

Tentative Agenda for January 26, 2026
SCHEDULE 1484A

Monmouth County Development Review Committee
Monday, January 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for William & Marisa Cleary Block 65.01 Lot 29 Rankin Road	Brielle (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.69 acres)	BRSB1006	1-20-26	2	Exempt
Subdivision for MCRAHO, LLC Block 10 Lots 36-39 Windermere Avenue	Interlaken (Proposed Use – Lot Line Adjustment) (Total Area – 3.09 acres)	ISB1005	1-20-26	3	Exempt

SCHEDULE 1484B

Monmouth County Development Review Committee
 Monday, January 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Caesar Revano Block 117 Lot 14 12 th Avenue	Belmar	BLSP10805	1-22-26	County Approval Not Required
	(Proposed Use – 3 Unit Residential Townhomes) (Total Area – 0.17 acres) (Impervious – 0.095 acres existing <u>+0.028 acres proposed</u> 0.123 acres total			
Site Plan for WF Ocean Development, LLC Block 34 Lot 4 Highway 35	Ocean	OSP10804	1-22-26	County Approval Not Required
	(Proposed Use – Bank Building with a Dunkin Restaurant) (Total Area – 1.28 acres) (Impervious – 1.08 acres existing <u>-0.10 acres proposed</u> 0.98 acres total			

SCHEDULE 1484C

Monmouth County Development Review Committee
Monday, January 26, 2026

Minor Subdivision

Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1484D

Monmouth County Development Review Committee
Monday, January 26, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 Colts Neck Road (County Route 537)	Colts Neck (Also: CNMJ715, CNSP10060)	CNMJ849	1-8-26	4	Request Information 7-14-25/ Waiver Request
(Proposed Use – Residential) (Total Area – 15.52 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 Elton Point Partnership Block 84.01 Lot 9.03 Monmouth Road (County Route 537)	Manalapan	MNMJ802	11-25-25	5	Request Information 12-22-25/ Waiver Request
(Proposed Use – Single Family Residential) (Total Area – 23.49 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 1484D

Monmouth County Development Review Committee
Monday, January 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Atlantic Auto Body Block 41 Lot 14.03 Lakewood-Farmingdale Road (Country Route 547)	Howell	HWSP10616	1-7-26	Request Information 10-28-25

(Proposed Use – Auto Body Repair)
(Total Area – 1.54 acres)
(Impervious – 0.85 acres existing)
-0.07 acres proposed
0.78 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 Flagship NJ Propco, LLC Block 211 Lots 8.01 & 7.01 Holmdel Road (County Route 4)	Hazlet	HZSP10731	1-2-26	Request Information 11-10-25/ Waiver Request
<p>(Proposed Use – Spotless Car Wash) (Total Area – 4.36 acres) (Impervious – 1.93 acres existing) <u>-0.46 acres proposed</u> 1.47 acres total</p>				

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

SCHEDULE 1484D

Monmouth County Development Review Committee
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Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Genesis Redevelopment, LLC Block 18 Lot 1 (Memorial Drive) (County Route 40)	Neptune City	NCSP10292	1-6-26	Request Information 11-10-25
(Proposed – Multi-Family Residential – 7 dwelling units) (Total Site Area- 0.518 acres) (Impervious Area – 0.285 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 Jersey Shore University Medical Center Block 1201 Lots 1, 2, 4 & 5 Route 33	Neptune Township	NSP10687	1-7-26	Amended Final Approval 4-28-25
(Proposed Use – Parking Garage & Perioperative Expansion East) (Total Area – 34.59) (Impervious – 26.08 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						

SCHEDULE 1484F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Burchet Inc. Block 43 Lots 18 & 19 Route 33 Public Works Building	Freehold Township	FRTSP10800	1-15-26	Incomplete
(Proposed Use – Improvements at Solid Waste & Recovery Facility) (Total Area – 22.76 acres) (Impervious – 0.08 acres total)				
Site Plan for Beachway Avenue Realty, LLC Block 184 Lot 1 Beachway Avenue	Keansburg	KSSP10802	1-21-26	Incomplete
(Proposed Use – 64 Unit Multi-Family Residential) (Total Area – 2.71 acres) (Impervious – 0.89 acres existing) <u>+1.11 acres proposed</u> 2.00 acres total				
Subdivision for Ocean Song Long Branch, LLC Block 229 Lots 21, 22, & 23 Morris Ave	Long Branch	LBSB1004	1-16-25	Incomplete
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.65 acres)				