

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order on July 14, 2025, at 2:05PM in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE  
Judy Martinelly  
David Schmetterer  
Charles Casagrande

Members Absent:  
Joseph Barris, PP, AICP, CFM  
Marcy McMullen

Alternates Absent:  
Jim Schatzle  
Michael Nei

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

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 Mr. Ettore to adjourn the meeting at 2:47PM. 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 JULY 14, 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 1471A, 1471B, 1471C, 1471D, 1471F by the Committee, Mr. Schmetterer 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 1471A, 1471B, 1471C, 1471D, 1471F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1471A, 1471B, 1471C, 1471D, 1471F 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 RESOLVED, that the actions of the Committee as herein indicated for those Subdivisions and Site Plans listed on the attached Schedules 1471A, 1471B, 1471C, 1471D, 1471F 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.

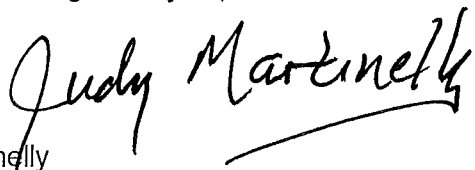
Second, by Mr. Ettore and passed upon the following vote:

In the affirmative:  
Joseph Ettore, PE  
Judy Martinelly  
David Schmetterer  
Charles Casagrande

In the Negative:  
None

#### CERTIFICATION

I hereby certify the above to be true copy of a Resolution adopted by The Development Review Committee of The Monmouth County Planning Board at a regular meeting on July 14, 2025.



Judy Martinelly  
Vice Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1471A

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Farmingdale Realty, LLC Block 24 Lot 9 Chestnut Street	Farmingdale  (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.35 acres)	FMSB951	7-9-25	2	Exempt
Subdivision for 101 Franklin Investments, LLC Block 217 Lot 30 Franklin Avenue	Long Branch  (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.42 acres)	LBSB950	7-7-25	2	Exempt
Subdivision for RBMS Consulting, LLC Block 163 Lots 5,6,7 Clark Avenue	Union Beach  (Proposed Use – 2 Lot Subdivision Residential) (Total Area – 0.37 acres)	UBSB949	7-2-25	2	Exempt

SCHEDULE 1471B

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Interfaith Neighbors Block 802 Lots 1, 2, 3 & 5 Springwood Avenue	Asbury Park  (Proposed Use – 3 Story Mixed Use Building) (Total Area – 0.47 acres) (Impervious – 0.37 acres new proposed)	APSP10739	7-11-25	County Approval Not Required
Site Plan for Tulsi Restaurant, LLC Block 54.01 Lot 5.01 Route 9	Howell  (Proposed Use – Burger King with Drive-Thru) (Total Area – 13.65 acres) (Impervious – 10.84 acres existing) <u>-0.01 acres proposed</u> 10.83 acres total	HWSP10738	7-10-25	County Approval Not Required
Site Plan for Anemos Greek Restaurant Block 10 Lot 19 Route 9	Manalapan  (Proposed Use – Existing Restaurant with Expanded Outdoor Seating) (Total Area – 5.85 acres) (Impervious – 2.06 acres existing) <u>0 acres proposed</u> 2.06 acres total	MNSP10740	7-11-25	County Approval Not Required
Site Plan for Solar Landscape, LLC Block 114.01 Lot 19.06 Park Road	Tinton Falls  (Proposed Use – Roof Top Solar Panels) (Total Area – 11.70 acres) (Impervious – 2.61 acres existing) <u>0 acres proposed</u> 2.61 acres total	TFSP10725	6-25-25	County Approval Not Required
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	6-25-25	County Approval Not Required

SCHEDULE 1471C

Monmouth County Development Review Committee  
Monday, July 14, 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 1471D

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 <b>Colts Neck Road (County Route 537)</b>	Colts Neck	CNMJ849 (Also: CNMJ715, CNSP10060)	5-30-25	4	Request Information
(Proposed Use – Residential) (Total Area – 15.52 acres)					

**The applicant shall address the following:**

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

Subdivision for K. Hovnanian at Estates at Brock Farms, LLC Block 91 Lots 20, 20.01, 22, 23, 24 <b>Monmouth Road (County Route 537) Siloam Road (County Route 527)</b>	Freehold Township	FRTMJ847	6-20-25	171	Request Information
(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.38 acres)					

The Development Review Committee carried its review of waivers to allow the applicant to submit additional information. The following waivers are required from the county's design standards:

1. §5.1-1 requires the right-of-way width of a county road that abuts a proposed subdivision to conform to the right-of-way widths designated on the Monmouth County Road Plan. The subdivision plan proposes a right-of-way widening easement whereas a right-of-way widening dedication is required.
  2. §5.2-2.2E requires an onsite vehicle turnaround for driveways so that vehicles are not forced to back out into the county road. The proposed driveway for Block 91, Lots 16 and 17 does not provide the required vehicle turnaround.
  3. §5.2-2F-1 provides that no portion of a proposed street shall be located within 10 feet of a side property line, whereas the Road "A" encroaches into the required setback.
  4. §5.2-3.1I provides that no portion of a driveway shall be located within 10 feet of a side property line. The proposed driveway on Lot 20.02 is located within the required setback.
- The DRC granted a waiver on February 24, 2025, allowing "Road D" to be located within 10 feet of the side property line based on the narrowness of the lot and the absence of access along Monmouth Road to the neighboring Golden Meadows subdivision.

**The applicant shall address the following:**

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

SCHEDULE 1471D

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan	MNMJ812 (also MNSP10228)	6-16-25	132	Request Information
	(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated July 14, 2025.
  2. Receipt of an updated application form listing the Yorktowne Club as a co-applicant. Revise the subdivision plan to note the added co-applicant.
- Note: All plan sets, and other documentation shall list the Yorktowne Club as a property owner and/or co-applicant.

SCHEDULE 1471E

Monmouth County Development Review Committee  
Monday, July 14, 2025

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 <b>Church Street (County Route 526)</b>	Allentown	ATSP10530	6-24-25	Request Information
(Proposed – Restaurant Expansion & Parking Lot Modification ( Parking lot previously approved) (Total Area – 0.34 acres) (Impervious – 0.66 acres existing) <u>-0.02 acres proposed</u> 0.64 acres total				

**Conditions listed in August 26, 2024, Conditional Approval letter that still apply:**

1. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements along Church Street (County Route 526) 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 are found at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The bond estimate will be updated when the comments noted in the memorandum prepared by Michael T. Brusca, dated July 14, 20205, have been satisfactorily addressed.

**The applicant shall address the following comments regarding the newly proposed site improvements:**

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated July 14, 2025.

Site Plan for Asbury Park First, LLC Block 401 Lots 10, 11, 12, 13 First Avenue	Asbury Park	APSP10708	6-24-25	Final Approval
(Proposed Use – 104 Dwelling Units - 5 Story Residential Building) (Total Area – 1.31 acres) (Impervious – 1.05 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			
David Schmetterer	x					
Michael Nei						x
James Schatzle						x
Charles Casagrande			x			

SCHEDULE 1471E

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael Margarella Block 47 Lots 2, 3, 5 & 6 <b>Munro Avenue</b> <b>(County Route 7)</b>	Hazlet	HZSP10168	6-24-25	Conditional Approval
	(Proposed – New professional bldg. – 4,900 sq. ft. commercial with 4 apartments) (Total Site Area – 0.809 acres) (Impervious Area – 0.430 acres new proposed)			

**Conditions:**

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated July 14, 2025.
2. Receipt of a deed of dedication to widen the Munro Avenue (C.R. 7) right-of-way to a distance of 30 feet from the right-of-way centerline, including a corner radius at the intersection with S.H. 36. Submit the draft deed 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 Munro Avenue (C.R. 7) 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). The application has been referred to Engineering for preparation of a bond estimate.
4. Receipt of an ordinance, adopted by the Borough, that implements the proposed turn prohibition at the Munro Avenue driveway.

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

SCHEDULE 1471E

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 645 Hazlet Station, LLC Block 229 Lot 1 <b>Holmdel Road</b> <b>(County Route 4)</b>	Hazlet	HZSP10729 (Also: HZSP7850)	6-12-25	Request Information
	(Proposed Use – 34 Unit - Mixed-Use Retail and Residential) (Total Area – 1.92 acres) (Impervious – 0.04 acres existing) $\begin{array}{r} \phantom{0.04} \\ +1.41 \text{ acres proposed} \\ \hline 1.45 \text{ acres total} \end{array}$			

**The applicant shall address the following:**

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

Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan	MNSP10228 (also MNMJ812)	6-16-24	Request Information
	(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated July 14, 2025.
2. Receipt of an updated application form listing the Yorktowne Club as a co-applicant. Revise the site plan to note the added co-applicant.

Note: All plan sets and other documentation shall list the Yorktowne Club as a property owner and/or co-applicant

SCHEDULE 1471E

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for V ARC Builders, LLC Block 132 Lot 9 Route 79	Marlboro  (Proposed Use – Self Storage Facility) (Total Area – 5.38 acres) (Impervious – 0.36 acres existing) <u>+1.21 acres proposed</u> 1.57 acres total	MRSP10721	5-23-25	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
Joseph Ettore	x		x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer		x	x			
Michael Nei						x
James Schatzle						x
Charles Casagrande			x			

Site Plan for Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza	Tinton Falls  (Proposed Use – Flex Space) (Total Area – 6.25 acres) (Impervious – 3.214 acres new proposed)	TFSP10433 (Also TFSP7196)	6-24-25	Conditional Approval
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**The applicant shall address the following condition:**

1. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements along and within the Hope Road (County Route 51) 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
Joseph Ettore		x	x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer	x		x			
Michael Nei						x
James Schatzle						x
Charles Casagrande			x			

SCHEDULE 1471F

Monmouth County Development Review Committee  
Monday, July 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 119 Ely Harmony LLC Block 108 Lot 14 & 17 Ely Harmony Road	Freehold Township  (Proposed Use – Cemetery) (Total Area – 53.96 acres)	FRTSP10734	7-7-25	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:**

- One (1) copy of the Site Plan Application (Addendum B-1) shall be filled out in its entirety. The application fee will be determined upon receipt of the completed form.
- Check #126 in the amount of \$1,862.00 has been returned to Yosef Portnoy, PE from Civil Core Consulting.

Site Plan for 75 Bannard Realty Corp. Block 6 Lots 24.01 & 25 <b>Throckmorton Street (County Route 522)</b>	Freehold Township  (Proposed Use – Expansion of an Existing Vehicle Storage Lot) (Total Area – 6.43 acres) (Impervious – 2.36 acres existing) <u>+0.35 acres proposed</u> 2.71 acres total	FRTSP10736	7-8-25	Incomplete
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**An administrative review has determined that the application is incomplete. Based on the proposed development, the existing impervious coverage is considered zero for purposes of stormwater review as no existing stormwater management measures will remain in place to serve the proposed development. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:**

- An application fee in the amount of \$3,230.00. Your fee was calculated by 455 proposed parking spaces X \$6.00 = \$2,730.00 + \$500.00 = **\$3,230.00**. Please make check payable to the Treasurer of Monmouth County. For the purpose of this application, the number of parking stalls was determined to be 455, as no parking stalls were shown on the Existing Conditions and Removal Plan (sheet 2). Thus, all proposed parking stalls are considered new.
  - One (1) 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.
- Check #1828 in the amount of \$938.00 has been returned to Giovanni Manilio, PE from Manterra Design, LLC

SCHEDULE 1471F

Monmouth County Development Review Committee  
Monday, July 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 4360-4380 Route 9 Realty, LLC Block 4 Lot 44 Route 9	Freehold Township	FRTSP10737	7-10-25	Incomplete
	(Proposed Use – Installation of Standby Generator) (Total Area – 19.07) (Impervious - 8.20 acres existing) <u>0 acres proposed</u> 8.20 acres total			

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. Two (2) signed and sealed plans.
  - Check #8828 in the amount of \$100.00 is correct and has been processed.

Site Plan for Flagship NJ Propco, LLC Block 211 Lots 8.01 & 7.01 <b>Holmdel Road (County Route 4)</b>	Hazlet	HZSP10731	6-27-25	Incomplete
	(Proposed Use – Spotless Car Wash) (Total Area – 4.36 acres) (Impervious – 1.93 acres existing) <u>-0.46 acres proposed</u> 1.47 acres total			

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 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](http://www.visitmonmouth.com).

SCHEDULE 1471F

Monmouth County Development Review Committee  
Monday, July 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road & Hillcrest Ave.	Holmdel	HLSP10732	6-30-25	Incomplete
	(Proposed Use – Gym & Classroom Improvements) (Total Area – 21.68 acres) (Impervious – 7.52 acres existing) <u>      -0.30 acres proposed</u> 7.52 acres total			

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 \$500.00. This site abuts County Bridge H-14. Please make check payable to the Treasurer of Monmouth County.
  - Check #5604 in the amount of \$100.00 has been returned to Tung-To Lam, PE, at Bohler Engineering.