

## 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 12, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
James Giannell  
Marcy McMullen  
David Schmetterer  
Judy Martinelly

Members Absent:  
None

Alternates Absent:  
James Schatzle

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

Attending in person: Justin Taylor, Patrick Ward

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 Ms. McMullen and seconded by Mr. Barris to adjourn the meeting at 2:02PM. 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 12, 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 1449A, 1449B, 1449C, 1449D, 1449E by the Committee, Ms. McMullen 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 1449A, 1449B, 1449C, 1449D, 1449E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1449A, 1449B, 1449C, 1449D, 1449E 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 1449A, 1449B, 1449C, 1449D, 1449E 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. Barris and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Joseph Ettore, PE

James Giannell

Marcy McMullen

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 12, 2024



James Giannell  
Chairman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1449A

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Washington Phillips, LLC Block 28 Lot 22 Line Road	Holmdel	HLSB885	7-26-24	3	Exempt
(Proposed Use – Single Family, Non-Cluster Churches, Libraries, Firehouses, Public Utilities and Historic Museums) (Total Area - 21.19 acres)					
Subdivision for Isaac Saka Block 100 Lot 28 Woodgate Avenue	Long Branch	LBSB886	8-5-24	2	Exempt
(Proposed Use – Single Family Residential) (Total Area - 1.74 acres)					
Subdivision for Thomas Koenig Block 140 Lot 1 Wickapecko Drive	Ocean	OSB888	8-5-24	3	Exempt
(Proposed Use – Single Family Residential) (Total Area – 1.18 acres)					
Subdivision for Mark Ferretti Block 40 Lot 326 Fourth Avenue	Wall	WSB882	7-18-24	2	Exempt
(Proposed Use – Residential) (Total Area – 0.34 acres)					

SCHEDULE 1449B

Monmouth County Development Review Committee  
 Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Irwin Auto Care, LLC Block 67 Lot 4 Hwy 9	Freehold' Township  (Proposed Use – 68 sq. ft. Building Addition) (Total Area – 2.18 acres) (Impervious – 1.16 acres existing) <u>0 acres proposed</u> 1.16 acres total	FRTSP10573	7-30-24	County Approval Not Required
Site Plan for Mannarino Studios, LLC Block 15 Lot 2 Apple Street	Tinton Falls  (Proposed Use – Light Industrial) (Total Area – 1.44 acres) (Impervious – 0.52 acres existing) <u>+0.23 acres proposed</u> 0.76 acres total	TFSP10579	8-5-24	County Approval Not Required
Site Plan for Nicolas and Teresa Sepe Block 831 Lot 59 HWY 34	Wall  (Proposed Use – Delicatessen) (Total Area – 0.67 acres) (Impervious – 0.58 acres existing) <u>0 acres proposed</u> 0.58 acres total	WSP10576	7-24-24	County Approval Not Required

SCHEDULE 1449C

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for James Link Block 89 Lot 1 <b>Monmouth Road (County Route 537)</b>	Freehold Township  (Proposed Use – Residential) (Total area – 1 acre)	FRTSB884	7-24-24	2	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.2.

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

Subdivision for 271 Adelphia, LLC Block 157 Lots 1, 2, 3, 4 & 5 <b>Adelphia Road Squankum Yellow Brook Road (County Routes 524 &amp; 524A)</b>	Howell	HW1439 ROW4029 (Also: HWSP9889A)	7-23-24	2	Request Information
	(Proposed Use – Warehouse/Industrial) (Total Area – 17.49 acres)				

1. Address comments in memorandum prepared by Michael Brusca, dated August 12, 2024.

SCHEDULE 1449C

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Juned Qazi Block 299 Lots 186 & 187 <b>Tennent Road</b> <b>(County Route 3)</b> <b>County Bridge ML-20</b>	Marlboro	MRSB883	7-23-24	2	Request Information
	(Proposed Use – Lot Line Adjustment and Access Road to Lot 186) (Total Area – 7 acres)				

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 12, 2024.
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SCHEDULE 1449D

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Sweetmans Lane, LLC Block 8301 Lot 24 <b>Sweetmans Lane</b> <b>(County Route 527)</b> <b>County Bridge MN-11</b>	Manalapan  (Proposed Use – Single Family Residential) (Total Area – 13.619 acres)	MNMJ848	7-15-24	7	Request Information

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1. Address comments in memorandum prepared by Michael Brusca, dated August 12, 2024.
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SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Glassworks Redevelopment Block 155 Lot 1 <b>Cliffwood Avenue (County Route 6A)</b>	Aberdeen	ABTSP9344	7-24-24	Final Approval
	(Proposed – Mixed Use) (Total Site Area – 51.24 acres) (Impervious Area – 35.87 acres existing - <u>3.42 acres proposed</u> 32.45 acres total)			

No further County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6.

- Ms. McMullen made a motion seconded by Mr. Ettore requesting the applicant to submit a letter stating Phases 2A and 2B will be redesigned to propose a single phase consisting of multifamily residences. That project will be submitted as a new application. Motion passed unanimously.
- The performance guarantee, consisting of NGM Insurance Company Bond No. S342578 in the amount of \$332,367.75 and Amboy Bank Check No. 3340 in the amount of \$36,929.75, to assure the satisfactory installation of required improvements within the Cliffwood Avenue (County Route 6A) right-of-way was received on August 12, 2024.
- The inspection fee (\$7,385.95) must be submitted prior to the inspection of installed improvements.

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

SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JDN Real Estate – Freehold, LP Block 70 Lot 20.07 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township  (Proposed Use – Commercial) (Total Area – 29.42) (Impervious – 5.000 acres new proposed)	FRTSP10492	7-23-24	Conditional Approval

Condition:

1. Receipt of a certified or bank check in the amount of **\$25,925.84** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost to replace County Drainage Structure F-57, which will accept stormwater runoff from the site.

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

SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 315 Main Street, LLC Block 69.05 Lot 35.03 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township	FRTSP10570	7-15-24	Request Information
<p>(Proposed Use – 12,428 Site Improvements to Medical &amp; Dentist Office)                      (Total Area – 1.58 acres)                      (Impervious – 0.96 acres existing                          <u>+0.18 acres proposed</u>                          1.14 acres total</p>				

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 12, 2024.

Site Plan for CentraState Assisted Living, Inc. Block 85.36 Lots 7 & 12 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township	FRTSP10572	7-16-24	Request Information
<p>(Proposed Use – 46,614 sq.ft – Addition to Assisted Living Facility)                      (Total Area – 13.24 acres)                      (Impervious – 2.19 acres existing)                          <u>+0.85 acres proposed</u>                          3.04 acres total</p>				

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 12, 2024.

SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Danny Realty, LLC Block 215.01 Lots 1, 2, 3, 29.01 & 30 <b>Keyport-Holmdel Road</b> <b>(County Route 4)</b> <b>County Bridge #22</b>	Hazlet	HZSP10562	7-24-24	Conditional Approval

(Proposed Use – Convenience Store and Restaurant w/Drive-Thru)  
(Total Area – 0.76 acres)  
(Impervious – 0.52 acres existing)  
+0.08 acres proposed  
0.60 acres total

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

Site Plan for 271 Adelpia, LLC Block 157 Lots 1, 2, 3, 4, & 5 <b>Adelpia Road</b> <b>Squankum Yellow Brook Road</b> <b>(County Routes 524 &amp; 524A)</b>	Howell	HWSP9889A (Also: HW1439 ROW4029)	9-13-23	Request Information
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(Proposed Use – Warehouse/Industrial)  
(Total Area – 17.49 acres)  
(Impervious – 8.81 acres new proposed)

1. Address comments in memorandum prepared by Michael Brusca, dated August 12, 2024.

SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

**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 <b>Tennent Road (County Route 3)</b>	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	5-30-24	Request Information

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 12, 2024.

Site Plan for Meridian Health Corp. Block 106 Lot 13 <b>6<sup>th</sup> Avenue (County Route 2)</b>	Neptune City  (Proposed Use – Data Center) (Total Area – 4.83 acres) (Impervious – 3.40 acres existing) <u>0 acres proposed</u> 3.40 acres total	NCSP10577	7-25-24	Final Approval
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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	x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						x

SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan First French Speaking Baptist Church Block 38 Lots 71 & 72 <b>Asbury Avenue (County Route 16)</b>	Ocean  (Proposed Use – House of Worship) (Total Area – 4.69 acres) (Impervious – 0.38 acres existing) <u>+ 2.47 acres proposed</u> 2.85 acres total	OSP10559	7-25-24	Request Information

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 12, 2024.

Site Plan for Red Bank School District Block 108 Lots 1 & 1.01 <b>Harding Road (County Route 34) Branch Ave. (County Route 11)</b>	Red Bank  (Proposed Use – School Site Improvements) (Total Area – 6.65 acres) (Impervious – 3.62 acres existing) <u>+0.41 acres proposed</u> 4.03 acres total	RBSP10523	7-26-24	Conditional Approval
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Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 12, 2024.

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

SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for WWH-SRE 1900 34 Property, LLC Block 953 Lot 1 Route 34 <b>W. 18<sup>th</sup> Ave.</b> <b>(County Route 30)</b>	Wall	WSP10564	7-25-24	Final Approval

(Proposed Use – 104,400 sq. ft. – Office Research)  
(Total Area – 12.38 acres)  
(Impervious – 6.64 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	x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						x

SCHEDULE 1449F

Monmouth County Development Review Committee  
Monday, August 12, 2024

**Applications deemed incomplete by staff**

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Site Plan for APW Redeveloper, LLC & Asbury Partners, LLC Block 4306 Lots 1-8	Asbury Park  (Proposed Use- Residential) (Total Area – 1.83 acres) (Impervious – 0.24 acres existing) <u>+1.21 acres proposed</u> 1.44 acres total	APSP10578	7-26-24	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. Two (2) copies 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).

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

The Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses, and documents, as is reasonably necessary to make an informed decision on the application for development.