

Tentative Agenda for January 12, 2026  
SCHEDULE 1483A

Monmouth County Development Review Committee  
Monday, January 12, 2026

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 1483B

Monmouth County Development Review Committee  
 Monday, January 12, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 702 Summerfield AP Group Block 2506 Lot 1 Summerfield Avenue	Asbury Park  (Proposed Use – Mixed Use) (Total Area – 0.30 acres) (Impervious – 0.11 acres existing) <u>+0.13 acres proposed</u> 0.24 acres total	APSP10797	1-8-26	County Approval Not Required
Site Plan for ZG Property Block 78 Lot 29.02 Route 33	Manalapan  (Proposed Use - Office) (Total Area – 0.57 acres) (Impervious – 0.34 acres total)	MNSP10795	1-2-26	County Approval Not Required

SCHEDULE 1483C

Monmouth County Development Review Committee  
 Monday, January 12, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Bagnato Block 36 Lots 49.08 & 50 <b>Stage Coach Road</b> <b>(County Route 524)</b>	Millstone	MSSB993	12-9-25	2	Incomplete 11-19-25
(Proposed Use – Lot Line Adjustment) (Total Area – 0.57 acres)					

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

Subdivision for Olivia L. Dargis Block 7.02 Lots 3 & 3.01 <b>Hance Ave.</b> <b>(County Route 51)</b>	Tinton Falls	TF5B999	12-15-25	2	
(Proposed Use – Residential Subdivision) (Total Area – 0.65 acres)					

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

SCHEDULE 1483D

Monmouth County Development Review Committee  
 Monday, January 12, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Skora Team, LLC Block 36 Lots 25 & 26 Twenty Second Avenue	Lake Como	LCSB1003	12-19-25	4	
(Proposed Use – 4 Lot Residential Subdivision) (Total Area – 0.51 acres)					

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

Subdivision for Winsola Orca 2, LLC Block 101 Lot 9 Myrtle Avenue and Terrace Place	Keansburg	KSSB998	12-15-25	4	
(Proposed Use – 4 Lot Residential Subdivision) (Total Area - 0.72 acres)					

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

SCHEDULE 1483D

Monmouth County Development Review Committee  
 Monday, January 12, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Township Block 216 Lot 19 Logan Road <b>County Bridge # O-5</b>	Ocean	OSB1001	12-17-25	7	
	(Proposed Use – Residential Subdivision) (Total Area – 2.93 acres)				

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

SCHEDULE 1483D

Monmouth County Development Review Committee  
Monday, January 12, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC Block 3801 Lot 1.02 Cookman Avenue & Asbury Avenue	Asbury Park	APSP10791	12-9-25	

(Proposed Use - 67 Unit Mixed-Use Residential and Retail Development)  
(Total Area – 1.95 acres)  
(Impervious – 0.03 acres existing)  
+ 1.64 acres proposed  
1.67 acres total

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

Site Plan for John Haugh Jr. Block 49 Lots 24 & 24.01 <b>Lakewood-Farmingdale Road (County Route 524 &amp; 547)</b>	Howell	HWSP10787 (Also: HWSP10118)	12-8-25	
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(Proposed Use – 8,400 sf. Building for Trade Contractor/Office)  
(Total Area – 4.68 acres)  
(Impervious – 0.26 acres existing)  
+ 0.27 acres proposed  
0.54 acres total

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

SCHEDULE 1483E

Monmouth County Development Review Committee  
Monday, January 12, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for LPG Capital, LLC Block 79 Lots 21.01 & 21.02 <b>Sweetmans Lane</b> <b>(County Route 527)</b>	Manalapan	MNSP10328	12-8-25	Request Information 2-24-25/ Waiver Request

(Proposed Use – 64,698 Square Foot Flex Warehouse)  
(Total Area – 9.93 acres)  
(Impervious – 4.08 acres new proposed)

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

Site Plan for Ricardo Hernandez Block 6 Lots 20, 21, 22, 23 & 24.01 <b>(Main Street)</b> <b>(County Route 516 SPUR)</b>	Matawan	MTSP10761 (Also MTSP10762)	12-16-25	Incomplete 8-27-25
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(Proposed Use – 52 Unit Mixed-Use Residential and Retail Building)  
(Total Area – 0.76 acres)  
(Impervious – 0.53 acres existing)  
+0.08 acres proposed  
0.61 acres total

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

SCHEDULE 1483E

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 Monday, January 12, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ricardo Hernandez Block 6 Lot 18 <b>(Main Street)</b> <b>(County Route 516 SPUR)</b>	Matawan	MTSP10762 (Also MTSP10761)	12-16-25	Incomplete 8-27-25
(Proposed Use – 48 Unit Mixed-Use Residential and Retail Building) (Total Area – 0.68 acres) (Impervious – 0.44 acres existing) <u>          +0.19 acres proposed</u> 0.62 acres total				

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

Site Plan for Atkins Development, LLC Block 412 Lot 18 <b>Atkins Ave.</b> <b>(County Route 5)</b>	Neptune Township	NSP10793	12-12-25	
(Proposed Use – 4 Townhomes) (Total Area – 0.19 acres) (Impervious – 0.08 acres existing) <u>          +0.03 acres proposed</u> 0.11 acres total				

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

SCHEDULE 1483F

Monmouth County Development Review Committee  
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Roc NJ Holdings, LLC Block 42 Lot 26.011 Commerce Drive	Freehold Township	FRTSP10796	1-5-26	Incomplete
	(Proposed Use – Warehouse) (Total Area – 5.19 acres) (Impervious – 1.82 acres existing) <u>+1.40 acres proposed</u> 3.22 acres total			