

## 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 27, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Marcy McMullen  
Judy Martinelly  
David Schmetterer  
Jim Schatzle (via phone)

Members Absent:  
None

Alternates Absent:  
Charles Casagrande  
Michael Nei

Staff present included: Mark Aikins, Esq, Victor Furmanec, Kyle DeGroot, Jeannine Smith, 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 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. Barris and seconded by Ms. Martinelly to adjourn the meeting at 2:21PM. 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 27, 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 1478A, 1478B, 1478C, 1478D, 1478E, 1478F 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 1478A, 1478B, 1478C, 1478D, 1478E, 1478F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1478A, 1478B, 1478C, 1478D, 1478E, 1478F 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 1478A, 1478B, 1478C, 1478D, 1478E, 1478F 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:

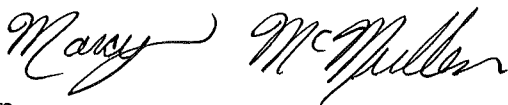
Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Marcy McMullen  
Judy Martinelly

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 27, 2025.



Marcy McMullen  
Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1478A

Monmouth County Development Review Committee  
Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for SASPH Properties, LLC Block 19 Lot 3 Bergen Mills Road	Millstone  (Proposed Use – Residential Subdivision) (Total Area – 5.97 acres)	MSSB980	9-29-25	2	Exempt
Subdivision for Stevens and Sons Block 32 Lot 3 Stockton Blvd.	Sea Girt  (Proposed Use – Residential Subdivision) (Total Area – 0.34 acres)	SGSB986	10-15-25	2	Exempt
Subdivision for Stavola Leasing, LLC Block 120 Lot 26 West Park Avenue	Tinton Falls  (Proposed Use – West Park Proposed Residential Development) (Total Area – 0.91 acres)	TFSB981	9-29-25	2	Exempt
Subdivision for Stavola Realty Company Block 106.05 Lots 1, 2, 3, 4.01 & 12 Porter Avenue	Tinton Falls  (Proposed Use – Residential Subdivision) (Total Area – 0.80 acres)	TFSB982	10-10-25	2	Exempt

SCHEDULE 1478B

Monmouth County Development Review Committee  
Monday, October 27, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1478C

Monmouth County Development Review Committee  
 Monday, October 27, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Township of Middletown Block 524 Lots 84, 101.01 <b>Cherry Tree Farm Road</b> <b>(County Route 516)</b> <b>County Bride # MT-9, MT-10, MT-57</b>	Middletown	MDSB945	9-30-25	2	Final Approval
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(Proposed Use - Lot Line Adjustment)  
 (Total Area – 56.13 acres)

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.2.

	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						
Charles Casagrande						x

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Subdivision for 196 Broad, LLC Block 103 Lots 14 & 16 <b>Broad Street</b> <b>(County Route 11)</b>	Red Bank	RBSB978	10-7-25	2	Request Information
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(Proposed Use – Residential Subdivision)  
 (Total Area – 0.35 acres)

**The applicant shall address the following:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 27, 2025.
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SCHEDULE 1478D

Monmouth County Development Review Committee  
 Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for SASPH Properties, LLC Block 108 Lots 4 & 5 Hamilton Road	Tinton Falls  (Proposed Use – 4 Lot Residential Subdivision) (Total Area – 2.72 acres)	TFSB983	9-29-25	4	Conditional Preliminary Approval

**Conditions:**

1. Address Comment No. 3 in the memorandum prepared by Michael T. Brusca, dated October 27, 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						
Charles Casagrande						x

SCHEDULE 1478E

Monmouth County Development Review Committee  
Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 75 Bannard Realty Corp. Block 6 Lots 24.01 & 25 <b>Throckmorton Street</b> <b>(County Route 522)</b>	Freehold Township	FRTSP10736 (Also: FRTSP7153)	10-14-25	Conditional Approval
(Proposed Use – Expansion of an Existing Vehicle Storage Lot) (Total Area – 6.43 acres) (Impervious – 0.36 acres existing) <u>          +1.68 acres proposed</u> 2.32 acres total				

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 27, 2025.
2. Receipt of a deed of dedication for the widening of the Throckmorton Street (County Route 522) right-of-way to a distance of 30 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 Throckmorton Street (County Route 522) 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.

	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						
Charles Casagrande						x

SCHEDULE 1478E

Monmouth County Development Review Committee  
Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road & Hillcrest Ave. <b>(County Bridge H-14)</b>	Holmdel	HLSP10732	10-1-25	Request Information
	(Proposed Use – Gym & Classroom Improvements) (Total Area – 21.68 acres) (Impervious – 7.52 acres existing) <u>-0.30 acres proposed</u> 7.52 acres total			

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated October 27, 2025.

SCHEDULE 1478E

Monmouth County Development Review Committee  
Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for OHAD Associates, LLC Block 143 Lots 1.02 & 12 <b>Lloyd Road</b> <b>(County Route 3)</b>	Marlboro  (Proposed Use – 285 Unit Multi Family Residential) (Total Area – 44.87 acres)	MRSP7757	10-21-25	Amended Final Approval

**The amended approval includes the following condition:**

- Receipt of an executed agreement to provide warranty for a period of five years commencing on the date the bridge is accepted by Monmouth County (see attached reports and bond). The agreement preparation fee (**\$750.00**) is required.

**Addressed Conditions:**

- All prior traffic signal improvement comments along Lloyd Road (County Route 3) have been addressed.
- The performance guarantee, consisting of Atlantic Specialty Insurance Company Bond No. 800139729 in the amount of \$646,255.17 and Bank of America Check No. 1019499523 in the amount of \$71,806.13, to ensure the satisfactory installation of improvements within the Lloyd Road (County Route 3) right-of-way was received on October 11, 2022.
- The inspection fee, in the amount of **\$14,361.23**, was received on October 11, 2022. All inspection and reinspection requests must be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us). All requests shall include photos of the installed improvement and the guarantor's contact information.
- The developer agreement (executed by the applicant) to ensure satisfactory installation of the proposed traffic signal along Lloyd Road (county Route 3) was received on October 11, 2022.
- Per Monmouth County Development Regulations (Volume II) section 5.9, the Applicant shall submit an as-built plans for the pedestrian bridge, associated guide rail elements, and any other proposed improvements within the Lloyd Road (County Route 3) right-of-way upon project completion.

	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						
Charles Casagrande						x

SCHEDULE 1478E

Monmouth County Development Review Committee  
Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 148 South Main Street, LLC Block 414 Lots 1, 2, 3, 4, & 14.02 Main Street	Marlboro  (Proposed Use – Commercial) (Total Area – 15.36 acres) (Impervious – 4.94 acres existing) <u>+1.27 acres proposed</u> 6.21 acres total	MRSP10659	10-09-25	Final Approval

No 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	x			
David Schmetterer						
James Schatzle						
Charles Casagrande						x

Site Plan for Massaro Realty LLC Blocks 144 / 145 Lots 3.02 & 5.08 / 21.02, 23, 24 & 25 <b>Shaffo Road</b> <b>(County Route 547)</b>	Tinton Falls  (Proposed – New 78,900 sq. ft. Flex Space) (Total Site Area – 20.205 acres) (Impervious Area – 5.556 acres new proposed)  6.21 acres total	TFSP10096	10-14-25	Amended Final Approval 8-1-22
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No 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			
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1478E

Monmouth County Development Review Committee  
Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 760 Hope Road, LLC Block 115 Lot 12.07 <b>Hope Road</b> <b>(County Route 51)</b>	Tinton Falls  (Proposed Use – 30,935 sq. ft. Flex Space) (Total Area – 3.55 acres) (Impervious – 0.17 acres existing) <u>+1.82 acres proposed</u> 2.00 acres total	TFSP10773	9-30-25	Request Information

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 27, 2025.

SCHEDULE 1478F

Monmouth County Development Review Committee  
 Monday, October 27, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 199 Broad Street, LLC & 205 Broad Street, LLC Block 105 Lots 15 & 16 <b>Broad Street</b> <b>(County Route 11)</b>	Red Bank  (Proposed Use – Professional Office/Apartments) (Total Area – 0.78 acres) (Impervious – 0.48 acres existing) <u>+0.06 acres proposed</u> 0.54 acres total	RBSP10776	10-24-25	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 the updated Site Plan Application Form (Addendum B-1), 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) Site Plan application fee in the amount of **\$620.00**. Your application fee was calculated as follows: (6 dwelling units + 14 proposed commercial parking spaces x \$6.00 + \$500.00 = **\$620.00**). Please make check payable to the Treasurer of Monmouth County.