

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03PM on July 22, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Michael Nei, PE  
Judy Martinelly

Members Absent:  
Joseph Ettore, PE  
James Giannell  
Marcy McMullen

Alternates Absent:  
David Schmetterer  
James Schatzle

Staff present included: Mark Aikins, Esq, Victor Furmanec, Jeannine Smith, Jason Pene, Leah Emmerich, Vince Cardone, Thomas Lombardi, Michael Brusca.

Attending in person: no attendees

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 January 26, 2024, the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Star Ledger. The affidavit of publication is on file in the Monmouth County Planning Board Office.\*\*
- 2) Also, on January 26, 2024, a copy was emailed to The Coast Star, and on January 26, 2024, 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. Nei and seconded by Mr. Barris to adjourn the meeting at 2:48PM. 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 22, 2024, HAS BEEN COMPLIED WITH AS FOLLOWS:

**ADVERTISED:**

STAR LEDGER: **January 26, 2024**

**EMAILED TO:**

THE COAST STAR: **January 26, 2024**

**POSTED:**

COMMISSIONER'S BULLETIN BOARD **January 26, 2024**  
Hall of Records

MONMOUTH COUNTY PLANNING **January 26, 2024**  
BOARD BULLETIN BOARD & WEBSITE  
Hall of Records Annex

**2024**

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1448A, 1448B, 1448C, 1448D, 1448E by the Committee, Mr. Barris 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 1448A, 1448B, 1448C, 1448D, 1448E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1448A, 1448B, 1448C, 1448D, 1448E 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 1448A, 1448B, 1448C, 1448D, 1448E 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. Nei and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Michael Nei, PE

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 July 22, 2024



Judy Martinelly

Alternate Chairwoman

Monmouth County Planning Board Development Review

SCHEDULE 1448A

Monmouth County Development Review Committee  
 Monday, July 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
APW Redeveloper, LLC & Asbury Partners, LLC Block 4306 Lot 1-8 Eighth Avenue	Asbury Park  (Proposed Use – Residential) (Total Area – 1.83 acres)	APSB881	7-11-24	3	Exempt

SCHEDULE 1448B

Monmouth County Development Review Committee  
Monday, July 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Third Avenue, Farmingdale, LLC Block 29 Lot 1 Third Avenue	Farmingdale  (Proposed Use – Commercial) (Total Area – 0.820 acre) (Impervious – 0.16 acre existing) <u>+0.49 acre proposed</u> 0.66 acre total	FMSP10566	7-11-24	County Approval Not Required
Site Plan for Waitt Funeral Home Block 122 Lot 24.01 Route 79	Marlboro  (Proposed Use – Funeral Home) (Total Area – 2.46 acres) (Impervious – 0.77 acre existing) <u>+0.16 acre proposed</u> 0.93 acre total	MRSP10561	7-11-24	County Approval Not Required
Site Plan for BC Brielle, LLC Block 183 Lot 7 Brielle Avenue	Ocean  (Proposed Use – Self Storage) (Total Area – 1.38 acres) (Impervious – 0.70 acre new proposed)	OSP10565	7-11-24	County Approval Not Required
Site Plan for 3200 Sunset Commons, LLC Block 137 Lot 23 Sunset Avenue	Ocean  (Proposed Use – Office) (Total Area – 1.20 acres) (Impervious – 0.92 acre existing) <u>+0.07 acre proposed</u> 0.99 acre total	OSP10567	7-11-24	County Approval Not Required

SCHEDULE 1448B

Monmouth County Development Review Committee  
Monday, July 22, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ocean State Job Lot of NJ 2023, LLC Block 59 Lot 8 Route 35	Holmdel	HLSP10569	7-15-2024	County Approval Not Required
(Proposed Use – Shopping Center/Retail Stores) (Total Area – 21.62 acres) (Impervious – 12.97 acres existing) <div style="text-align: right;"> <u>0 acres proposed</u>                      12.97 acres existing                 </div>				

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SCHEDULE 1448C

Monmouth County Development Review Committee  
Monday, July 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Power Station at Allenhurst, LLC Block 31 Lot 3 Lake Drive <b>County Bridge #O-12</b>	Allenhurst	ASB870 (ASP10568)	7-12-24	3	Request Information

(Proposed Use – Multifamily Residential)  
(Total Area – 2.49 acres)

1. Address comments in memorandum prepared by Michael Brusca, dated July 22, 2024.

Subdivision for Sweetmans Lane Assoc., LLC Block 41 Lot 1.09 <b>Sweetmans Lane (County Route 1)</b>	Millstone	MS822 ROW4044	6-25-24	2	Request Information
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(Proposed Use – Residential)  
(Total Area 30.22 acres)

1. Address comments in memorandum prepared by Michael Brusca, dated July 22, 2024.

Subdivision for Syed Mehdi Block 4302 Lot 3 <b>Old Corlies Avenue (County Route 17)</b>	Neptune Township	NSB880	7-11-24	2	Request Information
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(Proposed Use – Residential)  
(Total Area – 0.84 acres)

1. Address comments in memorandum prepared by Michael Brusca, dated July 22, 2024.

SCHEDULE 1448D

Monmouth County Development Review Committee  
Monday, July 22, 2024

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Surrey Equities, LLC Block 2701 Lots 53, 60, 66, 69 Monmouth Road & Route 36	Eatontown	ETSB878	6-28-24	6	Preliminary Final Approval
	(Proposed Use – Residential & Commercial Development) (Total Area – 133.40 acres)				

- 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](mailto: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
James Giannell						x
Marcy McMullen						x
Dave Schmetterer						x
Michael Nei		x	x			
Judy Martinelly			x			
James Schatzle						x



SCHEDULE 1448E

Monmouth County Development Review Committee  
Monday, July 22, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Power Station at Allenhurst Blocks 18/21/31 Lots 1/4-7/3	Allenhurst	ASP10568 (Also: ASB870)	7-12-24	Request Information
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(Proposed Use – Multifamily Residential – 113 Dwelling Units)  
(Total Area – 6.01 acres)  
(Impervious – 4.11 acres existing)  
-0.38 acre proposed  
3.73 acres total

1. Address comments in memorandum prepared by Michael Brusca, dated July 22, 2024.

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Site Plan for Jerry LoPresti Block 7 Lot 50 <b>Church Street</b> <b>(County Route 526)</b>	Allentown	ATSP10530	7-2-24	Conditional Approval
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(Proposed Use - Additional Parking for existing Commercial Use)  
(Total Area – 0.34 acre)  
(Impervious – 0.24 acre existing)  
+0.03 acre proposed  
0.27 acres total

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

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SCHEDULE 1448E

Monmouth County Development Review Committee  
Monday, July 22, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Monmouth University Block 70 Lots 1,2,3.02,20&21 <b>Cedar Avenue</b> <b>(County Route 25)</b> Norwood Avenue	Long Branch	LBSP10517	7-9-24	Request Information
(Proposed Use – 15,270 sq. ft. - Museum) (Total Site Area – 4.719 acres) (Impervious Area – 2.170 acres existing) -0.047 acre proposed 2.123 acres total				

1. Address comments in memorandum prepared by Michael Brusca, dated July 22<sup>nd</sup>, 2024.

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Site Plan for Monmouth Battlefield Flex Company, LLC Block 79.02 Lots 2, 3, & 5 Route 33	Manalapan	MNSP10557	6-27-24	Final Approval
(Proposed Use – 192,560 sq. ft. Flex Space) (Total Area – 22.45 acres) (Impervious – 13.47 acres new proposed)				

No further 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
James Giannell						x
Marcy McMullen						x
Dave Schmetterer						x
Michael Nei		x	x			
Judy Martinelly			x			
James Schatzle						x

SCHEDULE 1448E

Monmouth County Development Review Committee  
Monday, July 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tony Lassen Block 47.02 Lot 13, 14, 17.02, 17.03 <b>New Brunswick Avenue (County Route 516)</b>	Matawan	MTSP10522	6-24-24	Request Information
	(Proposed Use – 4,975 sq. ft. Restaurant) (Total Area – 1.065 acres) (Impervious – 0.45 acre existing) <u>-0.01 acre proposed</u> 0.43 acres total			

1. Address comments in memorandum prepared by Michael Brusca, dated July 22, 2024.

Sie Plan for 37 Burnt Tavern, LLC Block 57 Lots 17.02, 17.03 Burnt Tavern Road	Millstone	MSSP10236	7-11-24	Conditional Approval
	(Proposed Use – 148,553 sq. ft. - Warehouse/Office) (Total area – 10.88 acres) (Impervious – 5.763 acres new proposed)			

Mr. Nei made a motion, seconded by Mr. Barris to grant a waiver from §5.3-3, which requires a roadway cross slope between 2 and 3 percent. Due to existing topography, a cross slope of 2 percent is proposed for seven feet from the edge of pavement to provide a suitable area for future sidewalk and utility poles. Motion passed unanimously.

1. Address comments in the memorandum prepared by Ellias Sarrinikolaou, dated July 17, 2024.
  2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements at the intersections of Burnt Tavern Road with Trenton-Lakewood Road (C.R. 526/571) and Monmouth Road (C.R. 537). The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds or letters or credit are available at the Development Review webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The application has been referred for a bond estimate.
- The applicant shall coordinate with Verizon and JCP&L to obtain written confirmation for utility pole locations and access.

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

SCHEDULE 1448E

Monmouth County Development Review Committee  
Monday, July 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Triumphant Life Church Block 110.07 Lot 1 <b>Sherril Avenue (County Route 537)</b> <b>Saltzman Avenue (County Route 537)</b> <b>Bridge # E-13</b>	Oceanport	OPSP10456	7-9-24	Conditional Approval
	(Proposed Use – Church) (Total Area – 4.981 acres) (Impervious – 1.587 acres existing) <u>+1.190 acres proposed</u> 1.777 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, July 22, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Sherrill Avenue (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](http://www.visitmonmouth.com). The application has been referred for the preparation of a bond estimate.
3. Receipt of a deed for the 12-foot-wide multi-purpose easement. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage ([www.visitmonmouth.com](http://www.visitmonmouth.com)). The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed to this office for filing with the County Clerk.

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

SCHEDULE 1448E

Monmouth County Development Review Committee  
Monday, July 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Spark Car Wash, LLC Block 1.01 Lots 2.02 & 5 <b>Newman Springs Road, County Route 520</b> <b>Shrewsbury Road, County Route 13</b>	Tinton Falls	TFSP10512	7-8-24	Request Information
(Proposed Use – 4,841 sq. ft. - Car Wash) (Total Area – 1.5 acres) (Impervious – 1.132 acres existing) <u>-0.267 acre proposed</u> 0.865 acres total				

1. Address comments in memorandum prepared by Michael Brusca, dated July 22, 2024.

Site Plan for RBK Real Estate, LLC Block 723 Lots 1 & 10 Route 35	Wall	WSP10563	7-10-24	Final Approval
(Proposed Use – 10,147 sq. ft – Showroom/Service Building) (Total Area – 5.09 acres) (Impervious – 4.44 acres existing – to be removed) <u>-0.11 acre proposed</u> 4.33 acres total				

No further 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
James Giannell						x
Marcy McMullen						x
Dave Schmetterer						x
Michael Nei		x	x			
Judy Martinelly			x			
James Schatzle						x