

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 22, 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

Members Absent:
None

Alternates Absent:
Michael Nei
Charles Casagrande
Jim Schatzle
David Schmetterer

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

Attending in person: Peter Licata, Esq., John Ploskonka, Jim Henry, Mike Weseloski

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 Ms. Martinelly and seconded by Mr. Barris to adjourn the meeting at 2:54PM. 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 22, 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 1482A, 1482B, 1482C, 1482D, 1482E, 1482F by the Committee, Mr. Ettore 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 1482A, 1482B, 1482C, 1482D, 1482E, 1482F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1482A, 1482B, 1482C, 1482D, 1482E, 1482F 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 1482A, 1482B, 1482C, 1482D, 1482E, 1482F 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 Ms. Martinelly 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 December 22, 2025.



Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1482A

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lorenzo Zefferino Block 9 Lots 17 & 21 Route 34	Colts Neck (Proposed Use – Lot Line Adjustment) (Total Area – 6.34 acres)	CNSB996	12-10-25	2	Exempt
Subdivision for Anthony Sciandra Block 7.08 Lot 15 Clover Hill Road	Colts Neck (Proposed Use – Two Lot Minor Subdivision) (Total Area – 5.05 acres)	CNSB1002	12-18-25	2	Exempt
Subdivision for Lincoln Gardens Residence, LLC Block 4 Lots 9.02, 9.03, 10, 11 Lincoln Gardens	Long Branch (Proposed Use – Lot Line Adjustment) (Total Area – 3.02 acres)	LBSB997	12-11-25	2	Exempt
Subdivision for Frank Clemente Block 360 Lot 57.01 School Road	Marlboro (Proposed Use – Residential) (Total Area – 5.29 acres)	MRSB1000	12-17-25	2	Exempt

SCHEDULE 1482B

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lobiondo Family Trust Block 122 Lot 1 Brighton Ave.	Long Branch (Proposed Use – Mixed Use) (Total Area – 0.24 acres) (Impervious – 0.24 acres existing) <u>-0.01 acres proposed</u> 0.23 acres total	LBSP10792	12-11-25	County Approval Not Required

SCHEDULE 1482C

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Scott Rathburn Block 436 Lot 15 Leonardville Road (County Route 516)	Middletown (Proposed Use – Residential) (Total Area – 0.69 acres)	MDSB925	12-2-25	2	Conditional Final Approval

Mr. Ettore made a motion seconded by Ms. Martinell to grant a waiver from §5.2-1.1D, which requires all portions of a driveway to be setback at least 10 feet from a side property line, whereas a setback of 8 feet is proposed. The Committee found that the driveways on neighboring are located away from the proposed driveways. Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Elias Sarrinikolaou, dated December 22, 2025.
2. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Leonardville Road (County Route 516) 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. This application has been referred to Engineering for the preparation of a bond estimate.
3. Receipt of a deed of dedication to widen the Leonardville Road (County Route 516) right-of-way to a distance of 30 feet from the centerline of the right-of-way. The draft deed and description were deemed satisfactory. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.
4. Receipt of an executed hold harmless agreement to allow three existing stone pillars to remain within the county right-of-way. The draft agreement is under review. Submit the executed agreement to this office for filing with the Monmouth County Clerk.
 - The agreement preparation fee (\$500.00) must be submitted prior to the filing of the agreement.

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

SCHEDULE 1482D

Monmouth County Development Review Committee
 Monday, December 22, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eiton Point Partnership Block 84.01 Lot 9.03 Monmouth Road (County Route 537)	Manalapan (Proposed Use – Single Family Residential) (Total Area – 23.49 acres)	MNMJ802	11-25-25	5	Request Information

On December 22, 2025, the Development Review Committee carried the applicant's request for authorization of a developer agreement allowing the County co-sign a NJDEP permit. The county's Planning Board attorney advised the Development Review Committee that developer agreements may be authorized as a condition of approval for a development application.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated December 22, 2025.

SCHEDULE 1482E

Monmouth County Development Review Committee
Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eatontown Senior Housing Block 1201 Lots 27.01, 27.02 Wyckoff Road (County Route 547)	Eatontown	ETSP10676	12-5-25	Request Information
(Proposed Use – Two Wing Building Expansion) (Total Area – 10.02 acres) (Impervious – 3.69 acres existing) <u>+1.05 acres proposed</u> 4.74 acres total				

The applicant shall address the following comments:

- Comments in the memorandum prepared by Michael Brusca, dated December 22, 2025.

Site Plan for Silver Shore Land Company LLC Block 78 Lot 2.01 Halls Mill Road (County Route 55)	Freehold Township	FRTSP8299A	12-4-25	Amended Final Approval
(Proposed – new 4431 sq. ft. garage at existing warehouse distribution facility) (Total Site Area – 29.06 acres) (Impervious Area – 16.66 acres – no change)				

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						X
James Schatzie						X
Charles Casagrande						X

SCHEDULE 1482E

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 5001 Kozloski Road, LLC Block 43.01 Lot 16.01 Kozloski Road (County Route 55) County Bridge F-11	Freehold Township	FRTSP10290A (FRTSP10290)	11-25-25	Request Information
(Proposed Use – Retail Shopping Center) (Total Area – 4.226 acres) (Impervious – 0.002 acre existing) <u>+2.207 acres proposed</u> 2.210 acres total				

The Development Review Committee reviewed the applicant's waiver request seeking approval for access to a county road where access can reasonably be provided to a municipal street. The Committee carried the request pending the submittal of a detailed plan for related road improvements, including a deceleration lane and required transitions.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated December 22, 2025.

Site Plan for The Willows at Jackson Mills Block 83 Lot 9 Jackson Mills Road (County Route 23)	Freehold Township	FRTSP10323	12-5-25	Request Information
(Proposed – 46 Multi-Family Residential Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)				

The Development Review Committee reviewed and carried the applicant's request for a waiver from §5.2-3.11, which permits one driveway along a county road and a separation of at least 550 feet where two driveways are permitted. The applicant seeks approval for a second right-out only driveway that would be separated by less than 550 feet from the primary site access. The applicant was asked to provide correspondence from the Freehold Township Planning Board regarding its discussion of the proposed second driveway.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated October 24, 2025.

SCHEDULE 1482E

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 85 Chelsea Ave., LLC Block 287.01 Lot 21 Ocean Blvd. (County Route 57)	Long Branch	LBSP10715	11-25-25	Request Information
(Proposed Use –10 Residential Townhome Units) (Total Area – 0.85 acres) (Impervious – 0.79 acres existing) <u>-0.18 acres proposed</u> 0.61 acres total				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated December 22, 2025.

Site Plan for Old Tennent Church Block 25 Lot 7.01 Freehold-Englishtown Road (County Route 522)	Manalapan	MNSP10788	12-1-25	Request Information
(Proposed Use – Cemetery Sign Replacement) (Total Area – 12.50 acres) (Impervious – 0.21 acres total)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated December 22, 2025.

SCHEDULE 1482E

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for JCP&L Blocks – Various Lots – Various N. Rochdale Ave., Perrineville Rd., Sweetmans Ln., Stagecoach Rd., Monmouth Rd. (County Route 571, 1, 524, 537) (County Bridge MS-1, MS-57, MS-58, MS-48, MS-27, MS-81, MS-96)	Millstone	MSSP10764	12-3-25	Request Information
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(Proposed Use – Utility Transmission Line)
 (Total Area – 142.69 acres)
 (Impervious - 0.46 acres existing)
 +0.08 acres proposed
 0.54 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated December 22, 2025.

Site Plan for OG North End Development, LLC Block 101 Lots 2, 3, & 4 Spray Avenue	Neptune	NSP10789	12-5-25	Final Approval
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(Proposed Use – 49 Unit Mixed Use Residential & Commercial)
 (Total Area – 3.08 acres)
 (Impervious – 2.62 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			
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinely		x	x			
David Schmetterer						x
James Schatzle						x
Charles Casagrande						x

SCHEDULE 1482E

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Central Power & Light Block 1; 5 Lots 2 & 8; 2, 3, 7 & 8 North Rochdale Road (County Route 571)	Roosevelt (Proposed Use – Utility Transmission Line) (Total Area – 21.30 acres) (Impervious – 0.01-acre total)	RSSP10747	11-25-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated December 22, 2025.

Site Plan for Sea Bright Lawn & Tennis Cricket Club Block 104 Lot 2 Rumson Road (County Route 520)	Rumson (Proposed Use – Renovations at Existing Tennis Club) (Total Area – 8.16 acres) (Impervious – 1.67 acres existing) <u>+0.13 acres proposed</u> 1.80 acres total	RMSP10790	12-5-25	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated December 22, 2025.

SCHEDULE 1482F

Monmouth County Development Review Committee
Monday, December 22, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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