

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00PM on September 22, 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: Jeromie Lange, Justin Taylor, Tung-To Lam, Craig Giane, Michael Erickson, Richard Maso, Geraldine Lambardy, Jennifer Krimko, Elizabeth Watubury, Joe Kociuba, Ian Jasperse

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 3:15PM. 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 22, 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 1476A, 1476B, 1476C, 1476D, 1476E, 1476F by the Committee, Mr. Barris 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 1476A, 1476B, 1476C, 1476D, 1476E, 1476F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1476A, 1476B, 1476C, 1476D, 1476E, 1476F 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 1476A, 1476B, 1476C, 1476D, 1476E, 1476F 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 Ms. Martinelly and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Joseph Ettore, PE

Judy Martinelly

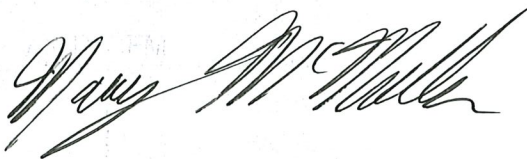
Marcy McMullen

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 22, 2025.



Marcy McMullen
Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1476A

Monmouth County Development Review Committee
Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Shlomo Djamal Block 11 Lot 10 Norwood Avenue	Ocean (Proposed Use – Residential) (Total Area – 0.74 acres)	OSB970	9-12-25	2	Exempt
Subdivision for Genna Leigh Laurino Block 52 Lot 5 Winhar Place	Oceanport (Proposed Use – Residential) (Total Area – 0.57)	OPSB975	9-18-25	2	Exempt
Subdivision for Mathew and Elizabeth Block 55 Lot 13 Sussex Avenue	Spring Lake (Proposed Use – Residential) (Total Area – 0.52 acres)	SLSB973	9-16-25	2	Exempt
Subdivision for JR Knight Development, LLC Block 807 Lot 30 Tilton Corners Road	Wall (Proposed Use – Residential) (Total Area – 1.43 acres)	WSB969	9-9-25	2	Exempt
Subdivision for Anthony Rosato Block 64 Lots 2 & 6 17 th Avenue & Glenn Street	Wall (Proposed Use – Residential) (Total Area – 0.37 acres)	WSB972	9-12-25	2	Exempt

SCHEDULE 1476B

Monmouth County Development Review Committee
 Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Patricia Brown Block 249 Lot 4 Branchport Avenue	Long Branch (Proposed Use - 4 Unit Multi Family Residential) (Total Area - 0.17 acres) (Impervious - 0.07 acres total)	LBSP10766	9-15-25	County Approval Not Required
Site Plan for Viking Residential Properties, LLC Block 470 Lot 4.02 Ocean Blvd. North	Long Branch (Proposed Use - 3 Unit Residential Townhomes) (Total Area - 0.35 acres) (Impervious - 0.19 acres existing) <u>+0.02 acres proposed</u> 0.21 acres total	LBSP10767	9-16-25	County Approval Not Required

SCHEDULE 1476C

Monmouth County Development Review Committee
Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for TAGCAP Atlantic 54, Rumson, LLC Block 103 Lot 2 Rumson Road County Road 520	Rumson	RMSB966	9-2-25	3	Conditional Final Approval
(Proposed Use – Residential Subdivision) (Total Area – 3.19 acres)					

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 22, 2025.
2. Receipt of a deed of dedication to widen the Rumson Road (County Route 520) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 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 hold harmless agreement to allow the stone wall to remain within the County right-of-way. The preparation fee (\$500.00) shall be submitted prior to 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						x
Charles Casagrande						x

Subdivision for TAGCAP Atlantic 50, Rumson, LLC Block 103 Lot 1 Rumson Road County Road 520	Rumson	RMSB967	9-3-25	2	Request Information
(Proposed Use – Residential Subdivision) (Total Area – 2.33 acres)					

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 22, 2025.

iSCHEDULE 1476C

Monmouth County Development Review Committee
 Monday, September 22, 2025

Minor Subdivision

Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for AAESUF Property, LLC Block 26 Lots 1, 2 & 3 Old York Road (County Route 524)	Upper Freehold (Proposed Use – Warehouse) (Total Area – 53.79 acres)	UFTSB931 (Also – UFTSP10421)	9-3-25	2	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 22, 2025.

SCHEDULE 1476D

Monmouth County Development Review Committee
Monday, September 22, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Borough of Bradley Beach Block 41 Lot 1 Lareine Avenue	Bradley Beach	BBSB971	9-15-25	4	Preliminary Approval
(Proposed Use - Major Subdivision of Block 41, Lot 1 into four (4) conforming Lots 1.01, 1.02, .03, 1.04) (Total Area – 0.55 acres)					

- Prior to final approval, the applicant shall submit 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		x			
Joseph Ettore			x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
James Schatzle						x
Charles Casagrande						x

Subdivision for Elton Point Partnership Block 84.01 Lot 9.03 Monmouth Road (County Route 537)	Manalapan	MNMJ802	9-9-25	5	Request Information
(Proposed Use – Single Family Residential) (Total Area – 23.49 acres)					

The following items must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated November 28, 2022.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated November 27, 2022.

SCHEDULE 1476E

Monmouth County Development Review Committee
Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Saini Brothers Realty Block 32 Lot 1 River Road (County Route 10)	Fair Haven (Proposed Use – Fuel Station) (Total Area – 0.34 acres) (Impervious – 0.28 acres existing)	FHSP10723	8-25-25	Request Information
	<u>0 acres proposed</u> 0.28 acres total			

Mr. Ettore made a motion, seconded by Mr. Barris to accept a right-of-way widening easement instead of a dedication, as a dedication would exacerbate existing nonconforming bulk conditions. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 22, 2025

*Attorney Aikins recused himself from this application.

Site Plan for Adventure Crossing Block 3001 Lot 1 Monmouth Road (County Route 537)	Jackson (Proposed – 510 Unit Multifamily Residential) (Total Site Area – 90.02 acres) (Impervious – 36.01 acres new proposed)	JSP9720 (Phases 3 & 4)	8-25-25	Advisory Comments
---	--	---------------------------	---------	----------------------

The applicant shall address the following:

1. See comments in the attached memorandum prepared by Michael T. Brusca, dated September 22, 2025.

SCHEDULE 1476E

Monmouth County Development Review Committee
Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Parker Willow, LLC Block 58 Lot 1 Willow Drive (County Route 13B)	Little Silver	LSSP10683	8-28-25	Request Information
	(Proposed Use – Addition to Dental Office) (Total Area – 0.26 acres) (Impervious – 0.11 acres existing) <u>+0.01 acres proposed</u> 0.12 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 22, 2025.

Site Plan for Galway Builders, LLC Block 357 Lots 2, 2.01, 3, 4 & 5 Branchport Avenue & Atlantic Avenue (County Route 29) (County Bridge E-20)	Long Branch	LBSP10513	9-3-25	Request Information
	(Proposed Use – Mixed Use) (Total Area – 1.96 acres) (Impervious – 1.383 acres new proposed)			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca dated September 22, 2025.

SCHEDULE 1476E

Monmouth County Development Review Committee
Monday, September 22, 2025

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 Tennent Road (County Route 3)	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	8-28-25	Request Information

The Development Review Committee voted to carry the waiver requesting relief from Section 5.2-3.1J-8, whereas the applicant requests to provide a bypass lane in lieu of a left turn lane into the site. The waiver was carried on the basis no justification for the waiver was presented at the meeting. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 22, 2025.

Site Plan for JCP&L Blocks – Various Lots – Various N. Rochdale Ave., Perrineville Rd., Sweetmans Ln., Stagecoach Rd., Monmouth Rd. (County Route 571, 1, 524, 537) (County Bridge MS-1, MS-57, MS-58, MS-48, MS-27, MS-81, MS-96)	Millstone (Proposed Use – Utility Transmission Line) (Total Area – 142.69 acres) (Impervious - 0.46 acres existing) <u>+0.08 acres proposed</u> 0.54 acres total	MSSP10764	9-5-25	Request Information
---	---	-----------	--------	------------------------

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated September 22, 2025.

SCHEDULE 1476E

Monmouth County Development Review Committee
Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jet Red TF, LLC Block 145 Lots 7, 8 & 9 Shafto Road (County Route 547)	Tinton Falls	TFSP10684	9-3-25	Request Information 6-9-25/ Waiver Request
	(Proposed Use – 90 Unit Active Adult Townhouse Community) (Total Area 40.88 acres) (Impervious – 7.54 acres new proposed)			

The applicant's representative presented revised plans proposing an emergency access along Shafto Road. A motion was made by Mr. Ettore and seconded by Ms. Martinelly to grant a waiver allowing the proposed emergency access. The applicant's waiver requesting relief from providing a gate and signage at the access was carried pending the receipt of more information. Motion passed unanimously.

Conditions:

1. Comments in the memorandum prepared by Michael T. Brusca, dated September 22, 2025.
2. Receipt of a deed of easement for the sight triangle at the intersection of Shafto Road (County Route 547) and Shark River Road. 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 dedication for the widening of the Shafto Road (County Route 547) right-of-way to a distance of 50 feet from the centerline of the right-of-way, including the 25-foot corner radius at the intersection of Shark River Road. 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.
4. Receipt of a certified or bank check in the amount of **\$189,755.22**, made payable to the County of Monmouth, for the applicant's proportionate share of the cost of replacing County Drainage Structure S-2, which will accept stormwater runoff from the site. The calculation of the proportionate share contribution is attached.
5. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Shafto Road (County Route 547) 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 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	x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						
James Schatzle					x	
Charles Casagrande					x	

SCHEDULE 1476E

Monmouth County Development Review Committee
Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AAESUF Property LLC Block 26 Lots 1, 2, 3 Old York Road (County Route 524)	Upper Freehold	UFTSP10421 (Also – UFTSB931)	9-3-25	Request Information
(Proposed Use – 473,259 Sq. Feet Warehouse/Industrial) (Total Area – 54.62 acres) (Impervious – 0.155 acres existing) + 22.84 acres proposed 22.99 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 22, 2025.

SCHEDULE 1476F

Monmouth County Development Review Committee
Monday, September 22, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------
