

## 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 April 27, 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, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca

Attending in person: Paul Impellizeri, David Boesch, John Reutschler, Eric Danielsen, Colleen Connolly, Michael Beck

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.

At 3:00PM a motion was made by Mr. Ettore and seconded by Ms. Martinelly to enter into an Executive session. At 3:05PM Ms. Martinelly made a motion seconded by Mr. Ettore to end the Executive session. Motion passed unanimously.

There being no further business, a motion was made by Mr. Ettore and seconded by Ms. Martinelly to adjourn the meeting at 3:06PM. 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 27, 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 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 1490A, 1490B, 1490C, 1490D, 1490E, 1490F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1490A, 1490B, 1490C, 1490D, 1490E, 1490F 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 1490A, 1490B, 1490C, 1490D, 1490E, 1490F 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  
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 27, 2026.



Marcy McMullen  
Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1490A

Monmouth County Development Review Committee  
 Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RMH at Brielle, LLC Block 62.02 Lots 3 & 7 Rathjen Road	Brielle	BRSB1020 (Prior: BRMJ825) (Also :BRSP10829)	3-31-26	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 6.06 acres)				
Subdivision for 1101 Investor, LLC Block 18 Lots 13.03, 14 & 16 Eaton Ave., Elberon Ave., Park Ave.	Long Branch	LBSB1022	4-24-26	2	Exempt
	(Proposed Use – Two Residential Lots and One Church Lot) (Total Area – 2.26 acres)				

SCHEDULE 1490B

Monmouth County Development Review Committee  
 Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Congregation Magen David of West Deal, Inc. Block 25 Lot 33 Deal Road	Ocean  (Proposed Use – Expansion of Existing House of Worship) (Total Area – 6.15 acres) (Impervious – 3.37 acres existing) <u>+0.21 acres proposed</u> 3.57 acres total	OSP10843	4-23-26	County Approval Not Required
Site Plan for Tractor Supply Company Block 120 Lot 21.02 West Park Ave.	Tinton Falls  (Proposed Use – Addition to Existing Building) (Total Area – 3.85 acres) (Impervious – 2.43 acres existing) <u>0 acres proposed</u> 2.43 acres total	TFSP10831	4-16-26	County Approval Not Required

SCHEDULE 1490C

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road <b>County Bridge MN-2, MN-65</b>	Manalapan	MNSB1021 (Also: MNSP10835 MNSP10836)	4-9-26	3	Request Information
(Proposed Use – Redevelopment of Gaitway Farms)) (Total Area – 65.79 acres) (Impervious – 8.29 acres existing)					

**The applicant shall address the following:**

- Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

Subdivision for 196 Broad, LLC Block 103 Lots 14 & 16 <b>Broad Street (County Route 11)</b>	Red Bank	RBSB978	3-30-26	2	Conditional Approval
(Proposed Use – Residential Subdivision) (Total Area – 0.35 acres)					

**Conditions:**

- Receipt of the executed cross access and parking easement regarding the operation of the driveway and parking areas between Lots 14 and 16. Revise and resubmit the draft cross access and parking easement to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

	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

SCHEDULE 1490C

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Olivia L. Dargis Block 7.02 Lots 3 & 3.01 Hance Ave. (County Route 51)	Tinton Falls	TFSB999	4-7-26	2	Request Information
	(Proposed Use – Residential Subdivision) (Total Area – 0.65 acres)				

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**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.
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SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

**Major Subdivision**  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Impellizeri Block 5 Lot 6 <b>N. Main Street (County Route 527)</b>	Englishtown	ENMJ839	4-10-26	4	Request Information
	(Proposed Use – Single Family) (Total Area – 4.04 acres)				

On April 27, 2026, the Development Review Committee carried the waiver request seeking relief from §5.2-3.11 which provides that no driveway shall be located within 10 feet of a side property line. The proposed driveway location abuts a side property line in order achieve the greatest width possible as it is intended to provide emergency access to the proposed subdivision.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

Subdivision for Victory Estate Management, LLC Block 2 Lots 2 & 26 <b>W. Main Street / S. Holmdel Road (County Routes 520 / 4) County Bridges H-29 &amp; H-30</b>	Holmdel	HLMJ811	4-6-26	22	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 92.4 acres)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.
2. Comments from the Monmouth County Parks to be provided upon receipt.

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

**Major Subdivision**  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Township Block 216 Lot 19 Logan Road County Bridge O-5	Ocean	OSB1001	4-2-26	7	Conditional Preliminary Approval
(Proposed Use – Residential Subdivision) (Total Area – 2.93 acres)					

**Conditions:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated April 27, 2026.
2. Receipt of bridge maintenance and reconstruction easement for County Structure O-5. The only format acceptable to the County is provided on the Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit executed deed to this office for recording.

	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 1490D

Monmouth County Development Review Committee  
Monday, April 27, 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 Executive West, LLC Block 56 & 57 Lots 1,2,4,6 Main Street, Sixth Ave. & River Road	Belmar	BLSP10832	4-6-26	Final Approval
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(Proposed Use – 139 Units, Commercial & Garage Parking)  
(Total Area – 2.14 acres)  
(Impervious – 1.95 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		x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

Site Plan for RMH at Brielle, LLC Block 62.02 Lots 3 & 7 Rathjen Road	Brielle	BRSP10829 (Prior: BRMJ825) (Also : BRSB1020)	3-31-26	Final Approval
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(Proposed Use – 22 Unit Multi-Family Residential Development)  
(Total Area – 6.96 acres)  
(Impervious – 2.43 acres new proposed)

	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 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bank of America Block 85.11 Lot 17 <b>West Main Street (County Route 537)</b>	Freehold	FRTSP10833	4-8-26	Request Information
	(Proposed Use – ATM Drive-Thru Upgrade) (Total Area – 2.62 acres) (Impervious – 1.24 acres existing) <u>0 acres proposed</u> 1.24 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

Site Plan for SCI- NJ Funeral Services, LLC Block 37 Lots 1 & 2 <b>Wilson Avenue (County Route 527)</b>	Manalapan	MNSP5287B (also MNSP5287A)	4-6-23	Request Information
	(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			

On April 27, 2026, the Development Review Committee carried the applicant's waiver request seeking relief from §5.1-1, which requires a right-of-way dedication. The applicant seeks to provide an easement in lieu of a dedication. Additional information was requested concerning the location of proposed and existing stormwater management improvements relative to the right-of-way.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan LPG Capital, LLC Block 79 Lots 21.01 & 21.02 <b>Sweetmans Lane</b> <b>(County Route 527)</b>	Manalapan	MNSP10328	3-9-26	Conditional Approval
	(Proposed Use – 64,698 Square Foot Flex Warehouse) (Total Area – 9.93 acres) (Impervious – 4.08 acres new proposed)			

On January 12, 2026, the Development Review Committee approved the applicant's waiver requests, as follows:

- §5.2-3.1B provides that access to a county road shall not be permitted if a site abuts a municipal road and access to that road can be reasonably provided. The DRC found the proposed access along the county road would serve to eliminate truck traffic from a predominantly residential street and reduce turning conflicts along the county road.
- §5.3-11 provides that the area behind the curb/edge of pavement and within the county right-of-way must be graded at a two percent incline or decline. Due to existing topography, the applicant proposes a slope of two percent or less within seven feet of the right-of-way along the frontage of the adjacent residential property.

**Conditions:**

1. Address comments in the memorandum prepared by Michael T. Brusca, dated April 27, 2026.
2. Receipt of a deed of dedication for the widening of the Sweetmans Lane (County Route 527) right-of-way to a distance of 40 feet from the centerline of the right-of-way. This is to include the 25-foot corner radius at the intersection of Kinney Road. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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 filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Sweetmans Lane (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](http://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						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PRC Development Block 84.02 Lot 3.04 <b>Monmouth Road (County Route 537)</b>	Manalapan	MNSP10750	4-7-26	Request Information
	(Proposed Use – Car Wash) (Total Area – 4.53 acres) (Impervious – 0.86 acres new proposed)			

The Development Review Committee carried the applicant's waiver request seeking a right-of-way easement in lieu of a dedication, pending receipt of justification for the waiver.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

Site Plan for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road <b>(County Bridges MN-2, MN-65)</b>	Manalapan	MNSP10835 (Also: MNSB1021, MNSP10836)	4-23-26	Request Information
	(Proposed Use – Recreation Center) (Total Area – 65.79 acres) (Impervious – 8.29 acres existing + 19.85 acres proposed 28.14 acres total)			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road <b>(County Bridges MN-2, MN-65)</b>	Manalapan	MNSP10836 (Also: MNSP10835, MNSB1021)	4-9-26	Request Information
	(Proposed Use – Warehouse) (Total Area – 65.79 acres) (Impervious – 8.29 acres new proposed) <u>+ 19.85 acres proposed</u> 28.14 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

Site Plan for 3200 US Highway 9, LLC Block 9 Lot 3 <b>Main Street &amp; Broad Street (County Route 516)</b>	Matawan	MTSP10830	3-31-26	Request Information
	(Proposed Use – Reconfigure Existing Building to 2 Residential Apartments & 1 Office) (Total Area – 0.22 acres) (Impervious – 0.13 acres existing) <u>+ 0.06 acres proposed</u> 0.19 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Diamond Towers V, LLC T-Mobile Northeast, LLC New York SMSA LP d/b/a Block 40 Lot 6 Halka Way (County Bridge MS-58)	Millstone  (Proposed Use – Telecommunications Monopole & Equipment) (Total Area – 73.9 acres) (Impervious – 001 acres new proposed)	MSSP10815	3-30-26	Request Information

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 27, 2026.

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for UFS Group, LLC Block 15 Lots 37.05 & 37.06 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold	UFTSP10450 (Also: UFTMJ375)	4-24-26	Final Approval

(Proposed Use – Warehouse – 6 Flex Space/Storage Buildings)  
(Total Site Area – 10.43 acres)  
(Impervious – 4.203 acres new proposed)

	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						
James Schatzle						
Charles Casagrande						

SCHEDULE 1490F

Monmouth County Development Review Committee  
Monday, April 27, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Route 9 Howell, LLC Block 71 Lots 20 & 21 Route 9	Howell	HWSP10840	4-22-26	Incomplete
	(Proposed Use – Mixed Use Development , Retail & Residential Use) (Total Area – 20.24 acres) (Impervious – 0.45 acres existing) <u>+ 9.47 acres proposed</u> 9.92 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 form in the amount of \$2,048.00. The fee was determined based on the following calculation (152 dwelling units + 106 commercial parking spaces x \$6.00 + \$500.00 = \$2,048.00). Please make check payable to the Treasure of Monmouth County.