

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00PM on June 22, 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
Charles Casagrande
Jim Schatzle (Virtual)

Members Absent:
None

Alternates Absent:
Michael Nei
David Schmetterer

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

Attending in person: Anthony Seana, P. Chase, David Boesch, John H., Michael Gallagher, Usman Zubair, Hasson Maqsood, Anthony Donatiello, Ryan Benson, Sal Alfieri

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.

There being no further business, a motion was made by Mr. Barris and seconded by Ms. Martinelly to adjourn the meeting at 3:13PM. 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 22, 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
Hall of Records

February 10, 2026

MONMOUTH COUNTY PLANNING
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

February 10, 2026

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1494A, 1494B, 1494C, 1494D, 1494E, 1494F 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 1494A, 1494B, 1494C, 1494D, 1494E, 1494F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1494A, 1494B, 1494C, 1494D, 1494E, 1494F 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 1494A, 1494B, 1494C, 1494D, 1494E, 1494F 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

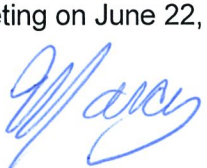
Judy Martinelly

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 22, 2026.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1494A

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Patrick F. Bennett Block 138 Lot 20 Jerry's Lane	Howell	HWSB1031	6-15-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 4.62 acres)				
Subdivision for Peter Passarella Block 1072 Lot 23 Hurleys Lane	Middletown	MDSB1030	6-12-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.46 acres)				

SCHEDULE 1494B

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APQ Redeveloper, LLC Block 3802 Lot 1 Cookman Avenue	Asbury Park (Proposed Use – Residential) (Area of Tract – 0.79 acres) (Impervious – 0.26 acres existing) <u>+0.20 acres proposed</u> 0.46 acres total	APSP10859	6-18-26	County Approval Not Required
Site Plan for IAAT Services, LLC Block 2902 Lot 3 Route 66	Eatontown (Proposed Use – Billboard) (Area of Tract – 9.05 acres) (Impervious – 6.07 acres existing) <u>0 acres proposed</u> 6.07 acres total	ETSP10857	6-15-26	County Approval Not Required

SCHEDULE 1494C

Monmouth County Development Review Committee
Monday, June 22, 2026

Minor Subdivision

Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Impellizeri Block 5 Lot 6 N. Main Street (County Route 527)	Englishtown (Proposed Use – Single Family) (Total Area – 4.04 acres)	ENMJ839	5-29-26	4	Request Information

The Development Review Committee carried the following design waivers:

- §5.2-3.1I: provides that no driveway shall be located within 10 feet of a side property line, whereas the proposed driveway abuts the side property line.
- §5.2-1.2B: provides that no residential driveway width shall be greater than 12 feet, whereas the proposed driveway with is 18 feet

The existing residential driveway is proposed to be widened to provide emergency access to the proposed subdivision.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated June 22, 2026.

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian at Estates at Brock Farms, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	6-5-26	171	Conditional Preliminary Approval

(Proposed Use – Single Family Detached & Duplex Affordable Housing)
(Total Area – 128.38 acres)

Conditions:

1. Comments in the memorandum prepared by Michael T. Brusca, dated June 22, 2026
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated June 22, 2026
3. Receipt of an executed developer agreement that outlines the applicant's obligations with respect to maintenance of the stormwater level spreader, which is proposed to be located on a Township-owned property along Siloam Road, as well as off-site property acquisitions and construction of the proposed stormwater management improvements. In addition, the agreement shall address the widening of the Monmouth Road (County Route 537) right-of-way through easements at several residentially developed properties for the extension of sidewalk to the Golden Meadows Estates subdivision (see attached mark-ups of metes and bounds descriptions). The preparation fee (**\$750.00**) shall be submitted prior to the preparation of the agreement. Submit the executed agreement to this office for recording with the Monmouth County Clerk.
4. Receipt of recorded deeds for the following:
 - a) Dedication to widen the Monmouth Road (County Route 537) right-of-way to a distance of 50 feet from the centerline of the right-of-way, including the frontage that contains proposed Begonia Drive.
 - b) Dedication to widen the Monmouth Road (County Route 537) right-of-way to a distance of 50 feet from the centerline of the right-of-way, including the frontage that contains proposed Geranium Court.
 - c) Dedication to widen the Siloam Road (County Route 527) right-of-way to a distance of 40 feet from the centerline of the right-of-way.
 - d) Sight triangle easement at the intersection of Siloam Road (County Route 527) and Peony Place.
 - e) Sight triangle easement at the intersection of Siloam Road (County Route 527) and Angelina Avenue

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
(CONT'D) Subdivision for K. Hovnanian at Estates at Brock Farms, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	6-5-26	171	Conditional Preliminary Approval

5. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Monmouth Road (County Route 537) and Siloam Road (County Route 527) rights-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 will be referred to Engineering for the preparation of a bond estimate when Condition #1 has been satisfied.

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

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RMH at Sea Girt, LLC Block 280 Lot 64 Sea Girt Avenue	Wall	WSB1028 (Also WSP7914)	6-8-26	10	Preliminary Approval

(Proposed Use – 10 Single Family Residential Lots)
(Total Area – 5.65 acres)

- Prior to final approval, the applicant shall submit one (1) paper copy of 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		x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						x
Michael Nei						x
James Schatzle						
Charles Casagrande						

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jerry LoPresti Block 7 Lot 50 Church Street (County Route 526)	Allentown	ATSP10530	5-29-26	Request Information
(Proposed Use – Restaurant Expansion & Parking Lot Modification) (Total Area – 0.34 acres) (Impervious – 0.66 acres existing) <u>-0.02 acres proposed</u> 0.64 acres total				

The applicant shall address the following comments regarding proposed changes to the site layout:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated June 22, 2026.

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ben Smith Block 49 Lot 2 River Road (County Route 10)	Fair Haven	FHSP10854	6-4-26	Request Information
(Proposed Use – Addition to Existing Office Building) (Total Area – 0.13 acres) (Impervious – 0.04 acres existing) <u>-0.01 acres proposed</u> 0.03 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated June 22, 2026.

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Gabielli Howell Realty, LLC Block 144 Lots 109 & 113.01 US Highway 9	Howell	HWSP10183	6-4-26	Amended Final Approval

(Proposed – New 39,154 sq. ft. truck sales, lease
and service building)
(Total Site Area – 5.02 acres)
(Impervious Area – 3.487 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
Michael Nei						x
James Schatzle						
Charles Casagrande						

Site Plan for John Haugh Jr. Block 49 Lots 24 & 24.01 Lakewood-Farmingdale Road (County Route 524 & 547)	Howell	HWSP10787 (Also: HWSP10118)	6-10-26	Request Information
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(Proposed Use – 8,400 sf. Building for Trade Contractor/Office)
(Total Area – 4.68 acres)
(Impervious – 0.26 acres existing)
+ 0.27 acres proposed
0.54 acres total

Mr. Ettore made a motion seconded by Ms. Martinelly granted a waiver from §5.2-3.1I, which provides for a 250-foot minimum offset between opposing driveways or roads when alignment is not possible, in view of the narrow lot width. The DRC carried a waiver request seeking relief from §5.2-3.1J-9, which provides for a bypass lane where a left turn lane is not warranted, based on traffic volumes and posted speed limits. This waiver request was carried pending receipt of a property survey revised to show the property boundaries on the opposite side of the county road. Motion passed unanimously.

The applicant shall address the following:

- Comments in the memorandum prepared by Michael T. Brusca, dated May 26, 2026.

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 98 Industrial CT, LLC Block 168 Lot 36.06 Industrial Court	Howell	HWSP10838 (Also: HWMJ668, HWSP10003)	4-16-26	Conditional Approval
(Proposed Use – Loading Pad) (Total Area – 3.36 acres) (Impervious 0.61 acres existing) <u>0 acres proposed</u> 0.61 acres total				

Conditions:

1. This application is subject to a developer agreement concerning payment of the bridge assessment required for File No. HWMJ668. Receipt of the applicant's proportionate share (\$26,850.60) of the total cost of replacing County Drainage Structure HL-4 is required.

Site Plan for NJ Natural Gas Company Block 41 Lots 9.01, 10-12, 16, 18 & 18.01 Lakewood Farmingdale Road (County Route 547)	Howell	HWSP10853 (Also:- HWSP362E)	5-27-26	Request Information
(Proposed Use – Construction of New Heater Building & Spill Containment Improvements) (Total Area – 103.25) (Impervious – 25.43 acres existing) <u>0 acres proposed</u> 25.43 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated June 22, 2026.

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 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 85 Chelsea Ave., LLC Block 287.01 Lot 21 Ocean Blvd. (County Route 57)	Long Branch (Proposed Use – 10 Residential Townhome Units) (Total Area – 0.85 acres) (Impervious – 0.79 acres existing) <u>-0.18 acres proposed</u> 0.61 acres total	LBSP10715	6-12-26	Final Approval
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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						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for SCI- NJ Funeral Services, LLC Block 37 Lots 1 & 2 Wilson Avenue (County Route 527)	Manalapan (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	MNSP5287B (also MNSP5287A)	6-12-26	Request Information
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The DRC carried the applicants waiver request as the applicant did not present justification for the waiver.

The applicant shall address the following:

- Comments in the memorandum prepared by Michael T. Brusca, dated June 22, 2026.

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mohammed Tahir Block 300 Lot 58 Tennent Road (County Route 3)	Marlboro (Proposed Use – 13,899 sq.ft House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	6-2-26	Request Information

The DRC carried the applicant's waiver request seeking relief from relocating utility poles at least six feet from the edge of pavement pending the submittal of revised roadway profiles.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated June 22, 2026.

Site Plan for Genesis Redevelopment, LLC Block 18 Lot 1 Memorial Drive (County Route 40)	Neptune City (Proposed – Multi-Family Residential – 7 dwelling units) (Total Area- 0.518 acres) (Impervious Area – 0.285 acres new proposed)	NCSP10292	5-26-26	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated June 22, 2026.

SCHEDULE 1494D

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Old Wharf Development Block 121 Lots 1.01 & 2 East Main Street	Oceanport	OPSP10855	6-4-26	Final Approval
(Proposed Use – 19 Unit Townhomes) (Total Area – 1.72 acres) (Impervious Area – 0.66 acres existing) <u>+ 0.23 acres proposed</u> 0.89 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
Michael Nei						x
James Schatzle						
Charles Casagrande						

Site Plan for NJSA, Inc. Block 73 Lot 1 Avenue of The Common	Shrewsbury Borough	SHSP10850	5-20-26	Final Approval
(Proposed Use – Three Story Residential Building with 40 Units) (Total Area – 2.86 acres) (Impervious – 0.84 acres existing) <u>+0.36 acres proposed</u> 1.20 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		x			
Marcy McMullen			x			
Judy Martinelly					x	
David Schmetterer						x
Michael Nei						x
James Schatzle						
Charles Casagrande						

SCHEDULE 1494F

Monmouth County Development Review Committee
Monday, June 22, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision Plan for Roman Blyznyuk Block 30 Lot 2.01 Dutch Lane Road (County Route 46)	Freehold (Proposed Use – Single Family Residential) (Total Area – 3.20 acres) (Impervious – 0.17 acres total)	FRTSB1029	6-10-26	Incomplete

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 fee in the amount of \$350.00 as this site abuts **Dutch Lane Road (County Route 46)**.
- Check 0096 in the amount of \$100.00 has been returned to Jacqueline Scarpelli, John J. Jackson III & Associates.

Site Plan for Shore Christian Center Church Inc. & The Jersey Shore Dream Center Inc. Block 2301 Lot 86 Route 66	Neptune (Proposed Use – Place of Worship & Expansion of Parking Lot) (Total Area – 4.80 acres) (Impervious – 1.09 acres existing) <u>+0.73 acres proposed</u> 1.82 acres total	NSP10856	6-9-26	Incomplete
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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 fee in the amount of \$100.00 as this site does not abut a County Road or County Drainage Structure and is less than one (1) acre of new impervious. Please make check payable to the Treasurer of Monmouth County.
- Check #2128 in the amount of \$1,262.00 has been returned to Joseph Kociuba, PE, PP.