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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 2:01PM on October 26, 2026 in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
Charles Casagrande
Judy Martinelly
David Schmetterer
Jim Schatzle

Members Absent:
Joseph Barris, PP, AICP, CFM
Marcy McMullen

Alternates Absent:
Michael Nei

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

Attending in person: None

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. Schmetterer and seconded by Mr. Ettore to adjourn the meeting at 2:15PM. 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 26, 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 1502A, 1502B, 1502C, 1502D, 1502E, 1502F by the Committee, Mr. Schmetterer 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 Schedules1502A, 1502B, 1502C, 1502D, 1502E, 1502F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1502A, 1502B, 1502C, 1502D, 1502E, 1502F 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 1502A, 1502B, 1502C, 1502D, 1502E, 1502F 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. Casagrande and passed upon the following vote:

In the affirmative:
Joseph Ettore, PE
Charles Casagrande
Judy Martinelly
David Schmetterer
Jim Schatzle

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 26, 2026

Judy Martinelly, Vice Chairwoman

Judy Martinelly
Vice Chairwoman
Monmouth County Planning Board Development Review Committee

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SCHEDULE 1502A

Monmouth County Development Review Committee
Monday, October 26, 2026

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

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

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SCHEDULE 1502B

Monmouth County Development Review Committee
Monday, October 26, 2026

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

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	10-14-26	County Approval Not Required
Site Plan for Flagship NJ Propco Block 225 Lot 195 Route 79	Marlboro (Proposed Use – Car Wash) (Total Area – 5.70 acres) (Impervious – 1.40 acres existing) -0.05 acres proposed 1.35 acres total	MRSP10896	10-19-26	County Approval Not Required

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SCHEDULE 1502C

Monmouth County Development Review Committee
Monday, October 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Flagship NJ Propco, LLC Block 86 Lots 12 & 12.01 **West Main Street** **(County Route 537)** **County Bridge #F-38**	Freehold Township (Proposed Use – Car Wash) (Total Area – 7.07 acres)	FRTSB1040 (Also: FRTSP1088) FRTSP3312D FRT640ROW3845)	10-6-26	2	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 26, 2026.

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SCHEDULE 1502D

Monmouth County Development Review Committee
Monday, October 26, 2026

Major Subdivision
Four (4) or more lots

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

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SCHEDULE 1502E

Monmouth County Development Review Committee
Monday, October 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Flagship NJ Propco, LLC Block 86 Lots 12 & 12.01 **West Main Street** **(County Route 537)** **County Bridge #F-38**	Freehold Township	FRTSP10888 (Also: FRTSB1040, FRTSP3312D) FRT640ROW3845)	10-6-26	Request Information

(Proposed Use – Car Wash)
(Total Area – 7.07 acres)
(Impervious - 2.84 acres existing)
1.74 acres proposed
4.58 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 26, 2026.

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Flock Road Associates, LLC Block 57 Lots 5 & 6 **Forked River Road** **(County Route 539)**	Upper Freehold	UFTSP10849	10-8-26	Request Information

(Proposed Use – Storage Building with Existing Retail Building)
(Total Area – 3.26 acres)
(Impervious – 0.55 acres existing)
-0.03 acres proposed
0.52 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated June 8, 2026.

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SCHEDULE 1502F

Monmouth County Development Review Committee
Monday, October 26, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mercy Center Corp. Block 2707 Lot 1 Main Street	Asbury Park	APSP10891	10-14-26	Incomplete

(Proposed Use – Offices, Restaurant, & Pantry)
(Total Area – 1.37 acres)
(Impervious – 1.20 acres existing)
+0.02 acres proposed
1.22 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. After further review of the revised application form, it was determined that an application fee in the amount of $100.00 is required. 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.

Site Plan for Avet Brothers, LLC Block 175 Lot 24 Route 520	Marlboro	MRSP10895	10-9-26	Incomplete

(Proposed Use – Office)
(Total Area – 0.92)
(Impervious – 0.14 acres existing)
+0.24 acres proposed
0.39 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.