

## 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 December 8, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Judy Martinelly  
David Schmetterer  
Charles Casagrande

Members Absent:  
Marcy McMullen

Alternates Absent:  
Jim Schatzle

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

Attending in person: Brian Decina, Roger Mumford, Jerry Ruocco, Jay Troutman, Bill Mehr

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 Ettore and seconded by Mr. Casagrande to adjourn the meeting at 3:17PM. 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 DECEMBER 8, 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 1481A, 1481B, 1481C, 1481D, 1482E, 1481F by the Committee, Mr. Barris 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 1481A, 1481B, 1481C, 1481D, 1482E, 1481F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1481A, 1481B, 1481C, 1481D, 1482E, 1481F 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 1481A, 1481B, 1481C, 1481D, 1482E, 1481F 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:

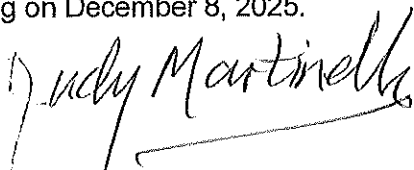
Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Judy Martinelly  
Charles Casagrande

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 December 8, 2025.



Judy Martinelly  
Vice Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1481A

Monmouth County Development Review Committee  
Monday, December 8, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1481B

Monmouth County Development Review Committee  
Monday, December 8, 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 1481C

Monmouth County Development Review Committee  
 Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Darius Tenenis Block 130 Lots 18 & 19 White Street <b>Manasquan Reservoir</b>	Howell	HWSB990	11-14-25	2	Final Approval
(Proposed Use – Residential Subdivision) (Total Area – 1.56 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			
David Schmetterer						
Michael Nei						
James Schatzle						x
Charles Casagrande		x	x			

SCHEDULE 1481C

Monmouth County Development Review Committee  
Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ivo Pascucci & Katie Keenan Block 99 Lot 12 <b>Ridge Road</b> <b>(County Route 34)</b>	Rumson	RMSB995	11-20-25	2	Conditional Final Approval
	(Proposed Use – Residential Subdivision) (Total Area - 0.61 acres)				

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated December 8, 2025.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements within the Ridge Road (County Route 34) 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			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
Michael Nei						
James Schatzle						x
Charles Casagrande		x	x			

SCHEDULE 1481D

Monmouth County Development Review Committee  
 Monday, December 8, 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 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan	MNMJ812 (also MNSP10228)	11-20-25	132	Conditional Preliminary Approval
	(Proposed Use –130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Area – 162.34 acres)				

Conditions:

- Comments in the memorandum prepared by Michael T. Brusca, dated December 8, 2025.
- Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Millhurst Road (County Route 527) 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.
- Receipt of a deed of dedication for the widening of the Millhurst Road (County Route 527) right-of-way to a distance of 40 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.
- Receipt of a deed for the proposed sight triangle easement at the intersection of Millhurst Road (County Route 527) and the proposed access driveway for the townhome portion of the site, for drivers looking towards the northwest. 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.
- Receipt of a deed for the proposed bridge maintenance and reconstruction easement for County Structure MN-17. 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 and description 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.
- Receipt of a deed for the proposed traffic signal and utility maintenance easement at the intersection of Millhurst Road (County Route 527) and Woodward Road. 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 and description 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						
James Schatzle						x
Charles Casagrande		x	x			

SCHEDULE 1481D

Monmouth County Development Review Committee  
 Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 91 Sweetmans Lane, LLC Block 8301 Lot 24 <b>Sweetmans Lane</b> <b>(County Route 527)</b>	Manalapan	MNMJ848	11-20-25	7	Conditional Preliminary Approval
(Proposed Use – Single Family Residential) (Total Area – 13.619 acres)					

Conditions:

1. Comments in the memorandum prepared by Michael T. Brusca, dated December 8, 2025.
2. Receipt of a performance guarantee to assure satisfactory installation of the required improvements within the Sweetmans Lane (CR 527) 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/letters of credit acceptable to the County are found at the Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The application will be referred to Engineering for preparation of a bond estimate when Condition #1 has been satisfied.
3. Receipt of a deed of dedication for the widening of the Sweetmans Lane (CR 527) right-of-way to a distance of 40 feet from the centerline of the right-of-way. The only format acceptable to the County is provided on the 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		x			
Joseph Ettore			x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
James Schatzle						x
Charles Casagrande		x	x			

SCHEDULE 1481E

Monmouth County Development Review Committee  
Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tinton Villas, LLC Block 201 Lot 13 <b>Tinton Avenue (County Route 537)</b>	Eatontown	ETSP10785	11-14-25	Request Information
(Proposed Use – 2 Unit Townhome Building) (Total Area – 0.29 acres) (Impervious – 0.19 acres new proposed)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca dated December 8, 2025.

Site Plan for St. Rose of Lima Church Block 4 Lot 12 <b>Freehold-Englishtown Road (County Route 522)</b>	Freehold Township	FRTSP10784 (Also: FRTSP3454, FRTSP7304A, B, & C)	11-10-25	Request Information
(Proposed Use – Expand Existing Cemetery Plot Area) (Total Area – 4.27 acres) (Impervious – 0.53 acres new proposed)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated December 8, 2025.

SCHEDULE 1481E

Monmouth County Development Review Committee  
Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Diversified Acquisitions, LLC Block 168 Lot 11.01 State Hwy 33	Howell	HWSP10529	11-12-25	Final Approval
(Proposed Use – 81,223 sq.ft. of Flex Space) (Total Area – 7.59 acres) (Impervious – 3.78 acres new proposed)				

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		x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
James Schatzle						x
Charles Casagrande			x			

SCHEDULE 1481E

Monmouth County Development Review Committee  
Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road (County Route 527) County Bridge MN-17</b>	Manalapan	MNSP10228 (also MNMJ812)	11-21-25	Conditional Approval
	(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)			

**Conditions:**

1. Comments in the memorandum prepared by Michael T. Brusca, dated December 8, 2025.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements along and within the Millhurst Road (County Route 527) 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.
3. Receipt of a deed of dedication for the widening of the Millhurst Road (County Route 527) right-of-way to a distance of 40 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.
4. Receipt of a deed for the proposed sight triangle easement at the intersection of Millhurst Road (County Route 527) and the proposed access driveway for the townhome portion of the site, for drivers looking towards the northwest. 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.
5. Receipt of a deed for the proposed bridge maintenance and reconstruction easement for County Structure MN-17. 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 and description 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.
6. Receipt of a deed for the traffic signal and utility maintenance easement at the intersection of Millhurst Road (County Route 527) and Woodward Road. 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 and description 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	x			
Joseph Ettore	x		x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
James Schatzle						x
Charles Casagrande			x			

SCHEDULE 1481E

Monmouth County Development Review Committee  
Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mohammed Tahir Block 300 Lot 58 <b>Tennent Road (County Route 3)</b>	Marlboro  (Proposed Use – 13,899 sq.ft House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	11-12-25	Request Information

The applicant shall address the following:

- Comments in the memorandum prepared by Michael Brusca, dated December 8, 2025.

Site Plan for RMH at Sea Glass Block 819 Lot 13 <b>Atlantic Avenue (County Route 524)</b>	Wall  (Proposed Use – 38 Residential 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	Conditional Approval
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- Mr. Ettore made a motion seconded by Mr. Barris to grant waiver §5.2-3.11, which requires new driveways to be offset from existing roads on the opposite side of the street by at least 250 feet, whereas an offset of 98 feet is proposed due to the narrow width of the lot and the location of existing roads. Motion passed unanimously.
- Mr. Ettore made a motion seconded by Mr. Casagrande to grant waiver §5.3.12, which requires a letter stating the utility company approves the relocation of the utility poles along the site frontage. A letter will be provided by the applicant upon its receipt from the utility company. Mr. Ettore, Ms. Martinelly, and Mr. Casagrande passed the waiver. Mr. Barris opposed the waiver.

**Conditions:**

- Receipt of a performance guarantee to assure the satisfactory installation of the required improvements within the Atlantic Avenue (CR 524) 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						
James Schatzle						x
Charles Casagrande			x			

SCHEDULE 1481F

Monmouth County Development Review Committee  
Monday, December 8, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for John Haugh, Jr. Block 49 Lots 24 & 24.01 <b>Lakewood-Farmingdale Road</b> <b>(County Route 524 &amp; 547)</b>	Howell  (Proposed Use – Industrial) (Total Area – 4.68 acres) (Impervious – 0.26 acres existing) <u>+0.27 acres proposed</u> 0.54 acres total	HWSP10787	11-25-25	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. A site plan application fee in the amount of \$542.00. Your fee was calculated by \$6.00 X 7(proposed parking spaces)+\$500.00 = \$542.00. Please make check payable to the Treasurer of Monmouth County.
- Check #1009 in the amount of \$524.00 has been returned to Jeffrey J. Carr, PE, PP from Lindstrom, Diessner & Carr, PC.

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.