

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 23, 2025 in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Judy Martinelly
David Schmetterer
Jim Schatzle

Members Absent:
Marcy McMullen

Alternates Absent:
Michael Nei
Charles Casagrande

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

Attending in person: Doug Clelland, Jay Troutman, Elizabeth Watubury, Matthew Reiser, Lorali Totten,

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. Ettore and seconded by Mr. Barris to adjourn the meeting at 3:42. 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 23, 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 1470A, 1470B, 1470C, 1470D, 1470E, 1470F by the Committee, Mr. 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 1470A, 1470B, 1470C, 1470D, 1470E, 1470F;

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1470A, 1470B, 1470C, 1470D, 1470E, 1470F 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 1470A, 1470B, 1470C, 1470D, 1470E, 1470F 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.

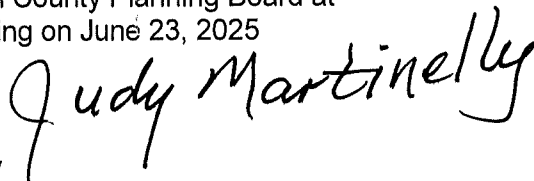
Seconded by Mr. Schatzle and passed upon the following vote:

In the affirmative:
Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Judy Martinelly
Jim Schatzle

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 23, 2025



Judy Martinelly
Vice Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1470A

Monmouth County Development Review Committee
Monday, June 23, 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 1470B

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael & Jennifer Acquaviva Block 1803 Lots 1 & 2 Hwy. 9	Manalapan	MNSP10730	6-18-25	County Approval Not Required
	(Proposed Use – Expanded Office Building) (Total Area – 0.61) (Impervious – 0.29 acres total)			

SCHEDULE 1470C

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1470D

Monmouth County Development Review Committee
Monday, June 23, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Sweetmans Lane, LLC Block 8301 Lot 24 Sweetmans Lane (County Route 527) County Bridge MN-11	Manalapan	MNMJ848	6-13-25	7	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 13.619 acres)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 23, 2025.

Subdivision for 5310 Hwy. 34, LLC Block 907 Lot 23 & 25 Hwy. 33 & 34	Wall	WSB924 (Also: WSP10678)	6-4-25	73	Conditional Preliminary Approval
	(Proposed Use – Residential) (Total Area – 8.08 acres)				

Conditions:

1. Address Comment #3 in the memorandum prepared by Michael Brusca, dated June 23, 2025.

	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

*Attorney Aikins recused himself from this application

SCHEDULE 1470E

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Netflix, Inc. Block 301 Lots 1 & 1.01 Avenue of Memories, Saltzman Ave, Sherrill Ave., Wilson Ave. (County Route 537), Bridge # E-32	Eatontown	ETSP10574 (Also: OPSP10575)	6-17-25	Amended Conditional Approval
	(Proposed Use – Motion Picture, Television & Broadcast Studio Campus) (Total Area – 31.90 acres) (Impervious – 24.30 acres new proposed)			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated April 14, 2025.
2. Address the comments in the memorandum prepared by Ellias Sarrinikolaou, dated April 14, 2025.

	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						
Charles Casagrande			x			x

Site Plan for Saini Brothers Realty Block 32 Lot 1 River Road (County Route 10)	Fair Haven	FHSP10723	6-2-25	Request Information
	(Proposed Use – Fuel Station) (Total Area – 0.34 acres) (Impervious – 0.28 acres existing) <u>0 acres proposed</u> 0.28 acres total			

The Development Review Committee carried the applicant's request to provide a right-of-way widening easement instead of a dedication, as required by §5.1-1 of the county's development regulations, pending the submittal of additional information concerning the existing width of the right-of-way.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 23, 2025

*Attorney Aikins recused himself from this application

SCHEDULE 1470E

Monmouth County Development Review Committee
 Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 60 Bay Ave. Highlands, LLC Block 42 Lot 1 Bay Ave. (County Route 8)	Highlands	HSP10591	5-30-25	Conditional Approval
	(Proposed Use – Multi-Family – 1 proposed dwelling unit (4 existing) (Total Area – 0.15 acres) (Impervious – 0.05 acres existing) <u>+0.05 acres proposed</u> 0.11 acres total			

Mr. Barris made a motion seconded by Mr. Ettore to grant the waiver from §5.1-1 to accept an easement instead of a dedication, to avoid creating new bulk variances.

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated June 23, 2025.
2. Receipt of an easement to widen the Bay Avenue (County Route 8) right-of-way to a distance of 30 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at 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 required improvements in the Bay Avenue (County Route 8) 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	x		x			
Joseph Ettore		x	x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
Michael Nei						x
James Schatzle			x			
Charles Casagrande						x

SCHEDULE 1470E

Monmouth County Development Review Committee
Monday, June 23, 2025

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 – House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	6-9-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 23, 2025.

Site Plan for Marlboro Corporate Park Block 179 Lot 1 Tennent Road & Newman Springs Road (County Route 3)	Marlboro (Proposed Use – 100,000 Sq. Ft. - Flex Warehouse) (Total Area – 12.43 acres) (Impervious – 5.89 acres new proposed)	MRSP10719	6-2-25	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 23, 2025.

SCHEDULE 1470E

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Riverview Medical Center Blocks 9; 11 Lots 33.01; 1.02 (E. Front Street) (County Route 10)	Red Bank	RBSP10722 (Prior: RBSP6996-6996C)	5-29-25	Final Approval
	(Proposed Use – Improvements for Emergency Services and New Generator) (Total Area – 7.77 acres) (Impervious – 6.40 acres existing <u>0 acres proposed</u> 6.40 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			
David Schmetterer						
Michael Nei						x
James Schatzle		x	x			
Charles Casagrande						x

Site Plan for Manzo-Doren Organization of Union Beach, LLC Block 179 Lot 1 Union Ave. (County Route 39)	Union Beach	UBSP10728	6-13-25	Conditional Approval
	(Proposed Use – Starbuck with Drive-Thru) (Total Area – 0.75 acres) (Impervious – 0.58 acres existing) <u>-0.09 acres proposed</u> 0.48 acres total			

Conditions:

1. Address the comment in the memorandum prepared by Michael T. Brusca, dated June 23, 2025.

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

SCHEDULE 1470E

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jesus' Harvest Time Ministries, Inc. Block 54 Lot 6 Monmouth Road (County Route 537)	Upper Freehold	UFTSP10597	5-28-25	Request Information
(Proposed Use – Church with Site Improvements) (Total Area – 14.26 acres) (Impervious - 0.91 acres new proposed)				

Mr. Ettore made a motion, seconded by Mr. Barris to grant the waiver from §5.3-11. The applicant seeks to provide 3:1 grading within and beyond the right-of-way towards the westerly portion of the site, whereas a maximum slope of two percent is permitted.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 23, 2025.

Wall Owner, LLC Block 922 Lot 5 Hwy. 34	Wall	WSP10409	6-3-25	Request Information
(Proposed Use – Warehousing & Non-Store Retailer) (Total Area – 294.60 acres) (Impervious – 109.968 new proposed)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Vincent Cardone, dated June 23, 2025.
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SCHEDULE 1470E

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 5310 Hwy. 34, LLC Block 907 Lots 23, 25 Hwy 33 & 34	Wall	WSP10678 (Also: WSB924)	6-4-25	Conditional Approval
(Proposed Use – Residential – 88 Dwelling Units) (Total Area – 8.08 acres) (Impervious – 1.70 acres existing) <u>+1.57 acres proposed</u> 3.27 acres total				

Conditions:

1. Address Comment #3 in the memorandum prepared by Michael Brusca, dated June 23, 2025.

	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 1470F

Monmouth County Development Review Committee
Monday, June 23, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 645 Hazlet Station, LLC Block 229 Lot 1 Holmdel Road (County Route 4)	Hazlet	HZSP10729 (Also: HZSP7850)	6-12-25	Incomplete
	(Proposed Use – 34 Unit - Mixed-Use Retail and Residential) (Total Area – 0.19 acres) (Impervious – 0.04 acres existing) $\begin{array}{r} \text{+1.41 acres proposed} \\ \hline 1.45 \text{ acres total} \end{array}$			

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 addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. This shall include full-sized drainage area maps drawn to scale, and full-sized program output.
2. 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.

Site Plan for Solar Landscape, LLC Block 114.01 Lot 19.06 Park Road	Tinton Falls	TFSP10725	6-6-25	Incomplete
	(Proposed Use – Roof Top Solar Panels) (Total Area – 11.70 acres) (Impervious – 2.61 acres existing) $\begin{array}{r} \text{0 acres proposed} \\ \hline 2.61 \text{ acres total} \end{array}$			

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.

SCHEDULE 1470F

Monmouth County Development Review Committee
Monday, June 23, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Solar Landscape, LLC Block 114 Lot 13.03 Park Road & Pinebrook Road	Tinton Falls (Proposed Use – Roof Top Solar Panels) (Total Area – 9.60 acres) (Impervious – 3.67 acres existing <u>0 acres proposed</u> 3.67 acres total)	TFSP10726	6-10-25	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 \$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.