

# MONMOUTH COUNTY PLANNING BOARD

FREEHOLD · NEW JERSEY

CHARLES CASAGRANDE  
Chairman



JOSEPH BARRIS, PP, AICP, CFM  
Director of Planning

## MINUTES

### Monmouth County Areawide Quality Management Plan Amendment Review Committee

Wednesday, February 4, 2026  
Planning Board Conference Room 211 &  
via WebEx Web Conference

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#### 1. CALL TO ORDER

James Schatzle called the meeting to order at 11:00 AM.

#### 2. OPEN PUBLIC MEETING COMPLIANCE STATEMENT

Counsel Mark Aikins read the compliance statement (from memory).

#### 3. ROLL CALL – ATTENDANCE

Members Present Joe Barris, Joseph Layton, James Schatzle

Members Absent Charles Cassagrande, Joseph Ettore

Alternates Present Lori Ann Davidson, Judy Martinelly, Michael Nei, David Schmetterer

Staff Present Melissa Bezahler, Leah Emmerich, Harriet Honigfeld, Bridget Neary, Vin Palmieri

Counsel Present Mark R. Aikins, Esq.

Public Present None

#### 4. COMMITTEE REORGANIZATION

##### A. MCPB Resolution 2026-05 Naming ARC Membership for 2026

##### B. Election of Officers

Counsel Aikins served as Chair Pro-Tem. Mr. Layton motioned, and Ms. Davidson seconded the election of James Schatzle as Chairperson. There were no other nominations. Mr. Barris motioned, and Ms. Davison seconded that nominations be closed. James Schatzle was elected Chairperson by unanimous affirmation.

##### C. Adoption of February 2026 to January 2027 Meeting Schedule

Mr. Layton motioned, and Mr. Nei seconded adoption of the 2026 meeting schedule. The 2026 ARC Meeting Schedule was adopted by unanimous affirmation.

#### 5. STAFF REPORT – Amendment Review Committee Active Projects

Harriet Honigfeld updated the committee on the status of several amendments in progress.

**6. Adoption of Minutes August 2025**

Mr. Nei motioned to accept the minutes of August 6, 2025. Mr. Schatzle seconded. The minutes were approved with Mr. Layton and Ms. Davidson abstaining.

**7. New Business**

None.

**8. Old Business**

None.

**9. Comments from the Public**

None.

**10. Adjournment**

Mr. Layton motioned and Ms. Davidson seconded adjournment of the meeting. By affirmation, all were in favor and the meeting was adjourned at 11:11 AM.