

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03PM on November 24, 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  
Michael Nei (Was present for Vince Cardone as staff only)

Members Absent:  
None

Alternates Absent:  
Charles Casagrande  
Jim Schatzle

Staff present included: Mark Aikins, Esq. (Called in at 2:24PM), Victor Furmanec, Kyle DeGroot, Jeannine Smith, Michael Nei, Thomas Lombardi, Michael Brusca

Attending in person: Sal Alfieri, Jr., Ian Jasperse, Ben Nadell, Annette Kavanagh, Alec Urbano, Mike Gallagher.

Chairwoman Ms. McMullen 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 Ms. Martinelly and seconded by Mr. Ettore to adjourn the meeting at 2:37PM. 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 24, 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 1480A, 1480B, 1480C, 1480D, 1480F, 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 1480A, 1480B, 1480C, 1480D, 1480F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1480A, 1480B, 1480C, 1480D, 1480F 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 1480A, 1480B, 1480C, 1480D, 1480F 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

Joseph Ettore, PE

Marcy McMullen

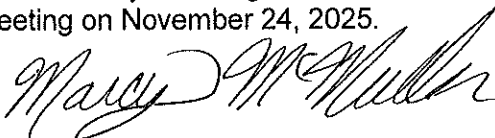
Judy Martinelly

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 November 24, 2025.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1480A

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bojac Realty, LLC Block 64.06 Lots 18.01 & 19 Squan Brook Way & Scott Road	Brielle	BRSB991	11-12-25	2	Exempt
	(Proposed Use – 2 Lot Subdivision) (Total Area – 1.06 acres)				
Subdivision for David and Susan Coder Block 227 Lots 1.03, 2.02 2 <sup>nd</sup> Avenue	Long Branch	LBSB992	11-14-25	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.40 acres)				

SCHEDULE 1480B

Monmouth County Development Review Committee  
 Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1199 Lincoln Square, LLC Block 11 Lot 1 Lincoln Square	Long Branch  (Proposed Use – 3 Story Residential Addition to an Existing 2 Story Mixed Use Building) (Total Area – 0.07 acres) (Impervious – 0.03 acres existing) <u>+0.03 acres proposed</u> 0.06 acres total	LBSP10786	11-21-25	County Approval Not Required

SCHEDULE 1480C

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Burlington Builders, LLC Block 83 Lot 4 <b>Ravine Drive</b> <b>(County Route 6A)</b>	Matawan     (Proposed Use – Residential) (Total Area – 0.34 acres)	MTSB987	11-14-25	2	Conditional Final Approval

A motion was made by Mr. Ettore and seconded by Mr. Barris to grant a waiver to accept a right-of-way widening easement instead of a dedication, which would result in a nonconforming lot area and front yard setback.

**Conditions:**

1. Receipt of a deed of easement for the widening of the Ravine Drive (County Route 6A) 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.

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

SCHEDULE 1480D

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for 125 Washington Ave., LLC Block 52 Lot 5 Washington Avenue	Avon-by-the-Sea  (Proposed Use – Residential) (Total Area – 1.83 acres)	ASSB989	10-30-25	7	Preliminary Approval

- Prior to final approval, the applicant shall submit one (1) physical copy of the final plat, the final plat fee (\$100.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable storage device or emailed to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us). CD's will not be accepted.

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

\*Attorney Aikins recused himself from this application.

SCHEDULE 1480D

Monmouth County Development Review Committee  
 Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32 <b>Newman Springs Road (County Route 520)</b>	Middletown	MDSB939 (Also – MDSP10703)	10-31-25	5	Conditional Preliminary Approval
(Proposed Use – 340 Unit Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 acres)					

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated November 24, 2025.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements within the Newman Springs Road (County Route 520) 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	x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer						
Michael Nei						
James Schatzle						
Charles Casagrande						x



SCHEDULE 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Jersey Central Power & Light Block 31 Lot 3 Lake Drive <b>Bridge # O-12</b>	Allenhurst	ASP10743	10-28-25	Final Approval
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(Proposed Use – Utility Transmission Line)  
(Total Area – 2.38 acres)  
(Impervious – 0.63 acre existing)  
0 acre proposed  
0.63 acre total

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						
Michael Nei						
James Schatzle						
Charles Casagrande						x

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SCHEDULE 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ECD NY, Inc. Barry McKenna Block 101 Lot 3 <b>Monmouth Road (County Route 537)</b>	Jackson  (Proposed Use – Contractor Warehouse) (Total Area – 10.61 acres) (Impervious - 3.74 acres existing) <u>+ 0.05 acre proposed</u> 1.80 acres total	JSP10581	11-5-25	Advisory Comments 4-14-25

**The Monmouth County Development Review Committee recommends conditional approval subject to the following:**

1. Address the comments in the attached memorandum prepared by Michael Brusca, dated November 24, 2025.
  2. Receipt of a deed of dedication to Ocean County 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.
- A road opening permit issued by the Monmouth County Division of Highways is required for this application since the site is situated within a section of Monmouth Road (County Route 537) that is operated and maintained by Monmouth County. The application has been referred to Engineering for preparation of a bond estimate for the required performance guarantee.

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

SCHEDULE 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Parker Willow, LLC Block 58 Lot 1 <b>Willow Drive</b> <b>(County Route 13B)</b>	Little Silver	LSSP10683	11-3-25	Final Approval
(Proposed Use – Addition to Dental Office) (Total Area – 0.26 acres) (Impervious – 0.11 acres existing) <u>+0.01 acres proposed</u> 0.12 acres total				

Ms. Martinelly made a motion seconded by Mr. Barris to deny the waiver requesting relief from site plan review and approval. The DRC denied the request based on a need to review potential stormwater impacts on Willow Avenue (County Route 13B). Motion passed unanimously.

At its September 22, 2025, meeting, the DRC voted to carry the waiver requesting relief from the requirement to provide a sight triangle easement at the intersection of Willow Avenue (County Route 13B). This waiver coincided with the request to provide any right-of-way dedication in the form of an easement in lieu of a dedication. Further review found that the boundaries of the sight triangle easement would be located entirely within the existing county right-of-way, and therefore unnecessary.

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						
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for America Burma Buddhist Association Block 20.01 Lot 15.01 <b>Gordon's Corner Road</b> <b>(County Route 520)</b>	Manalapan	MNSP10779 (Also: MNSP6698)	10-31-25	Conditional Approval

(Proposed Use – Monks Living Quarters)  
(Total Area – 7.00 acres)  
(Impervious – 1.11 acres existing)  
+0.07 acres proposed  
1.19 acres total

**Conditions:**

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated November 24, 2025.

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

SCHEDULE 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
Hindu American Temple &  
Cultural Center, Inc.  
Block 147  
Lot 17.01  
Wooleytown Road

Marlboro

MRSP10778  
(Also: MRSP10542)

10-30-25

Final  
Approval

(Proposed Use – Religious Staff Housing & School Building)  
(Total Area – 45.24 acres)  
(Impervious – 8.65 acres existing)  
+1.22 acres proposed  
9.87 acres total

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						
Michael Nei						
James Schatzle						
Charles Casagrande						x

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SCHEDULE 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32 <b>Newman Springs Road (County Route 22)</b>	Middletown	MDSP10703 (Also – MDSB939)	10-31-25	Conditional Approval
	(Proposed Use –340 Unit Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 acres) (Impervious – 18.68 acres existing) <u>+0.11 acres proposed</u> 18.80 acres total			

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated November 24, 2025.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements within the Newman Springs Road (County Route 520) 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						
Michael Nei						
James Schatzle						
Charles Casagrande						x

SCHEDULE 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Rumson Country Day School Block 90 Lot 1.01 Ridge Road (County Route 34)	Rumson	RMSP10777	10-30-25	Conditional Approval
	(Proposed Use - School) (Total Area - 11.69 acres) (Impervious – 3.63 acres existing) <u>+0.02 acres proposed</u> 3.65 acres total			

Mr. Ettore made a motion seconded by Mr. Barris to grant a waiver to accept a right-of-way widening easement instead of a dedication, upon the verification of the existing right-of-way. Motion passed unanimously.

**Conditions:**

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated November 24, 2025.
2. Receipt of a deed of easement to widen the Ridge Road (C.R.34) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 25-foot corner radius at the intersection of Ridge Road and Bellevue Avenue. 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.

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

SCHEDULE 1480F

Monmouth County Development Review Committee  
Monday, November 24, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for Arya Properties at Brille Bristol, LLC Block 88 Lots 10 & 11 <b>Riverview Drive</b> <b>(County Route 48)</b>	Brielle  (Proposed Use – 4 Lot Residential Subdivision) (Total Area – 2.04 acres)	BRSB994	11-18-25	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. An application fee in the amount of \$600.00. Your application fee was calculated by \$25.00 x 4 (new lots) + \$500.00 base fee = \$600.00. Please make check payable to the Treasurer of Monmouth County.
- Check #7536 in the amount of \$300.00 has been returned to Mathew R. Wilder, PE from Morgan Engineering & Surveying.
- Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Subdivision for Paul Bagnato Block 36 Lots 49.08 & 50 <b>Stage Coad Road</b> <b>(County Route 524)</b>	Millstone  (Proposed Use – Lot Line Adjustment) (Total Area – 0.57 acres)	MSSB993	11-18-25	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. Two (2) copies of a subdivision plan prepared pursuant to Section 2.5.
- Your application fee in the amount of \$350.00 is correct and has been processed.
- Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

