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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 October 13, 2026 in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Marcy McMullen
Charles Casagrande (arrived at 2:04 pm)
Judy Martinelly
David Schmetterer

Members Absent:
None

Alternates Absent:
Michael Nei
Jim Schatzle

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

Attending in person: Ben Tirabassi, Brenda Tirabassi, Michael Cannon, Ken Pape

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 12, 2026, 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) On February 12, 2026, the Schedule of the Meetings to be held during the succeeding year of the Development review Committee was advertised in The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.**

3) On February 10, 2026, 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. Casagrande and seconded by Ms. Martinelly to adjourn the meeting at 2:17PM. Motion passed unanimously.

**Date of publication attached.

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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 OCTOBER 13, 2026, HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

THE COAST STAR: **February 12, 2026**

ADVERTISED:

THE ASBURY PARK PRESS: **February 12, 2026**

POSTED:

COMMISSIONER'S BULLETIN BOARD **February 10, 2026**
Hall of Records

MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE **February 10, 2026**
Hall of Records Annex

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Following a review and discussion of the Subdivisions and Site Plans on Schedules 1501A, 1501B, 1501C, 1501D, 1501E, 1501F 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 1501A, 1501B, 1501C, 1501D, 1501E, 1501F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1501A, 1501B, 1501C, 1501D, 1501E, 1501F 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 1501A, 1501B, 1501C, 1501D, 1501E, 1501F 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
Marcy McMullen
Charles Casagrande
Judy Martinelly

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 October 13, 2026.

Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

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SCHEDULE 1501A

Monmouth County Development Review Committee
Tuesday, October 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION

Docusign Envelope ID: 016C446B-619B-8765-808A-18294967A6D4

SCHEDULE 1501B

Monmouth County Development Review Committee
Tuesday, October 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ENFRA MCC, LLC (f/k/a Bernhard MCC, LLC) Block 106 Lot 13 **Shoreham Road** **(County Route 2)**	Neptune City (Proposed Use – Solar Panels to Existing Facility) (Total Area – 4.63 acres) (Impervious – 3.32 acres existing) 0.01 acres proposed 3.32 acres total	NCSP10780	10-7-26	County Approval Not Required

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SCHEDULE 1501C

Monmouth County Development Review Committee
Tuesday, October 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION

Docusign Envelope ID: 016C446B-619B-8765-808A-18294967A6D4

SCHEDULE 1501D

Monmouth County Development Review Committee
Tuesday, October 13, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION

Docusign Envelope ID: 016C446B-619B-8765-808A-18294967A6D4

SCHEDULE 1501E

Monmouth County Development Review Committee
Tuesday, October 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tinton Villas, LLC Block 201 Lot 13 **Tinton Avenue** **(County Route 537)**	Eatontown	ETSP10785	10-2-26	Request Information

(Proposed Use – 2 Unit Townhome Building)
(Total Area – 0.29 acres)
(Impervious – 0.19 acres new proposed)

On October 13, 20206, the DRC carried the applicant's waiver request so that the applicant can provide a turning template demonstrating whether vehicles may cross the centerline of the county road or site driveway when making turns into or out of the site, given the proposed driveway width. The applicant was directed to revisit the design of the driveway with respect to the county's design standards for side property line offsets and driveway flares. The applicant shall provide a Waiver Request Form (Addendum A-2) identifying all required and requested waivers, including the request for the DRC to accept a right-of-way widening easement in place of a dedication.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated September 28, 2026.

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Yosef Rothenberg Block 102 Lot 1 **Monmouth Road** **(County Route 537)**	Jackson	JSP10238	9-22-26	Advisory Comments

(Proposed – New 96,000 sq. ft. warehouse/office facility)
(Total Site Area – 11.68 acres)
(Impervious Area – 6.844 acres new proposed)

This letter is advisory to the Ocean County Engineering Department and does not represent a formal action taken by the Monmouth County Development Review Committee (DRC). The DRC seeks information concerning potential traffic impacts of the proposed development on County Route 537, and possible conflicts with the ongoing corridor improvement project, before making a recommendation concerning this application. The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 13, 2026.

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SCHEDULE 1501E

Monmouth County Development Review Committee
Tuesday, October 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kool Vent Mechanical, LLC Block 60.01 Lot 13 **Monmouth Road** **(County Route 537)**	Millstone (Proposed Use – HVAC Office with Flex Storage) (Total Area – 3.73 acres) (Impervious – 2.30 acres existing) -0.44 acres proposed 1.86 acres total	MSSP10890	9-24-26	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated October 13, 2026

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SCHEDULE 1501F

Monmouth County Development Review Committee
Tuesday, October 13, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Roger Mumford Homes, LLC Block 237 Lots 2, 3, & 14 Amboy Avenue	Aberdeen (Proposed Use – 10 Lot Residential Subdivision) (Total Area – 1.55 acres)	ABTSB1043	10-1-26	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. An application fee in the amount of $1,000. Your fee was calculated by $50.00 x 10 (lots) + $500.00 = $1,000. Please make check payable to the Treasure of Monmouth County.

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mercy Center Corp. Block 2707 Lot 1 Main Street	Asbury Park (Proposed Use – Offices, Restaurant, and Pantry) (Total Area – 1.37 acres)	APSP10891	9-29-26	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. A site plan application form filled out in its entirety.

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lanes Mill Investor Group, Inc. Block 14.03 Lot 26 Route 9	Howell (Proposed Use – Grocery Store) (Total Area – 6.02 acres) (Impervious – 5.42 acres existing) 0 acres proposed 5.42 acres total	HWSP10892	9-29-26	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. 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.

Docusign Envelope ID: 016C446B-619B-8765-808A-18294967A6D4

SCHEDULE 1501F

Monmouth County Development Review Committee
Tuesday, October 13, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for M&M at Route 79 Phase III, LLC Block 122 Lot 27.05 Route 79	Marlboro	MRSB1044 (Also: MRSP9365 MRSP10894)	10-7-26	Incomplete
	(Proposed Use – Multi-Family Residential Development) (Total Area – 11.03 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. A site plan application fee in the amount of $2,000. Your fee was calculated by 200 dwelling units x $7.50 + $500.00 = $2,000. Please make check payable to the Treasurer of Monmouth County.
2. A separate subdivision fee in the amount of $100.00. Please make check payable to the Treasurer of Monmouth County.
3. One (1) additional set of plans.
4. 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.
5. 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 M&M at Route 79 Phase III, LLC Block 122 Lot 27.05 Route 79	Marlboro	MRSP10894 (Also: MRSP9365 MRSB1044)	10-7-26	Incomplete
	(Proposed Use – Multi-Family Residential Development) (Total Area – 11.03 acres) (Impervious – 5.01 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. A site plan application fee in the amount of $2,000. Your fee was calculated by 200 dwelling units x $7.50 + $500.00 = $2,000. Please make check payable to the Treasurer of Monmouth County.
2. A separate subdivision fee in the amount of $100.00. Please make check payable to the Treasurer of Monmouth County.
3. One (1) additional set of plans.

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SCHEDULE 1501F

Monmouth County Development Review Committee
Tuesday, October 13, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
(Cont'd)				
Site Plan for M&M at Route 79 Phase III, LLC Block 122 Lot 27.05 Route 79	Marlboro	MRSP10894 (Also: MRSP9365 MRSB1044)	10-7-26	Incomplete
	(Proposed Use – Multi-Family Residential Development) (Total Area – 11.03 acres) (Impervious – 5.01 acres total)			

4. 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.
5. 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 Adam Musgrave Block 57 Lot 13.02 **Trenton-Lakewood Road/Millstone Road** **(County Route 526/571)** **(County Bridge MS-5)**	Millstone	MSSP10893	10-7-26	Incomplete
	(Proposed Use - Office/Warehouse, Parking & Storage) (Total Area – 6.28 acres) (Impervious – 2.97 acres existing) 0 acres proposed 2.97 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 $500.00. This site abuts Trenton-Lakewood Road and Millstone Road (County Routes 526/571) and county drainage structure MS-5. Please make check payable to the Treasurer of Monmouth County.
2. Electronic copies of all documents included with the submission package.