

Tentative Agenda for March 9, 2026
SCHEDULE 1487A

Monmouth County Development Review Committee
Monday, March 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 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)				

SCHEDULE 1487B

Monmouth County Development Review Committee
Monday, March 9, 2026

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

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)			

SCHEDULE 1487C

Monmouth County Development Review Committee
Monday, March 9, 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 1487D

Monmouth County Development Review Committee
Monday, March 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 Colts Neck Road (County Route 537)	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 Elton Point Partnership Block 84.01 Lot 9.03 Monmouth Road (County Route 537)	Manalapan	MNMJ802	2-18-26	5	Request Information 2-9-26
	(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 1487D

Monmouth County Development Review Committee
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Major Subdivision
 Four (4) or more lots

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

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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 Willows at Jackson Mills Block 83 Lot 9
**Jackson Mills Road
(County Route 23)**

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
New Roc NJ Holdings, LLC Block 42 Lot 26.011
Commerce Drive

Freehold Township

FRTSP10796

2-10-26

Incomplete
1-12-26

(Proposed Use – Warehouse)
(Total Area – 5.19 acres)
(Impervious – 1.82 acres existing)
+1.40 acres proposed
1.22 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						

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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
Burchet Inc.
Block 43
Lots 18 & 19
Route 33
Public Works Building

Freehold
Township

FRTSP10800

1-15-26

Incomplete
1-15-26

(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						

Site Plan for
St. Benedict Catholic
Church & School
Block 30.09
Lot 6.01
Bethany Road & Hillcrest Ave.
(County Bridge H-14)

Holmdel

HLSP10732

2-18-26

Request
Information
8-11-26

(Proposed Use – Gym & Classroom Improvements)
(Total Area – 21.68 acres)
(Impervious – 7.52 acres existing)
-0.30 acres proposed
7.52 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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 Atlantic Auto Body Block 41 Lot 14.03 Lakewood-Farmingdale Road (Country Route 547)	Howell	HWSP10616	2-17-26	Request Information 2-9-26
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(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 New Jersey Natural Gas Block 139 Lot 7 Casino Drive & US Highway 9 Adjacent to County Property	Howell	HWSP10674	2-25-24	Request Information 3-24-25
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(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						
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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 Beachway Avenue Realty, LLC Block 184 Lot 1 Beachway Avenue	Keansburg	KSSP10802	2-11-26	Incomplete 2-9-26
(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				

	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 Galway Builders, LLC Block 357 Lots 2, 2.01, 3, 4 & 5 Branchport Avenue & Atlantic Avenue (County Route 29) (County Bridge E-20)	Long Branch	LBSP10513	2-11-26	Request Information 9-22-25/ Waiver Request
(Proposed Use – Mixed Use) (Total Area – 1.96 acres) (Impervious – 1.383 acres new proposed)				

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

SCHEDULE 1487D

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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 Tennent Church Block 25 Lot 7.01 Freehold-Englishtown Road (County Route 522)	Manalapan	MNSP10788	2-4-26	Request Information 12-22-26
(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						

Site Plan for Hollywood Golf Club Block 40 Lots 1,2,34,82,83,84,88,100&111 Roseld Avenue (Bridge # O-15, O-56)	Ocean	OSP10641	2-10-26	Final Approval 1-13-25
(Proposed Use – Add Enclosure/Pumphouse) (Total Area – 155.64) (Impervious – 116.73 acres existing) <u>0 acres proposed</u> 116.73 acres total				

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for MPCC II, LLC Block 127 Lot 4 Eatontown Boulevard (County Route 537)	Oceanport	OPSP10200	2-11-26	Final Approval 1-27-25
	(Proposed – Additional parking spaces at existing site) (Total Area – 29.23 acres) (Impervious Area – 16.548 acres existing + <u>2.720 acres proposed</u> 19.268 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 Spruce Liquors Block 73 Lot 11.01, 11.02, 11.03 Shrewsbury Ave. (County Route 13)	Red Bank	RBSP10679	2-18-26	Request Information 11-10-25
	(Proposed Use – Liquor Store) (Total Area – 0.32 acres) (Impervious – 0.28 acres total)			

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Sea Bright Lawn & Tennis Cricket Club Block 104 Lot 2 Rumson Road (County Route 520)	Rumson	RMSP10790	2-18-26	Request Information 12-22-25 Waiver Request
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(Proposed Use – Renovations at Existing Tennis Club)
(Total Area – 8.16 acres)
(Impervious – 1.67 acres existing)
+0.13 acres proposed
1.80 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 Allegro at Old Mill, LLC Block 270 Lots 22 & 23(Existing), Portions of Lots 14 & 24, Proposed Lot 23.01 18th Avenue (County Route 30)	Wall	WSP10551	2-17-26	Request Information 10-28-24
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(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						

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Site Plans
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JD Commercial & Industrial Properties, LLC Block 819 Lot 23 Atlantic Ave. (County Route 524 SPUR)	Wall	WSP10810 (Also: WSP9832)	2-5-26	
(Proposed Use – 12,000 SF Flex Style Building with 1,000+/- SF of Office & 11,000SF+/- Flex Warehouse Space) (Total Area – 17.90 acres) (Impervious – 9.49 acres existing +0.63 acres proposed <u> </u> 10.11 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 1487F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Redevelopment Capital Holdings, LLC Block 130 Lots 30, 31.01, 38-40 US HWY 9	Howell (Proposed Use – 208 Unit Multi-Family Residential Building) (Total Area – 8.12 acres) (Impervious – 1.65 acres existing) <u>+3.16 acres proposed</u> 4.81 acres total	HWSP10813	2-19-26	Incomplete
Site Plan for 107 Taylor Mills Sub., LLC Block 19 Lots 28 & 30 Taylors Mills Road	Manalapan (Proposed Use - Subdividing Property to 8 Single Family Homes) (Total Area – 27.60 acres) (Impervious – 2.62 acres total)	MNSB1011	3-5-26	Incomplete
Site Plan for Diamond Towers V, LLC T-Mobile Northeast, LLC New York SMSA LP d/b/a Block 40 Lot 6 Halka Way (County Bridge MS-58)	Millstone (Proposed Use – Telecommunications Monopole & Equipment) (Total Area – 73.9 acres) (Impervious – 001 acres new proposed)	MSSP10815	2-24-26	Incomplete
Site Plan for 199 Broad Street, LLC Block 105 Lots 15 & 16 Broad Street (County Route 11)	Red Bank (Proposed Use – Mixed-Use - Office/Apartments) (Total Area – 0.78 acres) (Impervious – 0.48 acres existing) <u>+0.06 acres proposed</u> 0.54 acres total	RBSP10814	2-24-26	Incomplete