

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:06PM on April 14, 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
Jim Schatzle
Charles Casagrande

Members Absent:
None

Alternates Absent:
David Schmetterer

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

Attending in person: Vincent Scrudato

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.

There being no further business, a motion was made by Ms. Martinelly and seconded by Mr. Ettore to adjourn the meeting at 3:09PM. 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 APRIL 14, 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 **January 30, 2025**
Hall of Records

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

2025

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1465A, 1465B, 1465C, 1465D, 1465E, 1465F 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 1465A, 1465B, 1465C, 1465D, 1465E, 1465F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1465A, 1465B, 1465C, 1465D, 1465E, 1465F 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 1465A, 1465B, 1465C, 1465D, 1465E, 1465F 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 April 14, 2025.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1465A

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for KW Holdings Freehold 6, LLC Block 79 Lots 2-3 McDermott Street	Freehold Borough	FRSB936	4-1-25	2	Exempt
	(Proposed Use – Two-lot minor subdivision (Total Area – 0.34 acre)				
Subdivision for Jeffrey Beekman Attorney for Applicant Block 134 Lots 7, 8, 9 & 11 Sairs Avenue & Hulick Street	Long Branch	LBSB935	4-1-25	3	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 1.04 acres)				
Subdivision for 59 Pension Hill, LLC Block 14.06 Lot 59 Pension Hill Road	Manalapan	MNSB933	3-21-25	2	Exempt
	(Proposed Use – Residential Duplex) (Total Area – 0.66 acre)				
Subdivision for Gerard Logan Construction, LLC Block 295 Lot 9 Railroad Avenue	Middletown	MDSB934	3-28-25	2	Exempt
	(Proposed Use – Residential) (Total Area – 0.22 acre)				
Subdivision for 106 Leighton, LLC Block 72 Lot 11 Leighton Avenue	Red Bank	RBSB927	3-14-25	2	Exempt
	(Proposed Use – Residential) (Total Area – 0.189 acre)				

SCHEDULE 1465B

Monmouth County Development Review Committee
 Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for William Stuckey Block 3901 Lots 2 & 3 Second Ave.	Asbury Park (Proposed Use – Multifamily residential) (Total Area – 0.32 acre) (Impervious - 0.25 acre new proposed)	APSP10696	3-31-25	County Approval Not Required
Site Plan for Sackman Asset Management Block 3101 Lot 2 Summerfield Avenue	Asbury Park (Proposed Use – Mixed Use Multi-Family) (Total Area – 0.13 acre) (Impervious – 0.13 acre new proposed)	APSP10698	4-1-25	County Approval Not Required
Site Plan for Eatontown Chicken, LLC Block 1001 Lot 21 NJ State Highway 35	Eatontown (Proposed Use - Fast food restaurant with drive thru) (Total Area - 0.78 acre) (Impervious - -0.04 acre new proposed)	ETSP10700	4-7-25	County Approval Not Required

SCHEDULE 1465C

Monmouth County Development Review Committee
 Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 95 Hope Road, LLC Block 1802 Lots 1, 2, 3, 4 and 5 Hope Road (County Route 51)	Eatontown	ETSB929	3-17-25	2	Final Approval
(Proposed Use –Office & Flex/Warehouse) (Total Area – 10.54 acres)					

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.2.

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

SCHEDULE 1465D

Monmouth County Development Review Committee
Monday, April 14, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 756 Holding, LLC Block 903, Lots 2 & 6 W. Bangs Ave. (County Route 17)	Neptune	NSB906	3-24-25	11	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 3.68 acres)				

At the April 14, 2025 meeting, the Development Review Committee carried the following design waivers as the applicant was not present to provide justification:

- §5.1-1: requires a dedication of additional right-of-way, whereas applicant proposes an easement.
- §5.3-12: provides that utility poles shall be relocated at least 6 feet from the curb/edge of pavement, whereas applicant proposes to have the utility poles remain.
- §5.2-2.1A: provides that subdivisions abutting a county road shall be designed using reverse frontage, marginal access/service roads, and prohibits individual driveways along a county road. Applicant proposes two private driveways and a public street.

The applicant shall address the following:

1. Address comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.

*Attorney Aikins recused himself from this application.

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Basser Kaufman of Matawan, LLC Block 234 Lot 1 Cliffwood Avenue (County Route 6A)	Aberdeen	ABTSP10690	3-12-25	Final Approval
	(Proposed Use – Restaurant) (Total Area – 6.79 acres) (Impervious – 6.09 acres existing) <u>-0.03 acre proposed</u> 6.06 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						x
James Schatzle						
Charles Casagrande						

Site Plan for Jemal's Braverman Building, LLC Block 203 Lot 5 Memorial Drive	Asbury Park	APSP10686	3-11-25	Final Approval
	(Proposed Use – Residential/Retail) (Total Area – 1.55 acres) (Impervious – 1.24 acres new proposed)			

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						x
James Schatzle						
Charles Casagrande						

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for D&R Belmar Urban Renewal, LLC Block 87 Lots 1, 2 & 3 River Road	Belmar (Proposed Use – Residential – 198 dwelling units) (Total Area – 3.13 acres) (Impervious – 2.58 acres new proposed)	BLSP10692	3-25-25	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			
Joseph Ettore		x	x			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer						x
James Schatzle						
Charles Casagrande						

Site Plan for Netflix, Inc. Block 301 Lots 1 & 1.01 Avenue of Memories, Saltzman Ave, Sherrill Ave., Wilson Ave. (County Route 537), Bridge # E-32	Eatontown	ETSP10574 (Also: OPSP10575)	3-27-25	Conditional Approval
		(Proposed Use – Motion Picture, Television & Broadcast Studio Campus) (Total Area – 31.90 acres) (Impervious – 24.30 acres new proposed)		

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.
2. Address the comments in the memorandum prepared by Elias Sarrinikolaou, dated April 14, 2025.
3. Receipt of an executed developer agreement for the preparation and installation of all traffic safety and roadway improvements required for Phase 1. Dedications and or easements of rights-of-way, drainage, utilities, and landscaping shall be defined in the agreement. The agreement shall also include the performance guarantee estimate, which will be prepared upon receipt of satisfactory plans.

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

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 5001 Kozloski Road, LLC Block 43.01 Lot 16.01 Kozloski Road (County Route 55) County Bridge F-11	Freehold Township	FRTSP10290A (FRTSP10290)	3-12-25	Request Information
	(Proposed Use – Retail Shopping Center) (Total Area – 4.226 acres) (Impervious – 0.002 acre existing) <u>+2.207 acres proposed</u> 2.210 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.

Site Plan for JCP&L/First Energy Block 101 Lots 37, 37.01, 38 & 39 Monmouth Road (County Route 537)	Freehold Township	FRTSP10693	3-25-25	Request Information
	(Proposed Use – Utility Substation) (Total Area – 48.73 acres) (Impervious – 4.73 acres existing) <u>+2.85 acres proposed</u> 7.58 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Zarelli Site Services, Inc. Block 48 Lot 7 Squankum Road (County Route 524)	Howell (Proposed Use – Warehouse & Office) (Total Site Area – 1.931 acres) (Impervious – 0.199 acre existing) <u>+0.110 acre proposed</u> 0.310 acre total	HWSP10346	3-28-25	Request Information

The Development Review Committee carried the applicant's waiver request as no one was present to provide justification:

- §5.2-3.11 provides that no portion of a driveway shall be located within ten feet of a side property line, whereas a setback of less than 10 feet is proposed.
- §5.3-14I provides that pavement tapers shall be 50 feet in length on approach with a 15:1 transition on departure. The applicant is requesting relief from providing pavement widening to 20 feet from the centerline including the transition.

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated April 14, 2025.

Site Plan for Vanderveer Industrial Partners, LLC Block 168.01 Lot 4 Industrial Court	Howell (Proposed Use – Industrial Building) (Total Area – 4.99 acres) (Impervious – 1.73 acres new proposed)	HWSP10615	3-4-25	Final Approval
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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	x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						x
James Schatzle						
Charles Casagrande						

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Vanderveer Industrial Partners, LLC Block 168.01 Lot 5 Industrial Court	Howell	HWSP10626	3-17-25	Final Approval
(Proposed Use – Warehouse with Office) (Total Area – 4.99 acres) (Impervious – 2.16 acres new proposed)				

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						x
James Schatzle						
Charles Casagrande						

Site Plan for JCP&L/First Energy Blocks: (Various) Lots: (Various) Lakewood Farmingdale Road (County Route 547) County Bridge # HL-18, HL-18A, HL-20, HL-25	Howell	HWSP10691	3-20-25	Request Information
(Proposed Use – Utility Transmission Line) (Total Area – 182.4 acres) (Impervious - 0 acres)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Atlantic Health System Block 78.10 Lots 26 & 28 Route 9	Howell	HWSP10694 (Also: HWSP10282)	3-27-25	Final Approval
	(Proposed Use – Medical Office) (Total Area – 4.64 acres) (Impervious – 1.14 acres existing) <u>+3.03 acres proposed</u> 4.17 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						x
James Schatzle						
Charles Casagrande						

Site Plan for Adventure Crossing Block 3001 Lot 1 Monmouth Road (County Route 537)	Jackson	JSP9720 (Phases 3 & 4)	3-18-25	Advisory Comments
	(Proposed – Multifamily Residential) (Total Site Area – 90.02 acres) (Impervious – 36.01 acres new proposed)			

County Shade Tree Commission. Note: County review is made only on items covered by statutory authority.
The Monmouth County Development Review Committee has the following comments regarding this site plan application:

1. See comments in the attached memorandum prepared by Michael Brusca, dated April 14, 2025.
2. Provide an updated site plan application form.

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ECD NY, Inc. Barry McKenna Block 101 Lot 3 Monmouth Road (County Route 537)	Jackson	JSP10581	3-17-25	Advisory Comments
	(Proposed Use – Contractor Warehouse) (Total Area – 10.61 acres) (Impervious - 3.74 acres existing) <u>+ 0.05 acre proposed</u> 1.80 acres total			

The Monmouth County Development Review Committee has the following comments regarding this site plan application:

1. See comments in the attached memorandum prepared by Michael Brusca, dated April 14, 2025.

North Light, LLC Block 268 Lots 1-7, 32 & 33 Broadway	Long Branch	LBSP10673	3-12-25	Final Approval
	(Proposed Use – Mixed-Use: Residential & Retail) (Total Area – 1.88 acres) (Impervious – 1.50 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	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						x
James Schatzle						
Charles Casagrande						

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MSK Manalapan, LLC Block 66 Lot 18.01 Woodward Road/Route 33 Bridge #MN-22	Manalapan	MNSP10681 (Also MNSP9362B)	2-25-24	Final Approval
	(Proposed Use – Recreation) (Total Area – 22.35 acres) (Impervious – 7.17 acres existing) <u>+1.34 acres proposed</u> 8.51 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						x
James Schatzle						
Charles Casagrande						

Site Plan for Heck Avenue Supportive Housing, LP Block 304 Lot 1.02 Atkins Ave. (County Route 5)	Neptune Township	NSP10658	1-16-25	Final Approval
	(Proposed Use – Multifamily Residential) (Total Area – 1.79 acres) (Impervious – 1.00 acres existing) <u>+0.25 acre proposed</u> 1.25 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						x
James Schatzle						
Charles Casagrande						

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan Netflix, Inc. Block 301 Lots 1 & 1.01 Avenue of Memories, Saltzman Ave, Sherrill Ave., Wilson Ave. (County Route 537) Bridge # E-32	Oceanport	OPSP10575 (Also: ETSP10574)	3-27-25	Conditional Approval
(Proposed Use – Motion Picture, Television & Broadcast Studio Campus (Total Area – 31.90 acres) (Impervious – 24.30 acres new proposed)				

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.
2. Address the comments in the memorandum prepared by Ellias Sarrinikolaou, dated April 14, 2025.
3. Receipt of an executed developer agreement for the preparation and installation of all traffic safety and roadway improvements required for Phase 1. Dedications and or easements of rights-of-way, drainage, utilities, and landscaping shall be defined in the agreement. The agreement shall also include the performance guarantee estimate, which will be prepared upon receipt of satisfactory plans.

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

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza	Tinton Falls (Proposed Use – Flex Space) (Total Area – 6.25 acres) (Impervious – 3.214 acres new proposed)	TFSP10433 (Also TFSP7196)	3-25-25	Request Information

The Development Review Committee (DRC) reviewed two waivers pertaining to traffic movements at the intersection of Hope Road (Country Route 51) and Centre Plaza. The following actions were made:

Waiver 1: Mr. Ettore made a motion seconded by Mr. Barris to accept waiver 1 which sought relief from providing a traffic signal at the intersection. Motion Passed unanimously.

Waiver 2: Mr. Ettore made a motion seconded by Mr. Barris to deny waiver 2 sought relief from providing widened curb radii to accommodate the full turning movement of a New Jersey Title 39 WB-67 truck. The DRC voted to deny waiver 2 because trucks turning into Centre Plaza would encroach on opposing travel lanes. Motion passed unanimously.

The applicant shall address the following:

1. Address comments in the memorandum prepared by Michael Brusca, dated October 23, 2023.

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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 3-3-25

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.

Wall Owner, LLC Block 922 Lot 5 Hwy. 34	Wall (Proposed Use – Warehousing & Non-Store Retailer) (Total Area – 294.60 acres) (Impervious – 109.968 new proposed)	WSP10409	3-21-25	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.

SCHEDULE 1465F

Monmouth County Development Review Committee
Monday, April 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC Block 4004 Lots 1-4 Ocean, Second and Third Avenues & Kingsley Street	Asbury Park	APSP10699	4-4-25	Incomplete
	(Proposed Use – Mixed Use – 47 Units) (Total Area – 1.75 acres) (Impervious – 1.67 acres new proposed)			

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 copy of the stormwater report dated October 3, 2024. 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.

Site Plan for 2G Mazza, LLC Block 302 Lot 27 Memorial Drive	Neptune	NSP10695	3-28-25	Incomplete
	(Proposed Use – Multifamily residential -75 units) (Total Area – 1.85 acres) (Impervious – 1.35 acres new proposed)			

An administrative review has determined that the application is incomplete. Based on the proposed development, the existing impervious coverage is considered zero for purposes of stormwater review as the entire site will be cleared and no existing stormwater management measures will remain in place to serve the new development. 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 copy 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.