

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02PM on August 11, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
Judy Martinelly
Marcy McMullen
David Schmetterer
Jim Schatzle

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Charles Casagrande
Michael Nei

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

Attending in person: Jack Tracy

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 2:50PM. 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 AUGUST 11, 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 1473A, 1473B, 1473C, 1473D, 1473E, 1473F 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 1473A, 1473B, 1473C, 1473D, 1473E, 1473F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1473A, 1473B, 1473C, 1473D, 1473E, 1473F 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 1473A, 1473B, 1473C, 1473D, 1473E, 1473F 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 Ettore, PE
Judy Martinelly
Marcy McMullen
David Schmetterer

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 August 11, 2025.


Marcy McMullen
Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1473A

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Jeuda Berkowitz Block 65.04 Lot 17.04 Pinewood Road	Howell (Proposed Use – Residential) (Total Area – 0.46 acres)	HWSB955	7-28-25	2	Exempt
Subdivision for Four A. Realty, LLC Block 70 Lot 11, 12, & 13 Creek Road	Keansburg (Proposed Use – Residential) (Total Area – 0.38 acres)	KSSB956	7-31-25	2	Exempt

SCHEDULE 1473B

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1473C

Monmouth County Development Review Committee
Monday, August 11, 2025

Minor Subdivision

Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Vin Zizza Block 305 Lot 18.11 Tennent Road (County Route 3)	Marlboro	MR559 ROW4019	7-22-25	2	Request Information
(Proposed use – Single Family Residential) (Total Area – 2.294 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.

Subdivision for Jason Johnson Block 143 Lots 2 & 6 Shafto Road (County Route 547)	Tinton Falls	TFSB940	7-30-25	2	Conditional Final Approval
(Proposed Use – Single Family Residential) (Total Area – 4.31 acres)					

Conditions:

1. Address comments in the memorandum prepared by Michael T. Brusca, dated August 11, 2025.
 2. Receipt of a deed of dedication to widen the Shafto Road (CR 547) right-of-way to a distance of 50 feet from the centerline. The only format acceptable to the County is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description 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.
- Clarify the proposed use of Lot 6.01.
 - The county's development regulations require driveways to be paved to a distance of 25 feet from the edge of pavement. The driveway design will be reviewed in conjunction with the road opening permit when Lot 6.01 is proposed to be developed.

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

SCHEDULE 1473C

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for True Life Church Block 973 Lots 6 & 7 Herbertsville Road (County Route 549)	Wall	WSB904 (Also: WSP10635)	7-16-25	2	Request Information
	(Proposed Use – Religious Use) (Total Area – 27.49 acres)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.
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SCHEDULE 1473D

Monmouth County Development Review Committee
Monday, August 11, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1473E

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Country Club Associates, L.P. Block 201 Lot 2 Tinton Avenue (County Route 537) (County Bridge E-24)	Eatontown	ETSP10541	7-23-25	Conditional Approval
	(Proposed Use – Existing apartments, adding a new clubhouse and pool) (Total Area – 24.29 acres) (Impervious – 9.90 acres existing) <u>+0.20 acres proposed</u> 10.10 acres total			

Conditions:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.
2. Receipt of a deed of dedication for the widening of the Tinton Avenue (County Route 537) right-of-way to a distance of 40 feet from the centerline of the right-of-way. 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 deed of easement for bridge maintenance and reconstruction of County Structure E-24. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description 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.
4. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Tinton 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. This application has been referred to Engineering for the preparation of a bond estimate.
5. Receipt of an executed hold harmless agreement to allow the existing iron fence with brick pillars to remain within the Tinton Avenue (County Route 537) right-of-way. The preparation fee of **\$500.00** must be submitted prior to the preparation of the agreement.

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

SCHEDULE 1473E

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JCP&L/First Energy Block 98(several blocks) Lot 84(several lots) Siloam Road & Monmouth Road (County Route 527 & 537)	Freehold	FRTSP10623	7-24-25	Request Information
(Proposed Use – Utility Transmission Line)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.

Site Plan for JCP&L/First Energy Block 101 Lots 37, 37.01, 38 & 39 Monmouth Road (County Route 537)	Freehold Township	FRTSP10693	7-24-25	Request Information		
(Proposed Use – Utility Substation)						
(Total Area – 48.73 acres)						
(Impervious – 4.73 acres existing)						
<table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: right;">+2.85 acres proposed</td> </tr> <tr> <td style="text-align: right; border-top: 1px solid black;">7.58 acres total</td> </tr> </table>					+2.85 acres proposed	7.58 acres total
+2.85 acres proposed						
7.58 acres total						

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.

SCHEDULE 1473E

Monmouth County Development Review Committee
Monday, August 11, 2025

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

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) (Impervious – 2.25 acres new proposed)	FRTSP10734	7-18-25	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		x			
David Schmetterer			x			
James Schatzle						
Charles Casagrande						x

Site Plan for Flagship NJ Propco, LLC Block 211 Lots 8.01 & 7.01 Holmdel Road (County Route 4)	Hazlet (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	HZSP10731	7-17-25	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.
2. The ownership disclosure section of the application form must be completed.
3. The site plan application form indicates Lot 7.01 is included in the proposed development, whereas the cover sheet of the site plan only lists Lot 8.01. The applicant shall resolve this discrepancy.
4. The applicant shall indicate the proposed use of Lot 7.01 and clarify whether the existing access to Lot 7.01 along Holmdel Road is proposed to be eliminated or to remain.
5. The site plan shows access between Lots 8.01 and 6.02. The applicant shall clarify whether there is an easement or other agreement that allows access between the two lots.
6. The site plan should indicate how the proposed driveway improvements on Lot 8.01 match up with existing driveway and parking lot improvements on Lot 6.02.
7. The applicant shall provide documentation that the owners of Lots 6.02 and 7.01 consent to the proposed development.

SCHEDULE 1473E

Monmouth County Development Review Committee
 Monday, August 11, 2025

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

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. (County Bridge H-14)	Holmdel (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	HLSP10732	7-18-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.

SCHEDULE 1473E

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Keyport Yacht Club, Inc. Block 94 Lots 17, 17.01, 18-20, 20.01, 23 & 25.01 First Street (County Route 6)	Keyport	KPSP10612	7-21-25	Conditional Approval

(Proposed Use – New Parking Lot for Marina)
(Total Area – 1.33 acres)
(Impervious – 1.02 acres existing)
+0.11 acres proposed
1.13 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.
2. Receipt of a deed of easement for the widening of the First Street (County Route 6) right-of-way to a distance of 30 feet from the centerline of the right-of-way. 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 assure the satisfactory installation of the required improvements along and within the First Street (County Route 6) 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
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer			x			
James Schatzle						
Charles Casagrande						x

SCHEDULE 1473E

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PV Condo, LLC Block 218 Lot 4.01 Ocean Blvd (County Route 57)	Long Branch (Proposed Use – 46 Unit Condominium) (Total Area – 1.72 acres) (Impervious – 1.13 acres new proposed)	LBSP10672 (Prior - LBSP10302)	7-22-25	Conditional Approval

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Ocean Boulevard (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. This application has been referred to Engineering for the preparation of a bond estimate.
2. Receipt of a letter rescinding approval for the prior application for this property (MCP File No: LBSP10302).

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

SCHEDULE 1473E

Monmouth County Development Review Committee
Monday, August 11, 2025

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 Phytoplankton Millstone Solar, LLC Block 56 Lot 5.01 Monmouth Road (County Route 537)	Millstone	MSSP10727	7-23-25	Final Approval
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(Proposed Use – Installation of solar panels on an existing self-storage building)
(Total Area – 22.73 acres)
(Impervious – 2.50 acres existing)
0 acres proposed
1.50 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			
James Schatzle						
Charles Casagrande						x

Site Plan for Dr. Aaron Morgan Block 3301 Lots 8 & 12 West Bangs Avenue (County Route 17)	Neptune	NSP10742	7-18-25	Request Information
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(Proposed Use – Parking Lot Expansion)
(Total Area – 2.60 acres)
(Impervious – 1.28 acres existing)
+0.16 acres proposed
1.44 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.
2. The applicant shall indicate whether the lots are to be consolidated, or if a cross-access agreement may be needed.

SCHEDULE 1473E

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Central Power & Light Block 1; 5 Lots 2 & 8; 2, 3, 7 & 8 North Rochdale Road (County Route 571)	Roosevelt (Proposed Use – Utility Transmission Line) (Total Area – 21.30 acres) (Impervious – 0.01-acre total)	RSSP10747	7-25-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.

Site Plan for True Life Church Block 973 Lot 6 & 7 Herbertsville Road (County Route 549)	Wall (Proposed Use – Residential/Farm/Religious Use) (Total Area – 27.49 acres) (Impervious – 1.54 acres existing) <u>+7.88 acres proposed</u> 9.42 acres total	WSP10635 (Also: WSB904)	7-16-25	Request Information
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The applicant shall address the following comments:

1. Address comments in the memorandum prepared by Michael Brusca, dated August 11, 2025.

SCHEDULE 1473F

Monmouth County Development Review Committee
Monday, August 11, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RUUTED, LLC Block 20 Lot 1 Main Street (County Route 527)	Englishtown	ENSP10748	8-7-25	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:

1. One (1) copy of the Site Plan Application Form (Addendum B-1), of which can be found on the Division of Planning website at www.visitmonmouth.com.
2. Two (2) signed and sealed site plan sets to scale.
3. One (1) application fee. The fee schedule can be found on the Division of Planning website at www.visitmonmouth.com. Please make check payable to the Treasure of Monmouth County. Check #1104 in the amount of \$500.00 has been returned to Kelly Carey from Pashman, Stein, Walder, Hayden.
4. One (1) copy of the Submission Checklist (Addendum B-3) of which can be found on the Division of Planning website at www.visitmonmouth.com. The completed form can be submitted to DevelopmentReview@co.monmouth.nj.us.
5. 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.
6. 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.

Advisory Technical Comments:

- Provide right-of-way information.
- Provide construction details.

SCHEDULE 1473F

Monmouth County Development Review Committee
Monday, August 11, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Edward & Dorothy Morgan Block 46 Lot 15 Easy Street	Howell	HWSB957	8-1-25	Incomplete
	(Proposed Use – 13 Lot Residential Subdivision) (Total Area – 35.35 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) copies of the **updated Subdivision Application Form (Addendum B-2)** which can be found on the Division of Planning website at www.visitmonmouth.com. The completed form can be submitted to DevelopmentReview@co.monmouth.nj.us.
2. 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.
3. 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 Zoltan & Edith Gerzsenyl Block 54 Lots 1, 2, & 3 Tinton Avenue (County Route 537)	Tinton Falls	TFSP10746	7-24-25	Incomplete
	(Proposed Use – Townhomes – 10 Units) (Total Area – 4.62 acres) (Impervious – 0.17 acres existing) <u>+ 0.59 acres proposed</u> 0.76 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. Receipt of grading and drainage sheets as it pertains to how stormwater will be conveyed to the two proposed detention basins. No grading and drainage sheets were provided in the site plan set received.
2. Identify how the applicant will mitigate the discrepancy with the property line extending into the right-of-way and travel lanes on Norman J. Field Way.
 - a. Identify how access to block 54, lot 4 will be maintained as the existing access to lot 4 traverses through lots 2 and 3.