

Tentative Agenda for May 11, 2026
SCHEDULE 1491A

Monmouth County Development Review Committee
Monday, May 11, 2026

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|---|---------|------------|-----------|--------|
| Subdivision for Pittenger Builders Block 140 Lot 15 Rogers Road | Wall (Proposed Use – Residential 2 Lot Subdivision) (Total Area – 0.34 acres) | WSB1024 | 4-29-26 | 2 | Exempt |

SCHEDULE 1491B

Monmouth County Development Review Committee
Monday, May 11, 2026

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--------------|-----------|------------|---------------------------------|
| Site Plan for 30 Main Street Eatontown, LLC Block 401 Lot 61 & 62 Main Street | Eatontown | ETSP10847 | 5-7-26 | County Approval Not Required |
| <p>(Proposed Use – Mixed Use 3 Story Structure, Commercial First Floor, Apartments on Upper Floors) (Total Area – 0.25 acres) (Impervious – 0.05 acres existing) <u>+0.17 acres proposed</u> 0.22 acres total</p> | | | | |
| Site Plan for A&C Land Management, LLC Block 183 Lot 115.01 Hwy. 34 | Howell | HWSP10844 | 4-28-26 | County Approval Not Required |
| <p>(Proposed Use – Property Use Change from Refuse Yard to Offices, Vehicle Maintenance, & Sales) (Total Area – 13.13 acres) (Impervious – 5.69 acres existing) <u>-0.40 acres proposed</u> 5.29 acres total</p> | | | | |

SCHEDULE 1491C

Monmouth County Development Review Committee
 Monday, May 11, 2026

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|--------------|-------------------------------|------------|-----------|---------------------------------|
| Subdivision for 23 Main Street Urban Renewal, LLC Block 13 Lot 15 Holmdel Road & Newman Springs Road (County Route 4 & 520) | Holmdel | HLSB977 (Also - HLSP10771) | 5-4-26 | 2 | Request Information 11-10-25 |
| (Proposed Use – 2 Lot Subdivision) (Total Area – 888.74 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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|--|---------|---------|---------|---|--|
| Subdivision for Neptune Public Schools of Education Block 303 Lot 1 Atkins Ave., Memorial Drive (County Route 5 & 40A) | Neptune | NSB1023 | 4-28-26 | 2 | |
| (Proposed Use – Minor Subdivision) (Total Area - 10.66 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 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

Major Subdivision
Four (4) or more lots

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

SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------|--------------|--------|------------|--------|
|-------------|--------------|--------|------------|--------|

Site Plan for
Brightview Senior
Living Development, LLC
Block 71
Lot 8
Route 9

Freehold

FRTSP10837

4-21-26

(Proposed Use – Assisted Living)
(Total Area – 10.60)
(Impervious – 0.05 existing)
 +4.30 acres proposed
4.35 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
98 Industrial CT, LLC
Block 168
Lot 36.06

Howell

HWSP10838
(Also: HWMJ668, HWSP10003)

4-16-26

(Proposed Use – Loading Pad)
(Total Area – 3.36 acres)
(Impervious 0.61 acres existing)
 0 acres proposed
0.61 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| Marcy McMullen | | | | | | |
| Judy Martinelly | | | | | | |
| David Schmetterer | | | | | | |
| Michael Nei | | | | | | |
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SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------|--------------|--------|------------|--------|
|-------------|--------------|--------|------------|--------|

Site Plan for
Preferred Mechanical Inc.
Block 1
Lot 7
Madison Street
Henry Hudson Trail

Keyport

KPSP10839

4-21-26

(Proposed Use – Warehouse)
(Total Area – 4.97 acres)
(Impervious – 2.46 acres existing)
+0.23 acres proposed
2.69 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| Marcy McMullen | | | | | | |
| Judy Martinelly | | | | | | |
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| Charles Casagrande | | | | | | |

Site Plan for
Raymond Chaparro
Block 266
Lots 2.01 & 4
Broadway
County Bridge O-38

Long Branch

LBSP10841

4-2-26

(Proposed Use – Mixed Use Building with 20 Residential Units)
(Total Area – 0.43 acres)
(Impervious – 0.41 acres existing)
-0.03 acres proposed
0.38 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| Marcy McMullen | | | | | | |
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SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--|-----------|------------|--|
| Site Plan for PRC Development Block 84.02 Lot 3.04 Monmouth Road (County Route 537) | Manalapan | MNSP10750 | 5-7-26 | Waiver Request/ Request Information 4-47-26 |
| | (Proposed Use – Car Wash) (Total Area – 4.53 acres) (Impervious – 0.86 acres new proposed) | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
| Joseph Ettore | | | | | | |
| Marcy McMullen | | | | | | |
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|--|--|-----------|---------|-----------------------------------|
| Site Plan for Bedford Investors, LLC Block 491 Lot 40.01 Leonardville Road (County Route 516) | Middletown | MDSP10803 | 4-24-26 | Request Information 3-23-26 |
| | (Proposed Use – Minor Site Improvements) (Total Area – 4.85 acres) (Impervious – 3.26 acres existing) <u>0 acres proposed</u> 3.26 acres total | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
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SCHEDULE 1491D

Monmouth County Development Review Committee
Monday, May 11, 2026

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|--------------|-----------|------------|--------|
| Site Plan for ENFRA MCC, LLC Block 9 Lot 33.01 E. Front Street County Route 10 | Red Bank | RBSP10842 | 5-4-26 | |
| (Proposed Use – Roof-Mounted Solar Array Facilities on Existing Parking Garage) (Total Area – 4.00 acres) (Impervious – 6.40 acres existing) <u>0 acres proposed</u> 6.40 acres total | | | | |

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| Marcy McMullen | | | | | | |
| Judy Martinelly | | | | | | |
| David Schmetterer | | | | | | |
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|--|--------------|-----------|--------|----------------------|
| Site Plan for Amazon.com Services, LLC Block 41 Lots 14.011, 36.01, 37.012 Old York Road (County Route 539) | Robbinsville | ROSP10834 | 4-8-26 | Incomplete 4-8-26 |
| (Proposed Use – Internal Employee Parking & Trailer Parking Reconfiguration) (Total Area – 82.72 acres) (Impervious – 27.13 acres total) | | | | |

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

SCHEDULE 1491F

Monmouth County Development Review Committee
Monday, May 11, 2026

Applications deemed incomplete by staff

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--------------|-----------|------------|------------|
| Site Plan for 23 Main Street Urban Renewal, LLC Block 13 Lot 15.01 Holmdel Road/Main Street (County Road 4/520) | Holmdel | HLSP10846 | 5-6-26 | Incomplete |

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|--|-------------|-----------|--------|------------|
| Site Plan for SBH Community Service Network, Inc. Block 22.01 Lot 31 Park Avenue | Long Branch | LBSP10845 | 5-4-26 | Incomplete |
| <p>(Proposed Use – Existing Place of Worship & Proposed Community Center) (Total Area – 2.52 acres) (Impervious – 1.71 acres existing) + 0.14 acres proposed ————— 1.86 acres total</p> | | | | |
