

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:01PM on July 28, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE  
Judy Martinelly  
Charles Casagrande

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

Alternates Absent:  
David Schmetterer  
Jim Schatzle  
Michael Nei

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

Attending in person: Matt Fallon, Sean Delany, Mitch Newman

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. Casagrande to adjourn the meeting at 2:32PM. 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 28, 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 1472A, 1472B, 1472C, 1472D, 1472E, 1472F by the Committee, Mr. Ettore 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 1472A, 1472B, 1472C, 1472D, 1472E, 1472F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1472A, 1472B, 1472C, 1472D, 1472E, 1472F 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 1472A, 1472B, 1472C, 1472D, 1472E, 1472F 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.

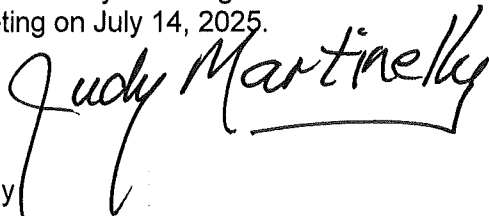
Seconded by Mr. Casagrande and passed upon the following vote:

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

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 14, 2025.



Judy Martinelly  
Vice Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1472A

Monmouth County Development Review Committee  
Monday, July 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Shannon Gaetano Block 1502 Lots 1.01/2.01 Buttonwood Ave.	Eatontown	ETSB952	7-15-25	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.45 acre)				
Subdivision for Domenico Colletti Block 769 Lot 6 Adams Street	Wall	WSB954	7-16-25	2	Exempt
	(Proposed Use – Subdividing 2 Lots) (Total Area – 0.70 acre)				

SCHEDULE 1472B

Monmouth County Development Review Committee  
Monday, July 28, 2025

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

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	County Approval Not Required
<p>(Proposed Use – Installation of Standby Generator)                      (Total Area – 19.07)                      (Impervious - 8.20 acres existing)                                        <u>0 acres proposed</u>                                        8.20 acres total</p>				
Site Plan for EAS Howell PropCo, LLC Block 35.83 Lots 33, 34 & 35 Route 9	Howell	HWSP10745	7-24-25	County Approval Not Required
<p>(Proposed Use – Modifications to Existing Car Wash)                      (Total Area – 0.99 acres)                      (Impervious – 0.74 acres proposed)                                        <u>+0.08 acres proposed</u>                                        0.82 acres total</p>				
Site Plan for B&B Commercial, LLC Block 407 Lot 1 Route 35 South	Neptune Township	NSP10741	7-15-25	County Approval Not Required
<p>(Proposed Use – Office)                      (Total Area – 0.29 acre)                      (Impervious – 0.04 acre)                                        <u>+0.14 acre proposed</u>                                        0.18 acres total</p>				

SCHEDULE 1472C

Monmouth County Development Review Committee  
Monday, July 28, 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 1472D

Monmouth County Development Review Committee  
Monday, July 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Galloping Hills at Manalapan, LLC Block 84.02 Lot 3.02 <b>Smithburg Road (County Route 527) County Bridge MS-75</b>	Manalapan	MNMJ765	6-30-25	5	Amended Conditional Approval
	(Proposed Use – Single Family Residential) (Total Area – 19.432 acres)				

A motion was made by Mr. Ettore and seconded by Mr. Casagrande to waive the following:

- a. The requirement for a left turn bypass lane.
- b. The requirement to extend county drainage structures (MN6, MN75, and un-numbered county structure).
- c. The requirement for the widening of Smithburg Road along the entire frontage of the site.

Motion passed unanimously.

**Conditions:**

1. Receipt of a deed of dedication to widen the Smithburg Road (County Route 527) right-of-way to a distance of 30 feet from the centerline, as well as a deed of easement to widen the right-of-way an additional 10 feet beyond the required dedication. The only formats acceptable to the County of Monmouth are provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deeds and deed descriptions to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
2. Receipt of maintenance and reconstruction deeds for the adjacent county structures. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deeds and deed descriptions to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to assure the satisfactory installation of required right-of-way improvements along Smithburg Road (County Route 527). The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds and letters of credit are available at the Development Review webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The application has been referred to the Division of Engineering for calculation 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
James Schatzle						x
Charles Casagrande		x	x			

SCHEDULE 1472E

Monmouth County Development Review Committee  
Monday, July 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Belmar Borough Block 3 Lot 3 <b>Ocean Ave.</b> <b>(County Route 18)</b>	Belmar	BLSP10744	7-21-25	Conditional Approval
(Proposed Use – Replacing Seasonal Bathroom Trailer with a Permanent Bathroom Building) (Total Area – 25.50 acres) (Impervious – 0.01 acre existing) <u>+0.02 acre proposed</u> 0.03 acres total				

**Conditions:**

1. Comment in the memorandum prepared by Michael Brusca, dated July 28, 2025.

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

Site Plan for Jewish Healthcare Center, Inc. Block 86 Lot 2.08 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township	FRTSP10733 (Prior- FRTSP9390)	7-3-25	Request Information
(Proposed Use – 39,243 SF - Addition to Healthcare Facility) (Total Area – 12.00 acres) (Impervious – 2.32 acres existing) <u>-0.51 acre proposed</u> 2.83 acres total				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated July 28., 2025.

SCHEDULE 1472E

Monmouth County Development Review Committee  
Monday, July 28, 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 <b>Monmouth Road (County Route 537)</b>	Jackson     (Proposed – 510 Unit Multifamily Residential) (Total Site Area – 90.02 acres) (Impervious – 36.01 acres new proposed)	JSP9720 (Phases 3 & 4)	7-3-25	Advisory Comments

The Development Review Committee granted a waiver to allow modified grading within the right-of-way. The site plan shall be revised to show a two percent slope 7-10 feet behind the curb for future pedestrian access, and a steeper grade beyond within the right-of-way easement.

1. See comments in the memorandum prepared by Michael Brusca, dated July 28, 2025.

Site Plan for Manalapan Grove Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 (176) <b>Wilson Avenue (County Route 527)</b>	Manalapan     (Proposed - Residential – 75 market rate townhomes) (Total Site Area – 4.40 acres) (Impervious Area – 1.83 acres new proposed)	MNSP10091 (also MNMJ789)	7-16-25	Amended Final Approval
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						x
Joseph Ettore	x		x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						x
James Schatzle						x
Charles Casagrande		x	x			

SCHEDULE 1472E

Monmouth County Development Review Committee  
Monday, July 28, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Village at St. James, LLC Block 48.01 Lot 8.04 <b>Wood Avenue</b> <b>(County Route 522)</b>	Manalapan	MNSP10735	7-7-25	Request Information
	(Proposed Use – 10 Unit Townhomes) (Total Area – 10.66 acres) (Impervious – 0.28 acre new proposed)			

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**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated July 28, 2025.
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SCHEDULE 1472F

Monmouth County Development Review Committee  
Monday, July 28, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Central Power & Light Block 31 Lot 3 Lake Drive <b>Bridge # O-12</b>	Allenhurst	ASP10743	7-21-25	Incomplete
	(Proposed Use – Utility Transmission Line) (Total Area – 2.38 acres) (Impervious – 0.63 acre existing) <u>0 acre proposed</u> 0.63 acre 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, as this site abuts County Drainage Structure 0-12. Please make check payable to the Treasurer of Monmouth County.

Subdivision for Erica Corrales Block 220 Lots 8 & 9.01 <b>Squankum Yellowbrook Road (County Route 524A)</b>	Howell	HWB953	7-16-25	Incomplete
	(Proposed Use – Lot Line Adjustment) (Total Area – 11.39 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. Two (2) signed and sealed subdivision plans which indicate Lots 8 & 9.01.