

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04PM on September 8, 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
David Schmetterer

Members Absent:
None

Alternates Absent:
Charles Casagrande
Michael Nei
Jim Schatzle

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

Attending in person: Marc Leber, Anthony Recchia, Gene Trislari, Jeffrey Carr

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 Ms. Martinelly and seconded by Mr. Ettore to adjourn the meeting at 2:56PM. 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 SEPTEMBER 8, 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 1475A, 1475B, 1475C, 1475D, 1475E, 1475F 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 1475A, 1475B, 1475C, 1475D, 1475E, 1475F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1475A, 1475B, 1475C, 1475D, 1475E, 1475F 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 1475A, 1475B, 1475C, 1475D, 1475E, 1475F 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

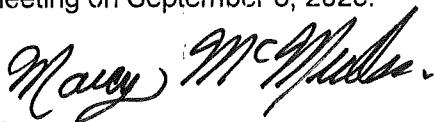
Marcy McMullen

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 September 8, 2025.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1475A

Monmouth County Development Review Committee
 Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 22 Lakeside, LLC Block 8 Lot 4.01 Lakeside Avenue	Avon-by-the-Sea (Proposed Use – Residential) (Total Area – 0.38 acres)	ASSB964	9-2-25	2	Exempt
Subdivision for A&N Properties, LLC Block 354 Lot 1 Jay Street	Long Branch (Proposed Use – Residential) (Total Area – 0.35 acres)	LBSB963	8-27-25	2	Exempt
Subdivision for Anthony Demonaco Block 805 Lot 62 The Trail	Middletown (Proposed Use – Residential) (Total Area – 3.47 acres)	MDSB962	8-27-25	2	Exempt
Subdivision for BPTP Future Holdings, LLC Block 820 Lot 14.01 Allenwood Road	Wall (Proposed Use – Technical Minor Creating 2 Lots) (Proposed Area – 20.35)	WSB965	9-2-25	2	Exempt

SCHEDULE 1475B

Monmouth County Development Review Committee
 Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 440 Route 34, LLC Block 31 Lot 22 Route 34 & Artisan Place	Colts Neck (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	CNSP10756	8-27-25	County Approval Not Required
Site Plan for Modern Traveler, Inc./ Modern Propane Block 962 Lot 29 Hwy. 35	Middletown (Proposed Use – Commercial) (Total Area – 0.764 acres) (Impervious – 0.36 acres total)	MDSP10759	8-27-25	County Approval Not Required
Site Plan for 76 Zigray, LLC Block 298 Lot 1 Main Street	Middletown (Proposed Use – Commercial Space) (Total Area – 0.40 acres) (Impervious – 0.14 acres total)	MDSP10760	8-27-25	County Approval Not Required

SCHEDULE 1475C

Monmouth County Development Review Committee
 Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Juned Qazi Block 299 Lots 186 & 187 Tennent Road (County Route 3) County Bridge ML-20	Marlboro	MRSB883	8-12-25	2	Request Information
	(Proposed Use – Lot Line Adjustment and Access Road to Lot 186) (Total Area -- 7 acres)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 8, 2025.

SCHEDULE 1475D

Monmouth County Development Review Committee
Monday, September 8, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RCH 162 Newtons Corner, LLC Block 1.12 Lots 14.01 & 15.01 Newtons Corner Road	Howell	HWSB960	8-14-25	22	Preliminary Approval
	(Proposed Use – 22 Single Family Homes) (Total Area – 9.72 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. 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						
James Schatzle						x
Charles Casagrande						x

Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNMJ812 (also MNSP10228)	8-4-25	132	Request Information
	(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated September 8, 2025
2. As noted in Comment #1 on page 2 of the memorandum noted above; in order to provide a left turn lane into the site along Millhurst Road the developer needs to acquire the necessary additional right-of-way from the owner of Block 64, Lot 11.

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 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	Conditional Approval
	(Proposed – Mixed Use – (Phase 2) -199 Units) (Total Site Area – 51.24 acres) (Impervious Area – 35.87 acres existing - <u>3.42acres 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.

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

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 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 31 Lot 3 Lake Drive Bridge # O-12	Allenhurst (Proposed Use – Utility Transmission Line) (Total Area – 2.38 acres) (Impervious – 0.63 acre existing) <u>0 acre proposed</u> 0.63 acre total	ASP10743	8-25-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 8, 2025.

Site Plan for JCP&L/First Energy Blocks: (Various) Lots: (Various) Lakewood Farmingdale Road (County Route 547) County Bridge # HL-18, HL-18A, HL-20, HL-25	Howell (Proposed Use – Utility Transmission Line) (Total Area – 182.4 acres) (Impervious - 0 acres)	HWSP10691	8-19-25	Conditional Approval
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Conditions:

1. Address comments in the memorandum prepared by Michael Brusca, dated September 8, 2025.
2. Receipt of deeds assigning the rights to the easements on three County-owned properties to Monmouth County.
3. Receipt of deeds assigning the rights of the existing easements on Block 14, Lot 3 and Block 12, Lot 1 to Monmouth County.

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

SCHEDULE 1475E

Monmouth County Development Review Committee
 Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Arjika Properties, Inc. Block 81 Lot 12 Bay Avenue (County Route 8)	Highlands	HSP10682	7-31-25	Request Information
	(Proposed Use – Mixed-Use – with 4 Units) (Total Area – 0.115 acres) (Impervious – 0.11 acres new proposed)			

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.

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan (Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)	MNSP10228 (also MNMJ812)	8-4-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated September 8, 2025
2. As noted in Comment #1 on page 2 of the memorandum noted above; in order to provide a left turn lane into the site along Millhurst Road the developer needs to acquire the necessary additional right-of-way from the owner of Block 64, Lot 11.

Site Plan for PRC Development Block 84.02 Lot 3.04 Monmouth Road (County Route 537)	Manalapan (Proposed Use – Car Wash) (Total Area – 4.53 acres) (Impervious – 0.86 acres new proposed)	MNSP10750	8-14-25	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 8, 2025.

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Shore University Medical Center Block 115 Lot 2 Shoreham Road (County Route 2)	Neptune City	NCSP10751	8-15-25	Conditional Approval
	(Proposed Use – Parking Lot Improvements) (Total Area – 1.36 acres) (Impervious – 0.84 acres existing) <u>-0.06 acres proposed</u> 0.78 acres total			

Conditions:

1. Address comments in the memorandum prepared by Michael Brusca, dated September 8, 2025.
2. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements in the Shoreham Road (C.R.2) 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 are found at the Division of Planning webpage at www.visitmonmouth.com. The application was referred to Engineering for preparation of a bond estimate.

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

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Wall Company, Inc. Block 18.02/19 Lots 1.02 and 15/1 Sycamore Ave (County Route 13A) Shrewsbury Ave (County Route 13) County Bridge S-39	Tinton Falls	TFSP10502	8-18-25	Conditional Approval
	(Proposed Use – Car dealership and Research facility) (Total Area – 7.26 acres) (Impervious – 5.25 acres existing) <u>+ 0.55 acre proposed</u> 5.80 acres total			

Mr. Ettore made a motion seconded by Ms. Martinelly to grant the following waivers:

1. §5.1-1: Accepted an easement instead of a dedication, which would result in additional bulk variances.
2. §5.2-3.11: The existing condition will be improved by limiting site access via right in/right out driveway restriction.
3. §5.3-12: Allow utility pole to remain given proposed traffic safety improvements to existing driveway along Sycamore Avenue.

Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated September 8, 2025.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements in the Sycamore Avenue (C.R.13A) and Shrewsbury Avenue (C.R. 13) rights-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 are found at the Division of Planning webpage at www.visitmonmouth.com. Application was referred to Engineering for 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						
James Schatzle						X
Charles Casagrande						X

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for John D. & Laura Piccinich Block 6 Lots 11 & 12 Florence Avenue (County Route 39)	Union Beach	UBSP10487	8-20-25	Conditional Approval
	(Proposed Use – 1,290 sq. ft Retail & Residential – 8 Dwelling Units) (Total Area – 0.398 acres) (Impervious – 0.167 acres existing) <u>+ 0.171 acres proposed</u> 0.338 acres total			

Mr. Ettore made a motion seconded by Mr. Barris to grant the following waiver: §5.2-3.1I: Driveway less than 10 feet from the side property line. Motion passed unanimously.

Mr. Ettore made a motion seconded by Ms. Martinelly to grant the following waiver: §5.2-3.1B: Access along a county road where access can be provided along a municipal street. Motion passed unanimously.

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements in the Florence Avenue (County Route.39) 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 are found at the Division of Planning webpage at www.visitmonmouth.com. Application was referred to Engineering for preparation of a bond estimate.
2. Receipt of a deed of dedication for the widening of the Florence Avenue (County Route 39) right-of-way to a distance of 30 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. Submit draft deed and description to the Division of Planning for review and approval. Following approval, submit executed deed to this office for filing with the County Clerk.
3. Receipt of a deed for the sight triangle easement shown on the site plan. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and description to the Division of Planning for review and approval. Following approval, submit 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			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1475F

Monmouth County Development Review Committee
Monday, September 8, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Netflix Phase 1B Block 301 Lot 1 Avenue of Memories, Saltzman Ave., Sherrill Ave., Tinton Ave., Wilson Ave. (County Route 537) (County Bridge E-32)	Eatontown	ETSP10758	8-25-25	Incomplete
	(Proposed Use – Phase 1B – Construction of Motion Picture Television & Broadcast Studio Campus) (Total Area – 155.07 acres) (Impervious – 55.89 acres existing) <u>+19.11 acres proposed</u> 75.00 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. 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.
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.

SCHEDULE 1475F

Monmouth County Development Review Committee
Monday, September 8, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ricardo Hernandez Block 6 Lots 20, 21, 22, 23 & 24.01 (Main Street) (County Route 516 SPUR)	Matawan	MTSP10761 (Also MTSP10762)	8-27-25	Incomplete
	(Proposed Use – 3-Story Mixed Use Building) (Total Area – 0.76 acres) (Impervious – 0.53 acres existing) <u>+0.08 acres proposed</u> 0.61 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 \$902.00. Your fee was calculated as follows: 52(dwelling units) + 15 (commercial parking spaces) = 67 x \$6.00 + \$500.00 = \$902.00. Please make check payable to the Treasurer of Monmouth County.

Site Plan for Ricardo Hernandez Block 6 Lot 18 (Main Street) (County Route 516 SPUR)	Matawan	MTSP10762 (Also MTSP10761)	8-27-25	Incomplete
	(Proposed Use – 3-Story Mixed Use Building) (Total Area – 0.68 acres) (Impervious – 0.44 acres existing) <u>+0.19 acres proposed</u> 0.62 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 \$866.00. Your fee was calculated as follows: 48 (dwelling units) + 13 (commercial parking spaces) = 61 x \$6.00 + \$500.00 = \$866.00. Please make check payable to the Treasurer of Monmouth County.

SCHEDULE 1475F

Monmouth County Development Review Committee
Monday, September 8, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1100 Rike Drive Group, LLC Block 16 Lot 9.07 Rike Drive	Millstone (Proposed Use – Industrial) (Total Area – 2.98 acres) (Impervious – 1.03 acres new proposed)	MSSP10763	8-28-25	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 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.