

Tentative Agenda for February 23, 2026  
SCHEDULE 1486A

Monmouth County Development Review Committee  
Monday, February 23, 2025

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
Subdivision for Winsolar Orca 2, LLC Block 559 Lot 1 Murphy Road	Middletown	MDSB1010	2-17-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.70 acres)				

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SCHEDULE 1486B

Monmouth County Development Review Committee  
Monday, February 23, 2026

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Omni Center Condo Assoc. Inc. Block 1203 Lots 3 & 4 Corlies Ave. & Neptune Blvd.	Neptune Twp.	NSP10812 (Also: NSP9601)	2-18-26	County Approval Not Required
	(Proposed Use – Parking Addition) (Total Area – 1.51 acres)			

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SCHEDULE 1486C

Monmouth County Development Review Committee  
Monday, February 23, 2026

**Minor Subdivision**

Three (3) lots or less on a county road

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1486D

Monmouth County Development Review Committee  
 Monday, February 23, 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</b> <b>(County Route 537)</b>	Colts Neck (Also: CNMJ715, CNSP10060)	CNMJ849	2-18-26	4	Request Information 2-9-26/ 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 390 E. Main Street Block 149 Lot 4.01 East Main Street	Manasquan	MQSB1008	2-3-26	5	
	(Proposed Use – 5 Lot Subdivision) (Total Area – 0.84 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 1486D

Monmouth County Development Review Committee  
Monday, February 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Willows at Jackson Mills Block 83 Lot 9 <b>Jackson Mills Road (County Route 23)</b>	Freehold Township	FRTSP10323	2-4-26	Request Information 12-22-25

(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						
David Schmetterer						
Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for Burchet Inc. Block 43 Lots 18 & 19 Route 33 <b>Public Works Building</b>	Freehold Township	FRTSP10800	1-15-26	Incomplete 1-15-26
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(Proposed Use – Improvements at Solid Waste & Recovery Facility)  
(Total Area – 22.76 acres)  
(Impervious – 18.76 acres existing  
0 acres proposed  
18.76 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 1486D

Monmouth County Development Review Committee  
Monday, February 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey Natural Gas Block 139 Lot 7 Casino Drive & US Highway 9 <b>Adjacent to County Property</b>	Howell	HWSP10674	2-25-24	Request Information 3-24-25

(Proposed Use – Natural Gas Regular Station)  
(Total Area – 0.29 acres)  
(Impervious – 0.29 acres existing)  
-0.07 acres proposed  
0.22 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 Old Tennent Church Block 25 Lot 7.01 <b>Freehold-Englishtown Road (County Route 522)</b>	Manalapan	MNSP10788	2-4-26	Request Information 12-22-26
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(Proposed Use – Cemetery Sign Replacement)  
(Total Area – 12.50 acres)  
(Impervious – 0.21 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 1486D

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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 The Allegro at Old Mill, LLC Block 270 Lots 22 & 23(Existing), Portions of Lots 14 & 24, Proposed Lot 23.01 <b>18<sup>th</sup> Avenue</b> <b>(County Route 30)</b>	Wall	WSP10551	2-17-26	Request Information 10-28-24

(Proposed Use – 60,117 sq. ft - Multi-Family Residential 187 Dwelling Units)  
(Total Area – 8.34 acres)  
(Impervious – 2.64 acres existing)  
          +2.01 acres proposed  
4.65 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 JD Commercial & Industrial Properties, LLC Block 819 Lot 23 <b>Atlantic Ave.</b> <b>(County Route 524 SPUR)</b>	Wall	WSP10810 (Also: WSP9832)	2-5-26	
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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						

SCHEDULE 1486F

Monmouth County Development Review Committee  
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Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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