

Tentative Agenda for Tuesday, May 26, 2026  
SCHEDULE 1492A

Monmouth County Development Review Committee  
Tuesday, May 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 Ocean Song Long Branch, LLC Block 229 Lots 21, 22, & 23 Morris Ave	Long Branch	LBSB1004 (Also: LBSP10851)	5-21-26	2	Exempt
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.65 acres)					
Subdivision for CRW Construction, LLC Block 832 Lot 91.04 Chapel Hill Road	Middletown	MDSB1026	5-12-26	2	Exempt
(Proposed Use – Residential Subdivision) (Total Area – 7.06 acres)					
Subdivision for Robert & Judith Myers/ Estate of Ira Odell Myers Block 5006 Lot 11 Helen Terr.	Neptune Township	NSB1025	5-12-26	3	Exempt
(Proposed Use – Residential Subdivision) (Total Area – 0.75 acres)					

SCHEDULE 1492B

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ocean Song Long Branch, LLC Block 229 Not Required Lots 21, 22, & 23 Morris Ave	Long Branch	LBSP10851 (Also LBSB1004)	5-21-26	County Approval
(Proposed Use – 14 New Single Family Detached Dwellings) (Total Area – 1.40 acres) (Impervious – 0.27 acres existing) <u>+0.54 acres proposed</u> 0.81 acres total				

SCHEDULE 1492C

Monmouth County Development Review Committee  
 Tuesday, May 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Bagnato Block 36 Lots 49.08 & 50 <b>Stage Coach Road</b> <b>(County Route 524)</b>	Millstone	MSSB993	5-6-26	2	Request Information 3-23-26
(Proposed Use – Lot Line Adjustment) (Total Area – 0.57 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 TAGCAP Atlantic 50, Rumson, LLC Block 103 Lot 1 <b>Rumson Road</b> <b>(County Road 520)</b>	Rumson	RMSB967	5-8-26	2	Waiver Request/ Request Information
(Proposed Use – Residential Subdivision) (Total Area – 2.33 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 1492D

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1492D

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 Colts Neck Bldg. Assoc., LLC Block 22 Lots 11-14 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck	CNSP7899	5-21-26	Final Approval 3-15-07

(Proposed – Manor Homes at Colts Neck)  
 (Total Site Area – 39.57 acres)

	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 A & M Plaza, LLC Block 80 Lots 37 & 38 Three Brooks Road	Freehold Township	FRTSP9989	5-8-26	Final Approval 9-23-19
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(Proposed – New 10,200 Self Storage)  
 (Total Site Area – 2.47 acres)  
 (Impervious Area – 1.171 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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 Christ Church of Howell, Inc. Block 66 Lot 36.17 Oak Glen Road	Howell	HWSP6643B (Also: HWSP6643A)	4-30-26	Request Information 4-28-25
(Proposed Use – House of Worship) (Total Area – 27.387 acres) (Impervious – 1.822 acres existing) <u>+1.698 acres proposed</u> 1.520 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 John Haugh Jr. Block 49 Lots 24 & 24.01 <b>Lakewood-Farmingdale Road</b> <b>(County Route 524 &amp; 547)</b>	Howell	HWSP10787 (Also: HWSP10118)	5-7-26	Request Information 1-12-26/ Waiver Request
(Proposed Use – 8,400 sf. Building for Trade Contractor/Office) (Total Area – 4.68 acres) (Impervious – 0.26 acres existing) <u>+ 0.27 acres proposed</u> 0.54 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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 Route 9 Howell, LLC Block 71 Lots 20 & 21 Route 9	Howell	HWSP10840	4-30-26	Incomplete 4-27-26
	(Proposed Use – Mixed Use Development , Retail & Residential Use) (Total Area – 20.24 acres) (Impervious – 0.45 acres existing) <u>          + 9.47 acres proposed</u> 9.92 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 Yosef Rothenberg Block 102 Lot 1 <b>Monmouth Road (County Route 537)</b>	Jackson	JSP10238	5-1-26	Request Information 2-13-23
	(Proposed – New 96,000 sq. ft. warehouse/office facility) (Total Site Area – 11.68 acres) (Impervious Area – 6.844 acres new proposed)			

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

SCHEDULE 1492D

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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 PV Motel, LLC Block 218 Lots 4, 5, 6 & 8 <b>Ocean Blvd.</b> <b>(County Route 57)</b>	Long Branch	LBSP10302	5-21-26	Final Approval 9-18-23
	(Proposed Use – Hotel) (Total Area – 1.71 acres)			

	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 Ricardo Hernandez Block 6 Lots 20, 21, 22, 23 & 24.01 <b>Main Street</b> <b>(County Route 516 SPUR)</b>	Matawan	MTSP10761 (Also MTSP10762)	5-1-26	Request Information 1-12-26/ Waiver Request
	(Proposed Use – 52 Unit Mixed-Use Residential and Retail Building) (Total Area – 0.76 acres) (Impervious – 0.53 acres existing) <u>+0.08 acres proposed</u> 0.61 acres total			

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

SCHEDULE 1492D

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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 Ricardo Hernandez Block 6 Lot 18 <b>Main Street</b> <b>(County Route 516 SPUR)</b>	Matawan	MTSP10762 (Also MTSP10761)	5-1-26	Request Information 1-12-26/ Waiver Request

(Proposed Use – 48 Unit Mixed-Use Residential and Retail Building)  
 (Total Area – 0.68 acres)  
 (Impervious – 0.44 acres existing)  
+0.19 acres proposed  
 0.62 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 1492F

Monmouth County Development Review Committee  
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NJ American Water Company, Inc. Block 35 Lot 6.01 <b>Swimming River Road                      (County Route 50)                      Bridge # S-14</b>	Colts Neck  (Proposed Use -Surge Tank Upgrades) (Total Area – 302.5 acres) (Impervious – 3.96 acres existing) <u>-0.01 acres proposed</u> 3.95 acres total	CNSP10848	5-13-26	Incomplete
Site Plan for NJSA, Inc. Block 73 Lot 1 Avenue of The Common	Shrewsbury Borough  (Proposed Use – Three Story Residential Building with 40 Units) (Total Area – 2.86 acres) (Impervious – 0.84 acres existing) <u>+0.36 acres proposed</u> 1.20 acres total	SHSP10850	5-20-26	Incomplete
Site Plan for Monmouth Investors II, LLC Block 916 Lot 1.04 Route 34 & Megill Road	Wall  (Proposed Use – Modification to Existing Loading Area) (Total Area – 8.19 acres) (Impervious – 4.17 acres new proposed)	WSP10852	5-21-26	Incomplete