

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 November 10, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Charles Casagrande
Michael Nei
Jim Schatzle

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

Attending in person: Hohn McCormack, Jay Troutman, Maria & Antonio Cetta, Lorali Totten

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. Schmetterer and seconded by Ms. Martinelly to adjourn the meeting at 3:04PM. 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 NOVEMBER 10, 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 1479A, 1479B, 1479C, 1479D, 1479E, 1479F 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 1479A, 1479B, 1479C, 1479D, 1479E, 1479F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1479A, 1479B, 1479C, 1479D, 1479E, 1479F 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 1479A, 1479B, 1479C, 1479D, 1479E, 1479F 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 no 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. Schmetterer and passed upon the following vote:

In the affirmative:
Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer

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 November 10, 2025.



Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1479A

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 36 Bethany, LLC Block 239 Lot 6.02 Bethany Road	Hazlet	HZSB988	10-29-25	2	Exempt
(Proposed Use – Residential Subdivision) (Total Area – 1.65 acres)					

SCHEDULE 1479B

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monroe Triangle Partners, LLC Block 3209 Lots 1-5 Monroe Avenue	Asbury Park	APSP10781	11-6-25	County Approval Not Required
	(Proposed Use 24 Unit Multi Building Residential Development) (Total Area – 0.82 acres) (Impervious – 0.66 acres existing) <u>+0.30 acres proposed</u> 0.96 acres total			
Site Plan for Archangel Michael Adult Day Healthcare Center, Inc. Block 76 Lots 30.01 & 32.01 Church Road	Howell	HWSP10783	11-7-25	County Approval Not Required
	(Proposed Use – Church Affiliated Adult Daycare) (Total Area – 16.14 acres) (Impervious – 2.89 acres existing) <u>0 acres proposed</u> 2.89 acres total			

SCHEDULE 1479C

Monmouth County Development Review Committee
 Tuesday, November 10, 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 Holmdel Road & Newman Springs Road (County Route 4 & 520)	Holmdel	HLSB977 (Also - HLSP10771)	11-7-25	2	Request Information
(Proposed Use – 2 Lot Subdivision) (Total Area – 888.74 acres)					

Mr. Ettore made a motion seconded by Ms. Martinelly to accept an easement in place of a dedication to widen the Main Street (County Route 520) right-of-way. Motion passed unanimously.

The applicant shall address the following:

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

Subdivision for Burlington Builders, LLC Block 83 Lot 4 Ravine Drive (County Route 6A)	Matawan	MTSB987	10-22-25	2	Request Information
(Proposed Use – Residential) (Total Area – 0.34 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca dated November 10, 2025.

SCHEDULE 1479D

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNMJ812 (also MNSP10228)	10-24-25	132	Request Information
(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated November 10, 2025

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	8	Request Information
(Proposed Use – Residential Major Subdivision) (Total Area – 2.58 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca dated November 10, 2025.

SCHEDULE 1479E

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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 211 Lots 8.01 & 7.01 Holmdel Road (County Route 4)	Hazlet	HZSP10731	10-23-25	Request Information
	(Proposed Use – Spotless Car Wash) (Total Area – 4.36 acres) (Impervious – 1.93 acres existing) <u>-0.46 acres proposed</u> 1.47 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 10, 2025.
2. The applicant shall provide a copy of the NJDOT correspondence concerning access at the northerly driveway.

Site Plan for 23 Main Street Urban Renewal, LLC Block 13 Lot 15.01 Holmdel Road & Newman Springs Road (County Route 4 & 520)	Holmdel	HLSP10771 (Also – HLSB977)	11-7-25	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			

Mr. Ettore made a motion seconded by Ms. Martinelly to accept an easement in place of a dedication to widen the Main Street (County Route 520) right-of-way. Motion passed unanimously.

The applicant shall address the following:

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

SCHEDULE 1479E

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for J&S Flex Center, LLC Block 183 Lots 106, 106.1 Route 33	Howell	HWSP10688	10-16-25	Final Approval
(Proposed Use – Trade Contractor Business Units) (Total Area – 5.74 acres) (Impervious – 0.03 acres existing) <u>+3.29 acres proposed</u> 3.31 acres total				

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

Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNSP10228 (also MNMJ812)	10-24-25	Request Information
(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated November 10, 2025

SCHEDULE 1479E

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Marlboro Corporate Park Block 179 Lot 1 Tennent Road & Newman Springs Road (County Route 3)	Marlboro	MRSP10719	10-24-25	Request Information
(Proposed Use – 100,000 Sq. Ft. - Flex Warehouse) (Total Area – 12.43 acres) (Impervious – 5.89 acres new proposed)				

1) A motion was made by Mr. Ettore and seconded by Mr. Schmetterer to grant waiver §5.3-13, which requires utility poles to be relocated at least six feet from the curb/edge of pavement. The applicant does not propose to decrease the existing setback of the poles from the travel lane. Motion passed unanimously.

2) A motion was made by Mr. Ettore and seconded by Mr. Schmetterer to grant waiver §5.3-11, which requires the area behind the curb/edge of pavement to be graded at a maximum slope of two percent. The area along the county roads (County Route 3 and 520) falls off from the county right-of-way and would require extensive earthwork and retaining walls to achieve the required slope. Motion passed unanimously.

3) A motion was made by Mr. Ettore and seconded by Ms. Martinelly to grant waiver §5.1-1, which requires a right-of-way dedication, whereas an easement is proposed. Providing a dedication would necessitate additional bulk variances. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 10, 2025.

Site Plan for Genesis Redevelopment, LLC Block 18 Lot 1 (Memorial Drive) (County Route 40)	Neptune City	NCSP10292	10-23-25	Request Information
(Proposed – Multi-Family Residential – 7 dwelling units) (Total Site Area- 0.518 acres) (Impervious Area – 0.285 acres new proposed)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 10, 2025.

SCHEDULE 1479E

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Aaron Morgan Block 3301 Lots 8 & 12 West Bangs Avenue (County Route 17)	Neptune (Proposed Use – Parking Lot Expansion) (Total Area – 2.60 acres) (Impervious – 1.28 acres existing) <u>+0.16 acres proposed</u> 1.44 acres total	NSP10742	10-23-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 10, 2025.

Site Plan for Spruce Liquors Block 73 Lot 11.01, 11.02, 11.03 Shrewsbury Ave. (County Route 13)	Red Bank (Proposed Use – Liquor Store) (Total Area – 0.32 acres) (Impervious – 0.28 acres total)	RBSP10679	10-22-25	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 10, 2025.

SCHEDULE 1479E

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for BCUW/Madeline Housing Block 25 Lot 4 W. River Road (County Route 10)	Rumson (Proposed Use – 12 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	RMSP10772	10-15-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated November 10, 2025.

SCHEDULE 1479F

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Carmine Spinella Block 4 Lot 23.01 Colts Neck Road (County Route 537)	Colts Neck (Proposed Use – Farm/Residential) (Total Area – 97.00 acres)	CNSP10782	11-7-25	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) completed copy of Addendum B-1 Site Plan Application.
2. One (1) copy of a traffic impact study, pursuant to Section 2.02-8 in Volume 1 of the Monmouth County Development Regulations and Section 3.1 in Volume 2.
3. A check in the amount of \$4,862.00 for the site plan application fee, which was calculated as follows: 727 parking spaces X \$6 per space + \$500 base fee = \$4,862.00. The submitted check in the amount of \$4,135.00 is being returned to A.J Garito, Jr., at Two River Engineering.

Subdivision for Darius Tenenis Block 130 Lots 18 & 19 White Street	Howell (Proposed Use – Residential Subdivision) (Total Area – 1.56 acres total)	HWSB990	11-3-25	Incomplete
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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. This site abuts Manasquan Reservoir, and an application fee in the amount of \$350.00 is required. Please make check payable to the Treasurer of Monmouth County.
- Check #104 in the amount of \$100.00 has been returned to Willaim A. Stevens, PE, PP, from Professional Design Services, LLC.

SCHEDULE 1479F

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

Applications deemed incomplete by staff

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)	NCSP10780	11-5-25	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), completed in its entirety. Application forms can be found on the Division of Planning website at 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.
 3. 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.
 4. 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.
- Check #441799 in the amount \$500.00 is being returned to Niall J. O'Brien, Esq. from Archer & Greiner, PC. Please see our fee schedule which can be found on the Division of Planning website at www.visitmonmouth.com.