

Tentative Agenda for February 9, 2026  
SCHEDULE 1485A

Monmouth County Development Review Committee  
Monday, February 9, 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	BRSB1006	1-20-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.69 acres)				
Subdivision for 1120 Farmingdale Road, LLC Block 138.09 Lot 1 Fort Plains Road	Howell	HWSB1007	1-28-26	3	Exempt
	(Proposed Use - 3 Lot Residential Subdivision) (Total Area – 1.62 acres)				
Subdivision for MCRAHO, LLC Block 10 Lots 36-39 Windermere Avenue	Interlaken	ISB1005	1-20-26	3	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 3.09 acres)				
Subdivision for Allegra Moadeb-Cojab Block 123.01 Lot 55.03 Green Grove Road	Tinton Falls	TFSB1009	2-4-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.91 acres)				

SCHEDULE 1485B

Monmouth County Development Review Committee  
 Monday, February 9, 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 <sup>th</sup> Avenue	Belmar  (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)	BLSP10805	1-22-26	County Approval Not Required
Site Plan for AutoZone 10653 Block 533 Lot 8 Wilson Ave.	Middletown  (Proposed Use – Change of Tenancy to Retail Store) (Total Area – 1.78 acres) (Impervious – 1.123 acres existing) <u>+0.688 acres proposed</u> 1.812 acres total)	MDSP10807	1-28-26	County Approval Not Required
Site Plan for WF Ocean Development, LLC Block 34 Lot 4 Highway 35	Ocean  (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)	OSP10804	1-22-26	County Approval Not Required

SCHEDULE 1485B

Monmouth County Development Review Committee  
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Exempt Site Plans  
 No impact, <1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Township of Ocean Fire District #2 Block 114 Lots 1,2,3,4.04,4.02,5,6,7,&12 Sunset Avenue	Ocean	OSP10811	2-5-26	County Approval Not Required
	(Proposed Use - Addition to Existing Firehouse) (Total Area – 1.11 acres) (Impervious – 0.88 acres existing) <u>+0.002 acres proposed</u> 0.89 acres total			
Site Plan for Springpoint @ The Atrium, Inc. Block 7 Lots 12.03 & 12.04 Riverside Avenue	Red Bank	RBSP10806	1-23-26	County Approval Not Required
	(Proposed Use - Reconstruct Existing Promenade, Bulkhead, Pier & Floating Dock with Expansion of Pier/Dock) (Total Area – 2.45 acres) (Impervious – 1.423 acres existing) <u>0 acres proposed</u> 1.423 acres total			
Site Plan for John Phillips Block 72 Lot 15 Hwy 71	Spring Lake Heights	SLHSP10808	1-29-26	County Approval Not Required
	(Proposed Use – Renovate & Constuct Existing Buildings, Walkways & Driveway) (Total Area – 0.18 acres) (Impervious – 0.098 acres existing) <u>-0.009 acres proposed</u> 0.089 acres total			

SCHEDULE 1485C

Monmouth County Development Review Committee  
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**Minor Subdivision**  
 Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Alfano Renovations & Building, LLC Block 305 Lot 18.111 & 18.112 <b>Tennent Road</b> <b>(County Route 3)</b>	Marlboro	MR559 ROW4019	1-20-26	2	Request Information 8-11-25
	(Proposed use – Single Family Residential) (Total Area – 2.294 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 1485D

Monmouth County Development Review Committee  
Monday, February 9, 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 <b>Colts Neck Road (County Route 537)</b>	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 K. Hovnanian at Estates at Brock Farms, LLC Block 91 Lots 20, 20.01, 22, 23, 24 <b>Monmouth Road (County Route 537) Siloam Road (County Route 527)</b>	Freehold Township	FRTMJ847	1-14-26	171	Request Information 7-14-25/ Waiver Request
(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.38 acres)					

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

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Elton Point Partnership Block 84.01 Lot 9.03 <b>Monmouth Road</b> <b>(County Route 537)</b>	Manalapan  (Proposed Use – Single Family Residential) (Total Area – 23.49 acres)	MNMJ802	11-25-25	5	Request Information 12-22-25/ Waiver Request

	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 Bio Investment Group, LLC Block 33.13 Lots 5, 29, 30 & 31 <b>West Park Avenue</b> <b>(County Route 14)</b>	Ocean  (Proposed Use – Residential Major Subdivision) (Total Area – 2.58 acres)	OSB984	1-13-26	8	Request Information 11-10-25
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
Michael Nei						
James Schatzle						
Charles Casagrande						

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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 Old Orchard Property, LLC Block 2701 Lot 69.01 Route 36	Eatontown	ETSP10798 (Also: ETSB878)	1-13-26	

(Proposed Use – New Car & Truck Sales)  
(Total Area – 5.00 acres)  
(Impervious – 0.15 acres existing)  
          +4.05 acres proposed  
4.20 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 The Willows at Jackson Mills Block 83 Lot 9 <b>Jackson Mills Road (County Route 23)</b>	Freehold Township	FRTSP10323	12-5-25	Request Information 12-22-26/ Waiver Request
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(Proposed – 46 Multi-Family Residential Units)  
(Total Site Area – 17.44 acres)  
(Impervious – 5.302 acres new proposed)

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

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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 Flagship NJ Propco, LLC Block 211 Lots 8.01 & 7.01 <b>Holmdel Road</b> <b>(County Route 4)</b>	Hazlet  (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	HZSP10731	1-2-26	Request Information 11-10-25/ Waiver Request

	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 Atlantic Auto Body Block 41 Lot 14.03 <b>Lakewood-Farmingdale Road</b> <b>(Country Route 547)</b>	Howell  (Proposed Use – Auto Body Repair) (Total Area – 1.54 acres) (Impervious – 0.85 acres existing) <u>-0.07 acres proposed</u> 0.78 acres total	HWSP10616	1-7-26	Request Information 10-28-25
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Joe Barris						
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Michael Nei						
James Schatzle						
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Site Plans  
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Center for Education NJ Block 42 Lot 43 <b>Lakewood-Farmingdale Road (County Route 547)</b>	Howell	HWSP10749	1-22-26	Request Information 8-25-25

(Proposed Use – School for Special Needs Students)  
(Total Area – 25.95 acres)  
(Impervious – 1.97 acres existing)  
          +0.17 acres proposed  
1.14 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 Vanderveer Industrial Partners, LLC Block 168.01 Lot 6 Industrial Court	Howell	HWSP10801 (Also: HWSP10626, HWSP10615, HWSP10234, HWSB894)	1-16-26	
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(Proposed Use – 38,000 SF Warehouse)  
(Total Area – 3.12 acres)  
(Impervious – 1.57 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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James Schatzle						
Charles Casagrande						

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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 Collier Services, Inc. Block 153 Lots 38 & 47 Conover Street County Bridge # ML-1, ML-43, ML-59	Marlboro	MRSP10799 (Also MRSP6747A, MRSP6747B)	1-14-26	
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(Proposed Use – Construction of a Pavilion on a Concrete Pad)  
(Total Area – 255.07 acres)  
(Impervious – 3.40 acres existing)  
      +0.08 acres proposed  
3.48 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 Bedord Investors, LLC Block 491 Lot 40.01 <b>Leonardville Road</b> <b>(County Route 516)</b>	Middletown	MDSP10803	1-22-26	
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(Proposed Use – Minor Site Improvements)  
(Total Area – 485 acres)  
(Impervious – 3.26 acres existing)  
      0 acres proposed  
3.26 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Genesis Redevelopment, LLC Block 18 Lot 1 <b>(Memorial Drive)</b> <b>(County Route 40)</b>	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						
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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)				

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Joe Barris						
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James Schatzle						
Charles Casagrande						

SCHEDULE 1485D

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Site Plans  
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Aaron Morgan Block 3301 Lots 8 & 12 <b>West Bangs Avenue (County Route 17)</b>	Neptune  (Proposed Use – Parking Lot Expansion) (Total Area – 2.60 acres) (Impervious – 1.28 acres existing) <u>+0.16 acres proposed</u> 1.44 acres total	NSP10742	1-15-26	Request Information 11-10-25

	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 AKL Home Management Block 198 Lot 1 <b>Union Ave. (County Route 39)</b>	Union Beach  (Proposed Use – Mixed Use) (Total Area – 0.26 acres) (Impervious – 0.13 acres existing) <u>+0.04 acres proposed</u> 0.17 acres total	UBSP10677	1-23-26	Request Information 3-24-25
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Joe Barris						
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SCHEDULE 1485D

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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 KJR Investments, LLC Block 35 Lot 4.03 <b>Monmouth Road (County Route 537)</b>	Upper Freehold	UFTSP10794	1-7-26	Waiver Request
	(Proposed Use – 18,500 SF Automotive Recycling Facility with Parking & Associated Site Improvements) (Total Area – 4.89 acres) (Impervious – 0.46 acres existing) <u>+1.91 acres proposed</u> 2.37 acres total			

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

SCHEDULE 1485F

Monmouth County Development Review Committee  
Monday, February 9, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Burchet Inc. Block 43 Lots 18 & 19 Route 33 <b>Public Works Building</b>	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 Fogo De Chao Block 69.01 Lot 18.01 <b>Freehold-Smithburg Road (County Route 537)</b>	Freehold Township	FRTSP10809	2-4-26	Incomplete
	(Proposed Use – Fogo De Chao Restaurant) (Total Area – 151.47 acres) (Impervious – 77.89 acres existing) <u>0 acres proposed</u> 77.89 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)			