

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04PM on April 28, 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 - Virtual  
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 – Stephen Musto, Jaclyn Fior & Chris Spada, Matthew Bersch, 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.

There being no further business, a motion was made by Ms. Martinelly and seconded by Mr. Ettore to adjourn the meeting at 2:59PM. 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 28, 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 1466A, 1466B, 1466C, 1466D, 1466E, 1466F 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 1466A, 1466B, 1466C, 1466D, 1466E, 1466F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1466A, 1466B, 1466C, 1466D, 1466E, 1466F 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 1466A, 1466B, 1466C, 1466D, 1466E, 1466F 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

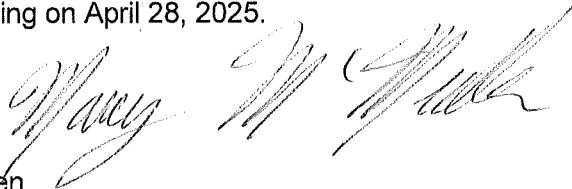
Judy Martinelly - Virtual

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 28, 2025.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1466A

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1466B

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Phil Saada, LLC, LB648, LLC Block 93 Lot 1 Second Avenue	Long Branch	LBSP10705	4-22-25	County Approval Not Required
	(Proposed Use – Mixed-Use Building) (Total Area – 0.43 acres) (Impervious – 0.39 acres existing) <u>-0.01 acres proposed</u> 0.38 acres total			

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SCHEDULE 1466C

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1466D

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Renaissance Estates at Freehold, LLC Block 92 Lot 17 <b>Elton Adelpia Road</b> <b>(County Route 524)</b> <b>(County Bridge F-43)</b>	Freehold Township	FRTMJ827	1-15-25	26	Amended Final
	(Proposed Use – Residential) (Total Area – 18.589 acres)				

The Development Review Committee continued its review of the applicant's request for relief from the requirement to relocate utility poles. The applicant's engineer stated the revised site plan eliminated the need for waivers.

- The final plat, final plat fee and digital copy of the final plat were received on July 30, 2024.
- The performance guarantee, consisting of DRH, Inc., Controlled Disbr. Acct. Check No. 1831112 in the amount of \$45,485.99, and Berkley Insurance Company Bond No. 0260619 in the amount of \$409,373.91, to assure the satisfactory installation of improvements within the Elton-Adelpia Road (County Route 524) right-of-way was received on June 28, 2024.
- The inspection fee was received on June 28, 2024.
- The deed for the widening of the Elton-Adelpia Road (County Route 524) right-of-way was received on March 26, 2024.
- The bridge maintenance and reconstruction easement for County Structure F-43 was received on March 26, 2024.

	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						x
Charles Casagrande						x

SCHEDULE 1466E

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lidel, LLC Block 157 Lot 1 <b>Cliffwood Avenue &amp; Cross Road (County Route 6A)</b>	Aberdeen  (Proposed – 6,250 sq. ft. professional office) (Total Site Area – 0.986 acres) (Impervious Area – 0.544 acres new proposed)	ABTSP8904	4-8-25	Request Information

**The applicant shall address the following:**

- Comments in the memorandum prepared by Michael Brusca, dated April 28, 2025.

Site Plan for 390 Route 35, LLC Block 240 Lot 1 <b>Amboy Avenue (County Route 6)</b>	Aberdeen  (Proposed Use – Car Wash) (Total Area – 1.19 acres) (Impervious – 0.69 acres existing) <u>+0.14 acres proposed</u> 0.83 acres total	ABTSP10697	4-1-25	Conditional Approval
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**Conditions:**

- Provide one (1) copy of the New Jersey Department of Transportation access permit, as the site frontage falls under NJDOT jurisdiction.

	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						x
Charles Casagrande						x

SCHEDULE 1466E

Monmouth County Development Review Committee  
Monday, April 28, 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 4004 Lots 1, 2 & 3 Ocean Ave., Third Ave., Second Ave. & Kingsley)	Asbury Park	APSP10699	4-4-25	Final Approval

(Proposed Use – 47 – Unit Mixed Use Development)  
(Total Area – 1.75 acres)  
(Impervious – 1.67 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		x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
James Schatzle						x
Charles Casagrande						x

Site Plan for Cliff Bebout Block 39 Lot 8.01 <b>Colts Neck Road (County Route 537)</b>	Colts Neck	CNSP10680	4-1-25	Request Information
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(Proposed Use – Commercial Farm Stand)  
(Total Area – 20.40 acres)  
(Impervious – 0.74 acres existing)  
          -0.50 acres proposed  
0.24 acres total

The Development Review Committee decided to carry the requested waiver, pending the submittal of more information. The requested waiver was for relief from grading the site frontage within the right-of-way with a slope of 2% or less. It was discussed that in order to achieve this, the applicant would have to regrade the existing hill/berm along the entirety of the site frontage, along with regrading the existing drainage swale.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 28, 2025.

SCHEDULE 1466E

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 315 Main Street, LLC Block 69.05 Lot 35.03 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township	FRTSP10570	4-1-25	Request Information
(Proposed Use – 12,428 Dental Office) (Total Area – 1.58 acres) (Impervious – 0.96 acres existing <u>+0.18 acres proposed</u> 1.14 acres total)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated August 12, 2024.

Site Plan for Christ Church of Howell, Inc. Block 66 Lot 36.17 Oak Glen Road	Howell	HWSP6643B (Also: HWSP6643A)	3-31-25	Request Information
(Proposed Use – House of Worship) (Total Area – 27.387 acres) (Impervious – 1.822 acres existing) <u>+1.698 acres proposed</u> 1.520 acres total)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 28, 2025.

SCHEDULE 1466E

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ronald & Susan Springer Block 51 Lot 54 <b>Lakewood-Farmingdale Road (County Route 547), (County Bridge HL-51)</b>	Howell	HWSP10598	4-4-25	Request Information 2-10-25
	(Proposed Use -- Farm) (Total Area -- 14.80) (Impervious -- 13.97 acres existing) <u>0 acres proposed</u> 13.97 acres total			

The applicant seeks a waiver from §5.2-3.1J-9, which requires a bypass lane. In addition, a waiver is required from §5.1-1, which requires a dedication to widen the right-of-way to conform to the width indicated on the Monmouth County Road Plan. The applicant seeks approval to provide an easement because a dedication would result in additional bulk variances. On April 28, 2025, the DRC reviewed a revised site plan that shows a proposed realignment of the centerline to provide a sufficient shoulder for vehicles to pass others turning into the site. However, the southbound travel lane is shown to be 9 feet wide, where a minimum lane width of 12 feet is required. The applicant's traffic engineer stated that the site plan will be revised to show 12-foot wide travel lanes in each direction.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 28, 2025.

SCHEDULE 1466E

Monmouth County Development Review Committee  
Monday, April 28, 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 <b>Perrineville Road (County Route 571)</b>	Millstone	MSSP10259	1-2-25	Conditional Approval
	(Proposed Use – Residential) (Total area – 36.49 acres) (Impervious – 0.768 acres existing) <u>+ 8.656 acres proposed</u> 9.424 acres total			

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated April 30, 2025.
2. Receipt of deeds for the two required sight triangle easements. 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). Revise and resubmit the draft deeds for review (see attached markup). Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements along and within the Perrineville Road (County Route 1) 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). A bond estimate will be prepared when all comments listed Condition #1 have been satisfied.

	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						X
Charles Casagrande						X

SCHEDULE 1466E

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for U.S. Tank Painting, Inc. Block 16 Lot 9.06 Rike Drive	Millstone  (Proposed Use – Office/Warehouse) (Total Area – 2.98 acres) (Impervious – 0.85 acres existing) <u>+ 0.39 acres proposed</u> 1.24 acres total	MSSP10648	4-4-25	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		x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
James Schatzle						x
Charles Casagrande						x

Site Plan for Jersey Shore University Medical Center Block 1201 Lots 1, 2, 4 & 5 Route 33	Neptune Township	NSP10687	3-11-25	Final Approval
(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			
Joseph Ettore		x	x			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer						
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1466E

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Thrive RB, LLC Block 77 Lots 1, 2.01, 2, 3, 25.02 <b>Shrewsbury Avenue (County Route 13)</b>	Red Bank	RBSP10495	3-31-25	Conditional Approval
	(Proposed Use – Neurodiverse Residential Housing) (Total Area – 0.3816 acres) (Impervious – 0.225 acres existing) <u>+0.093 acres proposed</u> 0.3186 acres total			

A motion was made by Mr. Ettore and seconded by Mr. Barris to accept a 15-foot corner radius dedication where a 25-foot radius is required on the basis that 15-foot corner radii are typical of this developed corridor. Motion passed unanimously.

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated April 28, 2025.
2. Receipt of a deed of dedication for the 15-foot corner radius right-of-way dedication at the intersection of Shrewsbury Avenue (County Route 13) and Drs James Parker Boulevard. 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 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 ensure the satisfactory installation of the required improvements along and within the Shrewsbury Avenue (County Route 13) 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	x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1466E

Monmouth County Development Review Committee  
Monday, April 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JCP&L/First Energy Block 2 Lot 21 <b>Newman Springs Road (County Route 520)</b>	Shrewsbury	SHSP10620	4-22-25	Request Information 1-13-25
(Proposed Use – Utility Transmission Line Structure) (Total Area – 6.51 acres) (Impervious – 3.84 acres existing) <u>0 acres proposed</u> 3.84 acres total				

	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						x
Charles Casagrande						x

Site Plan for Stavola Realty Company - Wawa Block 109.04 Lots 1, 2 and 3 <b>Wayside Road County Route 38)</b>	Tinton Falls	TFSP10701	4-7-25	Request Information
(Proposed Use – Convenience store with fuel sales) (Total Area – 2.64 acres) (Impervious – 0.0 acre existing) <u>+1.81 acres proposed</u> 1.81 acres total				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 28, 2025.

SCHEDULE 1466F

Monmouth County Development Review Committee  
Monday, April 28, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for A-Life Residential, LLC Block 164 Lot 5.01 Okerson Road & Howell Road	Howell	HWSB938	4-16-25	Incomplete
	(Proposed Use – 264 – Townhouse Dwelling & Stacked Townhouse Dwelling) (Total Area – 29.54 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:

- One (1) copy of the updated Subdivision Application Form (Addendum B-2), of which can be found on the Division of Planning website at [www.visitmonmouth.com](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
  - 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](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
  - One (1) subdivision application fee in the amount of \$7,100.00. **Your fee was calculated by 264 lots X \$25.00 + \$500.00 = \$7,100.00.** Please make checks payable to the Treasure of Monmouth County. Once your fee has been received, your application will be placed on our next available agenda.
- Check number 1236 in the amount of \$7,200.00 has been returned to Leanne R. Hoffman, PE, PP, CME at Hammer Land Engineering.

Site Plan for 6249 US 9, LLC Block 25 Lot 24.03 US HWY 9	Howell	HWSP10704	4-22-25	Incomplete
	(Proposed Use -- Two-Story Office Building) (Total Area – 4.17 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:

- One (1) copy of the updated Site Plan Application Form (Addendum B-1), of which can be found on the Division of Planning website at [www.visitmonmouth.com](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
  - 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](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
  - One (1) site plan application fee in the amount of \$100.00. **Your application does not abut a County Road or County Drainage Structure. Please make check payable to the "Treasurer of Monmouth County".**
- Check number 1248 in the amount of \$782.00 was returned to Kenneth L. Pape, Esq.

SCHEDULE 1466F

Monmouth County Development Review Committee  
Monday, April 28, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32	Middletown	MDSB939 (Also – MDSP10703)	4-16-25	Incomplete
	(Proposed Use – Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 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. One (1) copy of the updated Subdivision Application Form (Addendum B-2), of which can be found on the Division of Planning website at [www.visitmonmouth.com](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
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](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
3. One (1) subdivision application fee in the amount of \$625.00. Your fee was calculated by (5 Lots X \$25.00 + 500.00 = \$625.00) Please make checks payable to the Treasure of Monmouth County. Once your fee has been received, your application will be placed on our next available agenda.

Subdivision for Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32	Middletown	MDSP10703 (Also – MDSB939)	4-16-25	Incomplete
	(Proposed Use – Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 acres) (Impervious –			

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 Application Form (Addendum B-1), of which can be found on the Division of Planning website at [www.visitmonmouth.com](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
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](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
3. One (1) site plan application fee. Please calculate your site plan fee by using the following format (340 Units + Commercial Parking x \$6.00 + \$500.00). Please make check payable to the Treasure of Monmouth County. Once your correct fee and updated application form have been received, your application will be placed on our next available agenda.
4. Please update impervious area by indicating removed and new.
5. Please provide one(1) additional Stormwater Management Report, two (2) 25-Year Stormwater Analysis, and one (1) additional Traffic Study.