

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04 PM on August 25, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Judy Martinelly
Marcy McMullen

Members Absent:
None

Alternates Absent:
Charles Casagrande
Michael Nei
David Schmetterer
Jim Schatzle

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

Attending in person: Bikram Arora, Marc Leber

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 Ms. Martinelly to adjourn the meeting at 2:57PM. 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 25, 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 1474A, 1474B, 1474C, 1474D, 1474E, 1474F by the Committee, Ms. Martinelly 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 1474A, 1474B, 1474C, 1474D, 1474E, 1474F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1474A, 1474B, 1474C, 1474D, 1474E, 1474F 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 1474A, 1474B, 1474C, 1474D, 1474E, 1474F 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 Barris, PP, AICP, CFM

Joseph Ettore, PE

Judy Martinelly

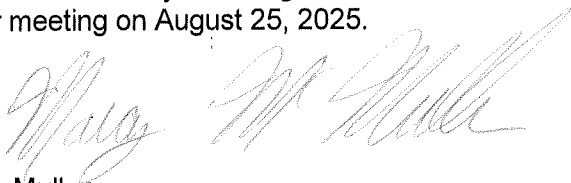
Marcy McMullen

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 25, 2025.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1474A

Monmouth County Development Review Committee
Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Keith Jones Block 264 Lots 4, 15 Mathiasen Avenue	Aberdeen	ABTSB959	8-11-25	2	Exempt
	(Proposed Use – Residential) (Total Area – 0.23 acres)				
Subdivision for Mary Nacarlo, Tera McGehee & Laura McGehee Block 27 Lots 3 & 4 Fourth Avenue	Wall	WSB958	8-11-25	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area -0.34 acres)				

SCHEDULE 1474B

Monmouth County Development Review Committee
 Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 127 Brighton Avenue, LLC Block 123 Lots 5, 6, 7 Brighton Avenue	Long Branch (Proposed Use – 4 Story Mixed Use Residential – 24 Dwelling Units) (Total Area – 0.57 acres) (Impervious – 0.35 acres existing) <u>+0.21 acres proposed</u> 0.35 acres total	LBSP10753	8-18-25	County Approval Not Required
Site Plan for Ronak Donut, LLC Block 14 Lots 221, 222, 223 Highway 71	Spring Lake Heights (Proposed Use – Dunkin Donuts Drive-Thru Window) (Total Area – 0.52 acres) (Impervious – 0.43 acres existing) <u>-0.02 acres proposed</u> 0.41 acres total	SLHSP10752	8-18-25	County Approval Not Required

SCHEDULE 1474C

Monmouth County Development Review Committee
 Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ilya Rimerov & Vincent Barletta, Jr. Block 273 Lot 10 Lower Main Street (County Road 516)	Aberdeen	ABT477 ROW4027	8-15-25	2	Conditional Final Approval
	(Proposed Use – Residential) (Total Area – 0.29 acres)				

A motion was made by Mr. Ettore and seconded by Mr. Barris to grant the waivers from §5.2-1.1D, which requires a ten-foot setback from side property lines and at least 25 feet from the closest edges of driveways, and §5.2-1.2, which requires an on-site vehicle turn around. Thus, allowing the driveway fronting Lower Main Street (County Route 516) to remain as existing.

Conditions:

1. Revise the subdivision plan show the right-of-way widening that was executed via a deed of easement
 - The deed of easement to widen the Lower Main Street (County Route 516) right-of-way to a distance of 30 feet from the centerline of the right-of-way was recorded on May 8, 2025.

SCHEDULE 1474D

Monmouth County Development Review Committee
Monday, August 25, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Brickyard, LLC Block 224 Lot 10, 17, 17.01, 17.02 & 28-32 Belmar Blvd. (County Route 18)	Howell	HWMJ519	8-8-25	20	Amended Preliminary Approval

(Proposed Use – Farmingdale Estates)
(Total Area – 160.28 acres)

- Prior to final approval, the applicant shall submit the amended final plat, the final plat fee (\$300.00), and an AutoCAD drawing (.dxf format) of the approved amended final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable storage device or emailed to DevelopmentReview@co.monmouth.nj.us. CD's will not be accepted.

	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						x
Charles Casagrande						x

Subdivision for Sweetmans Lane, LLC Block 8301 Lot 24 Sweetmans Lane (County Route 527) County Bridge MN-11	Manalapan	MNMJ848	6-13-25	7	Request Information
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(Proposed Use – Single Family Residential)
(Total Area – 13.619 acres)

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 25, 2025.

SCHEDULE 1474E

Monmouth County Development Review Committee
 Monday, August 25, 2025

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 Cliffwood Avenue (County Route 6A)	Aberdeen	ABTSP9344	8-7-25	Request Information
	(Proposed – Mixed Use – (Phase 2) -199 Units) (Total Site Area – 51.24 acres) (Impervious Area – 35.87 acres existing - <u>3.42 acres proposed</u> 32.45 acres total)			

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael Brusca, dated August 25, 2025.
 2. Receipt of deeds of dedication to replace the previously recorded deeds of easements to widen the Cliffwood Avenue (C.R. 6A) right-of-way to a distance of 30 feet from the centerline of the right-of-way. The only format acceptable to the County is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deeds 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.
- Improvements within the Cliffwood Avenue (C.R. 6A) right-of-way have been installed and inspected as of August 13, 2025.
 - Phases 1A, 1B, 1C and 1E were granted modified final approval on August 14, 2017. Phases 1D and 1F were granted conditional approval on August 14, 2017.
 - The review of this application by the Development Review Committee has been scheduled to continue on September 8, 2025.

SCHEDULE 1474E

Monmouth County Development Review Committee
Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Laird & Company, Inc. Block 35 Lots 12 & 12.01 Colts Neck Road (County Route 537)	Colts Neck (Proposed Use – Distillery/Bottling Plant) (Total Area – 23.04 acres) (Impervious – 7.39 acres existing) <u>+0.24 acres proposed</u> 7.64 acres total	CNSP10713	8-8-25	Conditional Approval

Conditions:

1. Receipt of a deed of dedication for the widening of the Colts Neck Road (County Route 537) right-of-way to a distance of 50 feet from the centerline of the right-of-way, including the 25-foot corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Revise and resubmit the draft deed and description to the Division of Planning for review and approval (see attached markup). Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

	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					x	
Charles Casagrande					x	

SCHEDULE 1474E

Monmouth County Development Review Committee
Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 75 Bannard Realty Corp. Block 6 Lots 24.01 & 25 Throckmorton Street (County Route 522)	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> 1.71 acres total	FRTSP10736 (Also: FRTSP7153)	8-8-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 25, 2025.

Site Plan for Arjika Properties, Inc. Block 81 Lot 12 Bay Avenue (County Route 8)	Highlands (Proposed Use – Mixed-Use – with 4 Units) (Total Area – 0.115 acres) (Impervious – 0.11 acres new proposed)	HSP10682	7-31-25	Request Information
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Waivers are required from the following Monmouth County development standards:

- §5.1-1 requires a dedication of additional right-of-way to conform to the Monmouth County Road Plan, whereas a right-of-way widening is not shown on the plan.
- §5.2-3.1J-3 requires a minimum driveway width of 24 feet for multifamily residences, whereas the proposed driveways show a combined width of 20 feet.
- §5.2-3.1J-4 requires a minimum apron flare of five feet on each side of a driveway, whereas the proposed driveways do not provide apron flares.
- §5.2-3.1I provides that no portion of a driveway shall be located within 10 feet of a side property line, whereas the proposed driveways provide no setback to the side property line.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 25, 2025.
- This application has been scheduled to be heard before the Development Review Committee at their September 8, 2025, meeting.

SCHEDULE 1474E

Monmouth County Development Review Committee
Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Center for Education NJ Block 42 Lot 43 Lakewood-Farmingdale Road (County Route 547)	Howell	HWSP10749	8-8-25	Request Information
	(Proposed Use – School for Special Needs Students) (Total Area – 25.95 acres) (Impervious – 1.97 acres existing) <u>+0.17 acres proposed</u> 2.14 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated August 25, 2025.

SCHEDULE 1474F

Monmouth County Development Review Committee
Monday, August 25, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# of LOTS	ACTION
Site Plan for 440 Route 34, LLC Block 31 Lot 22 Route 34 & Artisan Place	Colts Neck	CNSP10756	8-21-25		Incomplete
	(Proposed Use – Removal of Drive-Thru, Repaving/Striping of Parking Lot & Landscaping) (Total Area – 1.25) (Impervious – 0.63 acres existing) <u>0 acres proposed</u> 0.63 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 \$100.00 as this site does not abut a County Road or County Drainage Structure and is less than one (1) acre of new impervious. Please make check payable to the Treasurer of Monmouth County.

Subdivision for Ashlar Place, LLC Block 237 Lots: 35.02 & 40.01 Broadway & Morris Ave. (County Bridge O-62)	Long Branch	LBSB961 (Also - LBSP10757)	8-15-25	2	Incomplete
	(Proposed Use – Newly Created Lot 40.01 to be Public Space to the City of Long Branch) (Total Area – 4.04 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. An application fee of \$ 400.00 as this site abuts County Bridge O-62. Please make check payable to the treasure of Monmouth County.
- Check #137 in the amount of \$100.00 has been processed and will be used towards the total application fee of \$500.00.

SCHEDULE 1474F

Monmouth County Development Review Committee
Monday, August 25, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# of LOTS	ACTION
Subdivision for Ashlar Place, LLC Block 237 Lots: 35.02 & 40.01 Broadway & Morris Ave. (County Bridge O-62)	Long Branch	LBSP10757 (Also - LSB961)	8-15-25	2	Incomplete
	(Proposed Use – Mixed Use Property – 94 Units) (Total Area – 4.04 acres) (Impervious – 1.05 acres existing) <u>+1.31 acres proposed</u> 2.36 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:

- 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.
- Check #138 in the amount of \$1,064.00 is correct and has been processed.

Site Plan for MBD Development, LLC Block 127 Lot 1 Oceanport Avenue (County Route 11)	Oceanport	OPSP10755	8-20-25		Incomplete
	(Proposed Use – Parking Lot Expansion/Age Restricted Housing – 298 Units) (Total Area – 38.34 acres) (Impervious – 25.46 acres existing) <u>+0.11 acres proposed</u> 25.57 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:

- 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 #157 in the amount of \$2,288.00 is correct and has been processed.