

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 June 9, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer

Members Absent:
Joseph Barris, PP, AICP, CFM

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: Sal Alfieri, Henry Ney, Melanie Elmiger, Stephen Musto, Jennifer Krimko, Gary Vialonga, Nick Verderese, Joseph Holzapfol,

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 Mr. Schmetterer and seconded by Ms. Martinelly to adjourn the meeting at 3:19PM. 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 9, 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 1469A, 1469B, 1469C, 1469D, 1469E,1469F 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 1469A, 1469B, 1469C, 1469D, 1469E,1469F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1469A, 1469B, 1469C, 1469D, 1469E,1469F 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 1469A, 1469B, 1469C, 1469D, 1469E,1469F 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 Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer

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 9, 2025.



Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1469A

Monmouth County Development Review Committee
Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1469B

Monmouth County Development Review Committee
 Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Consumer Centre Paramount 1, LLC Block 2801 Lot 6 NJSH Route 36	Eatontown (Proposed Use – Starbucks with Drive-Thru.) (Total Area – 25.99 acres) (Impervious – 21.90 acres existing) <u>-0.10 acres proposed</u> 21.90 acres total	ETSP10717 (Also: WL BSP10718)	5-28-25	County Approval Not Required
Site Plan for Morris Ave. Commons, LLC Block 230 Lots 13 & 14 Broadway & Division Street	Long Branch (Proposed Use – Renovate Existing Building to and Apartment Building) (Total Area – 0.34 acres) (Impervious – 0.28 acres existing) <u>0 acres proposed</u> 0.28 acres total	LBSP10724	6-5-25	County Approval Not Required
Site Plan for Consumer Centre Paramount 1, LLC Block 67 Lot 8.03 NJSH Route 36	West Long Branch (Proposed Use – Starbucks with Drive-Thru.) (Total Area – 25.99 acres) (Impervious – 21.90 acres existing) <u>-0.10 acres proposed</u> 21.90 acres total	WL BSP10718) (Also: ETSP10717)	5-28-25	County Approval Not Required

SCHEDULE 1469C

Monmouth County Development Review Committee
 Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Township of Middletown Block 524 Lots 84, 101.01 Cherry Tree Farm Road (County Route 516) County Bride # MT-9, MT-10, MT-57	Middletown	MDSB945	5-14-25	2	Request Information
	(Proposed Use - Lot Line Adjustment) (Total Area – 56.13 acres)				

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated June 9, 2025.

SCHEDULE 1469D

Monmouth County Development Review Committee
Monday, June 9, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Countryside Developers, Inc. Block 42 Lot 4 Stone Hill Road	Colts Neck (Proposed Use – Multi Family) (Total Area – 15.22 acres)	CNSB947 (Also: CNSP10366)	5-22-25	53	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			x			
James Schatzle						x
Charles Casagrande						x

Subdivision for Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32 Newman Springs Road (County Route 22)	Middletown (Proposed Use – Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 acres)	MDSB939 (Also – MDSP10703)	5-16-25	5	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 9, 2025.

SCHEDULE 1469E

Monmouth County Development Review Committee
 Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for City of Asbury Park Block 608 Lot 1 Memorial Drive (County Route 40A)	Asbury Park	APSP10347	6-4-25	Conditional Approval
		(Proposed Use – Municipal Fire House) (Total Site Area – 0.955 acres) (Impervious Area – 0.913 acres existing) <u>-0.065 acres proposed</u> 0.848 acres total		

Mr. Ettore made a motion, seconded by Mr. Schmetterer to waive the requirement for a performance guarantee. The County will rely on the city’s performance guarantee for all site and right-of-way improvements, and Asbury Park will not release the guarantee until the County has inspected and accepted required improvements within the county right-of-way.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 4, 2024.
2. Receipt of deeds for easements for the installation of proposed traffic signal equipment at the intersection of Memorial Drive (County Route 40A), and Cookman Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deeds were deemed satisfactory. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a hold harmless agreement for the installation and maintenance of two drainage structures within the Memorial Drive (County Route 40A) right-of-way that will serve the manage stormwater runoff generated at the site.
4. Receipt of a letter from the City of Asbury Park stating it will not release the performance guarantee for this application until the County has inspected and accepted the improvements required pursuant to the county’s site plan approval.

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

SCHEDULE 1469E

Monmouth County Development Review Committee
Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cliff Bebout Block 39 Lot 8.01 Colts Neck Road (County Route 537)	Colts Neck	CNSP10680	5-12-25	Conditional Approval
	(Proposed Use – Commercial Farm Stand) (Total Area – 20.40 acres) (Impervious – 0.74 acres existing) <u>-0.50 acres proposed</u> 0.24 acres total			

Mr. Ettore made a motion, seconded by Mr. Schmetterer to grant a waiver from §5.2-3.11, which requires driveways to either be aligned with or offset by 250 feet from opposing driveways. The property is encumbered by a farmland preservation easement that restricts the driveway to its current location. Motion passed unanimously.

Conditions:

1. Address comments in the memorandum prepared by Michael Brusca, dated June 9, 2025.
2. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements in the Colts Neck Road (County Route 537) 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 the preparation of a bond estimate.

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

SCHEDULE 1469E

Monmouth County Development Review Committee
 Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Laird & Company, Inc. Block 35 Lots 12 & 12.01 Colts Neck Road (County Route 537)	Colts Neck (Proposed Use – Distillery/Bottling Plant) (Total Area – 23.04 acres) (Impervious – 7.39 acres existing) <u>+0.24 acres proposed</u> 7.64 acres total	CNSP10713	5-7-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 9, 2025.

SCHEDULE 1469E

Monmouth County Development Review Committee
 Monday, June 9, 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 West Main Street (County Route 537)	Freehold Township (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)	FRTSP10570	5-16-25	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated June 9, 2025.
2. Receipt of deeds of dedication and easement for the widening of the West Main Street (County Route 537) right-of-way to a distance of 50 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 deeds shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deeds 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 West Main Street (County Route 537) 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 the preparation of a bond estimate.
- 4.

	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						x
Charles Casagrande						x

SCHEDULE 1469E

Monmouth County Development Review Committee
Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Adventure Crossing Block 3001 Lot 1 Monmouth Road (County Route 537)	Jackson (Proposed –510 Unit Multifamily Residential) (Total Site Area – 90.02 acres) (Impervious – 36.01 acres new proposed)	JSP9720 (Phases 3 & 4)	5-16-25	Advisory Comments

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 June 9, 2025

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 (Proposed Use – New Parking Lot for Marina) (Total Area – 1.33 acres) (Impervious – 1.02 acres existing) <u>+0.11 acres proposed</u> 1.13 acres total	KPSP10612	10-11-24	Request Information
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Mr. Ettore made a motion, seconded by Mr. Schmetterer voted to accept a right-of-way easement in lieu of a dedication for the widening of the First Avenue (County Route 6) right-of-way. The DRC requested additional information about the slope of the access to First Avenue before acting on the waiver from §5.2-3.1J-2. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 9, 2025.

SCHEDULE 1469E

Monmouth County Development Review Committee
Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ian Holdings, LLC Block 287.01 Lot 21 Ocean Blvd. (County Route 57)	Long Branch	LBSP10715	5-13-25	Request Information
<p>(Proposed Use – Residential Townhouses – 10 dwelling units) (Total Area – 0.85 acres) (Impervious – 0.79 acres existing) <u>-0.18 acres proposed</u> 0.61 acres total</p>				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 9, 2025
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated June 10, 2025.

Site Plan for Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32 Newman Springs Road (County Route 22)	Middletown	MDSP10703 (Also – MDSB939)	5-16-25	Request Information
<p>(Proposed Use –340 Unit Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 acres) (Impervious – 18.68 acres existing) <u>+0.11 acres proposed</u> 18.80 acres total</p>				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 9, 2025.

SCHEDULE 1469E

Monmouth County Development Review Committee
 Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 2G Mazza, LLC Block 302 Lot 27 Memorial Drive (County Route 40A)	Neptune	NSP10695	5-12-25	Request Information
	(Proposed Use – 75 Unit Multifamily residential -) (Total Area – 1.85 acres) (Impervious – 1.35 acres new proposed)			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 9, 2025
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated June 9, 2025.

Site Plan for Jet Red TF, LLC Block 145 Lots 7, 8 & 9 Shaffo Road (County Route 547)	Tinton Falls	TFSP10684	5-16-25	Request Information
	(Proposed Use – 90 Unit Active Adult Townhouse Community) (Total Area 40.88 acres) (Impervious – 7.54 acres new proposed)			

The applicant shall address the following:

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

SCHEDULE 1469E

Monmouth County Development Review Committee
 Monday, June 9, 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 – Wawa Block 109.04 Lots 1, 2 and 3 Wayside Road County Route 38)	Tinton Falls	TFSP10701	4-7-25	Final Approval
	(Proposed Use – Convenience store with fuel sales) (Total Area – 2.64 acres) (Impervious – 0.0 acre existing) +1.81 acres proposed 1.81 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						x
Charles Casagrande						x

SCHEDULE 1469F

Monmouth County Development Review Committee
 Monday, June 9, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	LOTS	ACTION
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 Colts Neck Road (County Route 537)	Colts Neck	CNMJ849 (Also: CNMJ715, CNSP10060)	5-30-25	4	Incomplete 1-8-24
	(Proposed Use – Residential) (Total Area – 15.52 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) additional copy of a stormwater report.
2. Two (2) copies 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 size drainage area maps drawn to scale, and full sized-program output.
3. 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.