

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02pm on June 8, 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:
Charles Casagrande
Michael Nei
Jim Schatzle

Staff present included: Mark Aikins, Esq (arrived at 2:07pm) Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca

Attending in person: Stephen Slaven, Gerry Gesario, PE, Michael Miguire, Michael Weseloski

Ms. McMullen 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.

There being no further business, a motion was made by Ms. Martinelly and seconded by Mr. Barris to adjourn the meeting at 2:41pm. 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 JUNE 8, 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 1493A, 1493B, 1493C, 1493D, 1493E, 1493F 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 1493A, 1493B, 1493C, 1493D, 1493E, 1493F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1493A, 1493B, 1493C, 1493D, 1493E, 1493F 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 1493A, 1493B, 1493C, 1493D, 1493E, 1493F 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

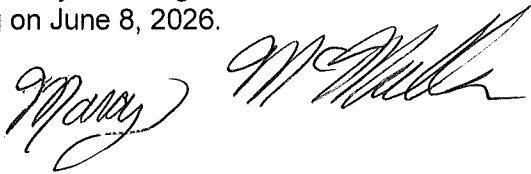
Judy Martinelly

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 June 8, 2026.



Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1493A

Monmouth County Development Review Committee
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 5 Meadow Holdings, LLC Block 154 Lot 1.01 Meadow Ave. & Pearce Court	Manasquan	MQSB1027	5-29-26	2	Exempt
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.24 acres)					

SCHEDULE 1493B

Monmouth County Development Review Committee
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SBH Community Service Network, Inc. Block 22.01 Lot 31 Park Avenue	Long Branch	LBSP10845	5-26-26	County Approval Not Required
(Proposed Use – Existing Place of Worship & Proposed Community Center) (Total Area – 2.52 acres) (Impervious – 1.71 acres existing) <u>+ 0.14 acres proposed</u> 1.86 acres total				
Site Plan for Monmouth Investors II, LLC Block 916 Lot 1.04 Route 34 & Megill Road	Wall	WSP10852	6-5-26	County Approval Not Required
(Proposed Use – Modification to Existing Loading Area) (Total Area – 8.19 acres) (Impervious – 4.17 acres existing) <u>0 acres proposed</u> 4.17 acres total				

*Attorney Aikins recused himself from this application.

SCHEDULE 1493C

Monmouth County Development Review Committee
Monday, June 8, 2026

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

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	5-19-26	2	Conditional Final Approval
	(Proposed Use – Residential Subdivision) (Total Area – 0.65 acres)				

Conditions:

1. Receipt of a recorded deed of dedication for the widening of the Hance Avenue (County Route 51) 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 Hance Avenue, and Pica Place. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Revise and resubmit the draft description, along with a copy of the draft deed for review and approval (see attached markup). Following approval, submit the executed deed directly to this office for recording 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						
Michael Nel				x		
James Schatzle				x		
Charles Casagrande				x		

SCHEDULE 1493D

Monmouth County Development Review Committee
Monday, June 8, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1493D

Monmouth County Development Review Committee
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Halls Mill Road, LLC Block 79 Lot 6.01 Halls Mill Road (County Route 55)	Freehold Township (Proposed Use – Warehouse) (Total Area – 6.36 acres) (Impervious – 3.57 acres total)	FRTSP9897	5-19-26	Amended Final Approval

- The performance guarantee, consisting of Dime-Cashier's Check No. 220009012 in the amount of **\$71,977.38** and Platte River Insurance Company Bond No. PR2759073 in the amount of **\$647,796.40**, to assure the satisfactory installation of required improvements within the Halls Mill Road (County Route 55) right-of-way was received on December 6, 2024.
- The inspection fee was received on November 6, 2024. Submit inspection requests to DevelopmentReview@co.monmouth.nj.us with photographs of the installed improvement and the guarantor's contact information.
- The applicant shall bear the cost of the interim traffic signals.

	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 1493D

Monmouth County Development Review Committee
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Willows at Jackson Mills Block 83 Lot 9 Jackson Mills Road (County Route 23)	Freehold Township (Proposed – 46 Multi-Family Residential Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)	FRTSP10323	5-20-26	Request Information

On February 9, 2026, the Development Review Committee (DRC) voted to grant a waiver from §5.2-3.11, which permits one driveway along a county road and a separation of at least 550 feet where two driveways are permitted. The applicant seeks a waiver to enable the construction of a second, right-out only driveway that would be separated by less than 550 feet from the primary site access. Correspondence received from Freehold Township's engineer states the township's Planning Board found the second driveway would serve to reduce traffic and queue time at the Polo Club Drive intersection.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 8, 2026.

SCHEDULE 1493D

Monmouth County Development Review Committee
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AASTHW Property, LLC Block 168 Lots 17, 18, 19.02, 19.04 & 19.08 Fairfield Road	Howell	HWSP10246	5-19-26	Amended Final Approval

(Proposed – New 212,844 sq. ft. warehouse/office with 100 parking spaces)
(Total Site Area – 11.55 acres)
(Impervious Area – 7.904 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			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
Michael Nei				x		
James Schatzle				x		
Charles Casagrande				x		

SCHEDULE 1493D

Monmouth County Development Review Committee
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bedford Investors, LLC Block 491 Lot 40.01 Leonardville Road (County Route 516)	Middletown	MDSP10803	5-19-26	Conditional Approval
(Proposed Use – Minor Site Improvements) (Total Area – 4.85 acres) (Impervious – 3.26 acres existing) <u>0 acres proposed</u> 3.26 acres total				

Mr. Ettore made a motion, seconded by Mr. Barris to grant the waiver from §5.2-3.1J-4 which provides for appropriately sized curb radii to accommodate vehicular access to the site. Whereas the proposed curb radii would cause certain vehicles to cross the driveway centerline. It was discussed that due to the nature of the site and existing site constraints, the potential for these occurrences would be minimal. Motion passed unanimously.

Condition:

1. Receipt of a recorded deed of easement for the proposed sight triangle at the intersection of Leonardville Road (County Route 516) and the easterly site driveway. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at 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 recording 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						
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1493D

Monmouth County Development Review Committee
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MBD Development, LLC Block 127 Lot 1 Oceanport Avenue (County Route 11)	Oceanport	OPSP10755	5-20-26	Request Information
(Proposed Use – Parking Lot Expansion/Age Restricted Housing – 298 Units) (Total Area – 38.34 acres) (Impervious – 25.46 acres existing) <u>+0.11 acres proposed</u> 25.57 acres total				

The applicant shall address the following:

- Comments in the memorandum prepared by Michael Brusca, dated June 8, 2026.

Site Plan for Mahamevnawa Bhavana Monastery of NJ Block 23.02 Lot 17 Waker Ave. (County Route 526)	Upper Freehold	UFTSP10817	5-12-26	Final Approval
(Proposed Use – House of Worship and Rectory) (Total Area – 0.19 acres) (Impervious – 0.08 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	

SCHEDULE 1493D

Monmouth County Development Review Committee
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Flock Road Associates, LLC Block 57 Lots 5 & 6 Forked River Road (County Route 539)	Upper Freehold	UFTSP10849	5-20-26	Request Information
(Proposed Use – Storage Building with Existing Retail Building) (Total Area – 3.26 acres) (Impervious – 0.55 acres existing) <u>-0.03 acres proposed</u> 0.52 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 8, 2026.

Site Plan for YMCA of the Jersey Shore Block 977 Lot 8.01 Herbertsville Road (County Route 549)	Wall	WSP10823	5-19-26	Final Approval
(Proposed Use – Site Improvements) (Total Area – 96.41 acres) (Impervious – 3.09 acres existing) <u>+ 0.23 acres proposed</u> 3.32 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						
Joseph Ettore		x	x			
Marcy McMullen			x			
Judy Martinelly	x		x			
David Schmetterer			x			
Michael Nei						x
James Schatzle						x
Charles Casagrande						x

*Mr. Barris recused himself from this application.

SCHEDULE 1493F

Monmouth County Development Review Committee
Monday, June 8, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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