

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:12PM on October 14, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Judy Martinelly  
Michael Nei  
David Schmetterer

Members Absent:  
Joseph Ettore, PE  
Marcy McMullen

Alternates Absent:  
Charles Casagrande  
Jim Schatzle

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

Attending in person: Jim Kennedy, Nicole Chiafullo, Laura Ockolnashe, John McCormach, Sal Alfieri, Nicole Cruz, Charles Avery, Dennis Kaplan, Bill Greendberg

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 and seconded by Mr. Barris and seconded by Mr. Nei to adjourn the meeting at 3:38PM. 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 OCTOBER 14, 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 1477A, 1477B, 1477C, 1477D, 1477E, 1477F by the Committee, Mr. Nei 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 1477A, 1477B, 1477C, 1477D, 1477E, 1477F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1477A, 1477B, 1477C, 1477D, 1477E, 1477F 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 1477A, 1477B, 1477C, 1477D, 1477E, 1477F 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.

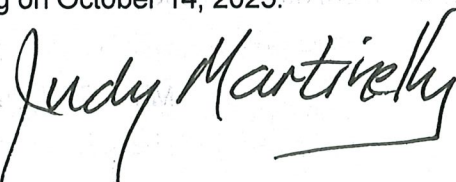
Seconded by Mr. Barris and passed upon the following vote:

In the affirmative:  
Joseph Barris, PP, AICP, CFM  
Judy Martinelly  
Michael Nei

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 14, 2025.



Judy Martinelly  
Vice Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1477A

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for DOH Investment LLC Block 110 Lots 9.02 & 9.03 Park Avenue	Freehold Borough	FRSB976	9-25-25	2	Exempt
	(Proposed Use – Renovation of Commercial Building & Parking Expansion) (Total Area – 2.15 acres)				
Subdivision for Hafner & Booth Renovations Block 214 Lots 1 & 2 Kaylen Place	Hazlet	HZSB985	10-6-25	3	Exempt
	(Proposed Use – Residential Subdivision) (Total Area – 0.81 acres)				
Subdivision for St. Andrews United Methodist Church Block 60 Lot 1 Warren Avenue	Spring Lake	SLSB979	9-29-25	2	Exempt
	(Proposed Use – 2 Lot Subdivision) (Total Area - 0.86 acres)				

SCHEDULE 1477B

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for IJR Eatontown, LLC Block 1401 Lot 12, 13, 13B.01 & 14 NJSH Route 35	Eatontown  (Proposed Use – Bank of America) (Total Area – 4.63 acres) (Impervious – 3.04 acres existing) <u>+0.53 acres proposed</u> 3.57 acres total	ETSP10775	10-9-25	County Approval Not Required
Site Plan for Shawn Teicher Block 62 Lot 14 Taylor Avenue	Manasquan  (Proposed Use – Detached Garage) (Total Area – 0.22) (Impervious – 0.08 acres existing) <u>-0.06 acres proposed</u> 0.02 acres total	MQSP10774	10-9-25	County Approval Not Required
Site Plan for EAS Middletown Propco, LLC Block 600.01 Lot 4 Hwy. 35	Middletown  (Proposed Use – Car Wash Modifications) (Total Area – 1.00 acre) (Impervious - 0.76 acres existing) <u>-0.03 acres proposed</u> 0.76 acres total	MDSP10769	9-24-25	County Approval Not Required
Site Plan for Eagle 1640, LLC Block 917.01 Lot 38.04 Wyckoff Road	Wall  (Proposed Use – Equipment, Rental & Leasing) (Total Area – 4.40 acres) (Impervious – 3.49 acres existing) <u>-0.63 acres proposed</u> 2.86 acres total	WSP10754	9-26-25	County Approval Not Required
Site Plan for Two Jay Realty, Inc Block 811.10 Lots 15.02, 17, & 31 Route 35	Wall  (Proposed Use – Expansion of Volvo of Manasquan) (Total Area – 6.50 acres) (Impervious – 4.07 acres existing) <u>0 acres proposed</u> 4.07 acres total	WSP10770	9-25-25	County Approval Not Required

SCHEDULE 1477C

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Sebastian Witkowski Block 102 Lots 18, 18.01, 18.02 <b>Monmouth Road (County Route 537)</b>	Freehold Township  (Proposed Use – Residential) (Total Area – 14.08 acres)	FRTSB968	9-9-25	2	Conditional Final Approval

**Conditions:**

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated October 14, 2025.
2. Receipt of a deed of dedication for the widening of the Monmouth Road (County Route 537) right-of-way to a distance of 50 feet from the centerline of the right-of-way. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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 performance guarantee to assure the satisfactory installation of the required improvements along and within the Monmouth Road (County Route 537) 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 of Monmouth may be found at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). This application has been referred to Engineering for the preparation of a bond estimate.
4. Receipt of an executed hold harmless agreement to allow the existing pillars and gate at the site entry to remain if these structures are within the Monmouth Road right-of-way. Alternatively, these structures may be relocated. The preparation fee of **\$500.00** must be submitted prior to the preparation of the agreement.

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

SCHEDULE 1477C

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

**Minor Subdivision**

Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 23 Main Street Urban Renewal, LLC Block 13 Lot 15 <b>Holmdel Road &amp; Newman Springs Road (County Route 4 &amp; 520)</b>	Holmdel	HLSP977 (Also - HLSP10771)	9-26-25	2	Request Information
		(Proposed Use – 2 Lot Subdivision) (Total Area – 88 acres)			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca dated October 14, 2025.

Subdivision for Ashlar Place, LLC Block 237 Lots: 35.02 & 40.01 Broadway & Morris Ave. <b>(County Bridge O-62)</b>	Long Branch	LBSB961 (Also - LBSP10757)	9-29-25	2	Request Information
		(Proposed Use – Newly Created Lot 40.01 to be Public Space to the City of Long Branch) (Total Area – 4.04 acres)			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 14, 2025.

SCHEDULE 1477D

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

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	MNMJ848	9-26-25	7	Request Information
(Proposed Use – Single Family Residential) (Total Area – 13.619 acres)					

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 14, 2025.

\*Attorney Aikins stated that all Engineers and Attorneys are welcomed and encouraged to attend Development Review Committee meetings.

SCHEDULE 1477E

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RUUTED, LLC Block 20 Lot 1 <b>Main Street &amp; Tennent Ave.                      (County Route 527 &amp; 522)</b>	Englishtown	ENSP10748	9-19-25	Request Information
	(Proposed Use – Cannabis Retail) (Total Area – 0.29 acres (Impervious – N/A)			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 14, 2025.

Site Plan for Netflix Phase 1B Block 301 Lot 1 <b>Avenue of Memories,                      Saltzman Ave., Sherrill Ave.,                      Tinton Ave., Wilson Ave.                      (County Route 537)                      (County Bridge E-32)</b>	Eatontown	ETSP10758	9-12-25	Conditional Approval
	(Proposed Use – Construction of Motion Picture Television & Broadcast Studio Campus) (Total Area – 155.07 acres) (Impervious – 55.89 acres existing) <u>(Impervious +19.11 acres proposed)</u> 75.00 acres total			

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 8, 2025.
2. Address the comments in the memorandum prepared by Ellias Sarrinikolaou, dated October 14, 2025.

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

SCHEDULE 1477E

Monmouth County Development Review Committee  
 Tuesday, October 14, 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 <b>River Road (County Route 10)</b>	Fair Haven  (Proposed Use – Fuel Station) (Total Area – 0.34 acres) (Impervious – 0.28 acres existing) <u>0 acres proposed</u> 0.28 acres total	FHSP10723	10-9-25	Conditional Approval

Mr. Barris made a motion seconded by Mr. Nei to grant a waiver to allow from §5.2-3.1J-4, which provides that vehicles turning into and out of a driveway do not cross the centerline of the driveway or cross the centerline of a county road or encroach on an adjacent traffic lane. The waiver was granted on the basis that fuel delivery trucks will continue to access the site from River Road via right and quick left turns to the driveway along Smith Street, and that the Fair Haven Police Department does not have any objections to the continued use of this method of fuel delivery. The location and configuration of the property do not allow for any alternate route for fuel delivery trucks to access the site. Motion passed unanimously.

**Conditions:**

1. Receipt of a deed of easement to widen the River Road (County Route 10) 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](http://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.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the River Road (County Route 10) 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](http://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
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
Michael Nei		x	x			
James Schatzle						x
Charles Casagrande						x

Attorney Aikins recused himself from this application.

SCHEDULE 1477E

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Freehold Real Estate, Inc. Block 100 Lot 41 <b>Siloam Road</b> <b>(County Route 527)</b>	Freehold Township  (Proposed – Cemetery) (Total Site Area – 29.22 acres) (Impervious Area – 0.05 acres existing <u>+ 1.03 acres proposed</u> 1.08 acres total)	FRTSP10240	9-12-25	Request Information

The Development Review Committee carried the applicant's request to provide a right-of-way widening easement in lieu of a dedication, as required by §5.1-1 of the county's development regulations. The request was carried pending the submittal of a revised site plan that shows the county's proposed roundabout at the intersection of Siloam (County Route 527) and Ely Harmony Roads.

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca dated October 14, 2025.

Site Plan for The Willows at Jackson Mills Block 83 Lot 9 <b>Jackson Mills Road</b> <b>(County Route 23)</b>	Freehold Township  (Proposed – Multi- Family Residential – 46 Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)	FRTSP10323	9-17-25	Request Information
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**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 14, 2025.

SCHEDULE 1477E

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 23 Main Street Urban Renewal, LLC Block 13 Lot 15.01 <b>Holmdel Road &amp; Newman Springs Road                      (County Route 4 &amp; 520)</b>	Holmdel	HLSP10771 (Also – HLSB977)	9-26-25	Request Information
	(Proposed Use – 299 Unit Senior Living Community) (Total Area – 83.85 acres) (Impervious – 26.15 acres existing) <u>-0.09 acres proposed</u> 26.06 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca dated October 14, 2025.

SCHEDULE 1477E

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Gated Investments, LLC Block 54 Lots 37, 38, 42 & 43 <b>Sycamore Avenue &amp; Willow Drive (County Route 13A &amp; 13B)</b>	Little Silver	LSSP10661	9-23-25	Amended Conditional Approval

(Proposed Use – 13 Unit Townhome)  
 (Total Area – 1.07 acres)  
 (Impervious – 0.46 acres existing)  
+0.23 acres proposed  
 0.69 acres total

Mr. Nei made a motion, seconded by Mr. Barris to accept the following waiver requests: 1) relocating utility pole at least six feet from curb, as the existing distance from curb will not change and there is little to no space to move it; 2) accepting that garbage trucks may cross the driveway centerline, but only up to two times each week during off-peak hours; and, 3) reducing sidewalk width in order to avoid a conflict with an existing utility pole. Staff stated waivers are generally not required for diverting stormwater runoff toward the county road, and that the applicant is reducing the volume of runoff flowing to the roadway. Motion passed unanimously.

**Conditions:**

- Comments in the memorandum prepared by Michael T. Brusca, dated May 27, 2025. The applicant submitted a revised site plan on September 24, 2025, to address these comments. The revised site plan will be reviewed and acted upon administratively.

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

SCHEDULE 1477E

Monmouth County Development Review Committee  
Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for Ashlar Place, LLC Block 237 Lots: 35.02 & 40.01 Broadway & Morris Ave. <b>(County Bridge O-62)</b>	Long Branch	LBSP10757 (Also - LSB961)	8-15-25	Request Information
	(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			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 14, 2025.

Site Plan for Amaranth at Marlboro Urban Renewal, LLC Block 132 Lot 18.01 Route 79 & Beacon Hill Road	Marlboro	MRSP10768	9-17-25	Final Approval
	(Proposed Use – 50 Unit Multi-Family Age Restricted Building) (Total Area – 2.88 acres) (Impervious – 1.84 acres new proposed)			

No further 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
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
Michael Nei		x	x			
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1477E

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1019 Old Corlies Road, LLC Block 3102 Lot 2 <b>Old Corlies Road (County Route 17)</b>	Neptune	NSP10765 (Also – NSP8376)	9-15-25	Final Approval
	(Proposed Use – Planet Car Wash) (Total Area – 0.98 acres) (Impervious – 0.62 acres total)			

No further 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
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
Michael Nei	x		x			
James Schatzle						x
Charles Casagrande						x

Site Plan for MBD Development, LLC Block 127 Lot 1 <b>Oceanport Avenue (County Route 11)</b>	Oceanport	OPSP10755	9-8-25	Request Information
	(Proposed Use – 298 Multi Family Age Restricted Dwelling Units) (Total Area – 38.34 acres) (Impervious – 25.46 acres existing) <u>+0.11 acres proposed</u> 25.57 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 14, 2025.

SCHEDULE 1477E

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RMH at Sea Glass Block 819 Lot 13 <b>Atlantic Avenue</b> <b>(County Route 524)</b>	Wall  (Proposed Use – Residential – 38 Dwelling Units) (Total Area – 4.052 acres) (Impervious – 0.20 acres existing) <u>+2.17 acres proposed</u> 1.37 acres total	WSP10664	9-23-25	Request Information

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated October 14, 2025.

SCHEDULE 1477F

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for SASPH Properties, LLC Block 19 Lot 3 Bergen Mills Road	Millstone	MSSB980	9-29-25	Incomplete
	(Proposed Use – Residential Subdivision) (Total Area – 5.97 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 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 Bio Investment Group, LLC Block 33.13 Lots 5, 29, 30 & 31 West Park Avenue (County Route 14)	Ocean	OSB984	10-2-25	Incomplete
	(Proposed Use – Residential Major Subdivision) (Total Area – 2.58 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. One (1) copy of the updated Subdivision Application Form (Addendum B-2), of which can be found on the Division of Planning website at [www.visitmonmouth.com](http://www.visitmonmouth.com).
2. One (1) copy of the updated Submission Checklist (Addendum B-3) of which can be found on the Division of Planning website at [www.visitmonmouth.com](http://www.visitmonmouth.com).
3. One (1) subdivision application fee in the amount of \$700.00. Please make check payable to the "Treasurer of Monmouth County". This fee was calculated as follows: 8 lots x \$25 per lot + \$500 base fee = \$700.00.
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](http://www.visitmonmouth.com).

SCHEDULE 1477F

Monmouth County Development Review Committee  
 Tuesday, October 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for BCUW/Madeline Housing Block 25 Lot 4 <b>W. River Road</b> <b>(County Route 10)</b>	Rumson	RMSP10772	9-29-25	Incomplete
	(Proposed Use – Proposed Multi Family Affordable House Rental Units) (Total Area – 0.77 acres) (Impervious – 0.51 acres existing) <u>-0.03 acres proposed</u> 0.48 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 fee of \$572.00. Please make check payable to the Treasurer of Monmouth County.

Subdivision for Stavola Leasing, LLC Block 120 Lot 26 West Park Avenue	Tinton Falls	TFSB981	9-29-25	Incomplete
	(Proposed Use – West Park Proposed Residential Development) (Total Area – 0.91 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 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 SASPH Properties, LLC Block 108 Lots 4 & 5 Hamilton Road	Tinton Falls	TFSB983	9-29-25	Incomplete
	(Proposed Use – 4 Lot Residential Subdivision) (Total Area – 2.72 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 in the amount of \$600.00. Your fee was calculated by \$25.00 X 4 (lots) + \$500.00 = \$600.00. Please make check payable to the Treasurer of Monmouth County.