acres) (Impervious - 1.14 acres new proposed	Asbury Park	APSP10653	1-23-25	Final Approval

No further 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						
James Schatzle						
Charles Casagrande						x

Subdivision for
Eatontown Senior Housing
Block 1201
Lot 27.01, 27.02
Wyckoff Road
(County Route 547)

Eatontown | ETSP10676 | 2-12-25 | Request Information

(Proposed Use – Two Wing Building Expansion)
(Total Area – 10.02 acres)
(Impervious – 3.69 acres existing)
+1.05 acres proposed
4.74 acres total

The applicant shall address the following comments:

1. Comments in the memorandum prepared by Michael Brusca, dated March 10, 2025.

SCHEDULE 1463E

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chabad Jewish Center of BCC, Inc. Block 29 Lot 35 **Holmdel Road** **(County Route 4)** (Proposed Use – House of Worship/Parsonage/Rabbi's Residence) (Total Area – 9.37 acres) (Impervious – 0.09 acres existing) +2.27 acres proposed) 2.36 acres total	Holmdel	HLSP10585	2-20-25	Request Information

The applicant shall address the following comments:

1. Comments in the memorandum prepared by Michael Brusca, dated March 10, 2025.

Site Plan for Eosso Brothers Paving Block 184 Lot 24 Cranberry Road (Proposed Use – Construction Office) (Total Area – 3.04 acres)	Howell	HWSP10665	2-14-25	Conditional Approval

Conditions:

1. Address the comment in memorandum prepared by Michael Brusca, dated March 10, 2025.
2. Receipt of a performance guarantee to ensure the satisfactory relocation of the fence encroaching onto Monmouth County property. 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		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1463E

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Keyport Yacht Club, Inc. Block 94 Lots 17, 17.01, 18-20, 20.01, 23 & 25.01 **First Street** **(County Route 6)**	Keyport	KPSP10612	10-11-24	Request Information

(Proposed Use – New Parking Lot for Marina)
(Total Area – 1.33 acres)
(Impervious – 1.02 acres existing)
+0.11 acres proposed
1.13 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated March 10, 2025.

Site Plan for PV Condo, LLC Block 218 Lot 4.01 **Ocean Blvd** **(County Route 57)**	Long Branch	LBSP10672 (Prior - LBSP10302)	2-7-25	Request Information

(Proposed Use – 46 Unit Condominium)
(Total Area – 1.72 acres)
(Impervious – 1.13 acres new proposed)

The applicant shall address the following comments:

1. Comments in the memorandum prepared by Michael Brusca, dated March 10, 2025.

SCHEDULE 1463E

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Navesink Country Club, Inc. Blocks 983/983.01 Lots 4/ 1, 4, 5, 12, 13 & 15 **Navesink River Road** **(County Route 12A)** **Bridge Number MT-37, MT-38**	Middletown	MDSP10619 (Prior - MDSP464A-464D)	2-19-25	Conditional Approval

(Proposed Use – Golf Course – 10th Hole Renovation)
(Total Area – 134 acres)
(Impervious – 9.78 acres existing
-0.13 acres proposed
9.65 acres total

Conditions:

1. Receipt of a deed of dedication for the widening of the Navesink River Road (County Route 12A) 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 description was deemed satisfactory. submit the executed deed directly to this office for filing with the Monmouth County Clerk.
2. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements in the Navesink River Road (C.R. 12A) 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 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						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1463E

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hexa Builders Block 11 Lot 19 **Perrineville Road** **(County Route 571)** (Proposed Use – Residential) (Total area – 36.49 acres) (Impervious – 0.768 acres existing) + 8.656 acres proposed 9.424 acres total	Millstone	MSSP10259	2-13-25	Request Information

Mr. Ettore made a motion, seconded by Ms. Martinelly to grant a waiver from §5.3-3 of the county's development regulations to allow a cross slope of two percent within 10 feet of the roadway and a slope of 3:1 beyond in order to allow a landscape berm proposed along the site frontage to remain as proposed. The berm was required by the Millstone Planning Board. Motion passed unanimously.

The applicant shall address the following comments:

1. Comments in the memorandum prepared by Michael Brusca, dated March 10, 2025.

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ACRO/Murray, Kevin Nowak Block 3901.01 Lot 1.01 Route 66 (Proposed Use – Golf Range) (Total Area – 11.24 acres) (Impervious – 7.86 acres new proposed)	Neptune Township	NSP10667	2-12-25	Conditional Approval

Conditions:

1. Receipt of the recording of the final plat for Subdivision File No. NSB919 with the Monmouth County Clerk.

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

Attorney Aikins recused himself from this application.

SCHEDULE 1463E

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.02 Route 66	Neptune Township (Proposed Use – Hotel) (Total Area – 2.59 acres) (Impervious – 1.95 acres new proposed)	NSP10668	2-12-24	Conditional Approval

Conditions:

1. Receipt of the recording of the final plat for Subdivision File No. NSB919 with the Monmouth County Clerk.

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

Attorney Aikins recused himself from this application.

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.04 Route 66	Neptune Township (Proposed Use – Quick Check) (Total Area – 2.53 acres) (Impervious – 2.13 acres new proposed)	NSP10670	2-12-24	Incomplete 2-10-25

Conditions:

1. Receipt of the recording of the final plat for Subdivision File No. NSB919 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						
James Schatzle						
Charles Casagrande						

Attorney Aikins recused himself from this application

SCHEDULE 1463E

Monmouth County Development Review Committee
Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.05 Route 66	Neptune (Proposed Use – Restaurant) (Total Area – 2.65 acres) (Impervious 1.17 acres new proposed)	NSP10671	2-12-25	Incomplete 2-10-25

Conditions:

1. Receipt of the recording of the final plat for Subdivision File No. NSB919 with the Monmouth County Clerk.

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

Attorney Aikins recused himself from this application

SCHEDULE 1463F

Monmouth County Development Review Committee
Monday, March 10, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Arjika Properties, Inc. Block 81 Lot 12 **Bay Avenue** **(County Route 8)** (Proposed Use – Mixed-Use) (Total Area – 0.115 acres) (Impervious – 0.11 acres new proposed)	Highlands	HSP10682	2-28-25	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 of **$510.00**. Your mixed-use fee was calculated by the number of dwelling units (4) + (1) commercial parking space x by $6.00 + $500.00 + $510.00. Please make check payable to the Treasure of Monmouth County.

Site Plan for MSK Manalapan, LLC Block 66 Lot 18.01 Woodward Road/Route 33 (Proposed Use – Recreation) (Total Area – 22.35 acres) (Impervious – 7.17 acres existing) +1.34 acres proposed 8.51 acres total	Manalapan	MNSP10681 (Also MNSP9362B)	2-25-24	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. Two (2) copies **bound, signed, and sealed** 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.

SCHEDULE 1463F

Monmouth County Development Review Committee
Monday, March 10, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Spruce Liquors Block 73 Lot 11.01, 11.02, 11.03 **Shrewsbury Ave.** **(County Route 13)**	Red Bank (Proposed Use – Liquor Store (Total Area – 0.32 acres) (Impervious – 0.28 acres total)	RBSP10679	2-24-25	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 $512.00.

Site Plan for Jet Red TF, LLC Block 145 Lots 7, 8, & 9 **Shafto Road** **(County Route 547)**	Tinton Falls (Proposed Use – Active Adult Townhouse Community) (Total Area 40.88 acres) (Impervious – 7.54 acres new proposed)	TFSP10684	3-3-25	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. 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.