

Tentative Agenda for June 8, 2026  
SCHEDULE 1493A

Monmouth County Development Review Committee  
Monday, June 8, 2026

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 5 Meadow Holdings, LLC Block 154 Lot 1.01 Meadow Ave. & Pearce Court	Manasquan	MQSB1027	5-29-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.24 acres)				

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SCHEDULE 1493C

Monmouth County Development Review Committee  
 Monday, June 8, 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
Subdivision for Olivia L. Dargis Block 7.02 Lots 3 & 3.01 <b>Hance Ave.</b> <b>(County Route 51)</b>	Tinton Falls	TFSB999	5-19-26	2	Request Information 4-27-26

(Proposed Use – Residential Subdivision)  
 (Total Area – 0.65 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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SCHEDULE 1493D

Monmouth County Development Review Committee  
Monday, June 8, 2026

**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 1493D

Monmouth County Development Review Committee  
Monday, June 8, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Halls Mill Road, LLC Block 79 Lot 6.01 <b>Halls Mill Road</b> <b>(County Route 55)</b>	Freehold Township  (Proposed Use – Warehouse) (Total Area – 6.36 acres) (Impervious – 3.57 acres total)	FRTSP9897	5-19-26	Final Approval 12-16-22

	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</b> <b>(County Route 23)</b>	Freehold Township  (Proposed – 46 Multi-Family Residential Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)	FRTSP10323	5-20-26	Request Information 3-9-26
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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						

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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 AASTHW Property, LLC Block 168 Lots 17, 18, 19.02, 19.04 & 19.08 Fairfield Road	Howell	HWSP10246	5-19-26	Final Approval 2-28-26

(Proposed – New 212,844 sq. ft. warehouse/office with 100 parking spaces)  
(Total Site Area – 11.55 acres)  
(Impervious Area – 7.904 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 Bedford Investors, LLC Block 491 Lot 40.01 <b>Leonardville Road (County Route 516)</b>	Middletown	MDSP10803	5-19-26	Request Information 5-11-26
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(Proposed Use – Minor Site Improvements)  
(Total Area – 4.85 acres)  
(Impervious – 3.26 acres existing)  
0 acres proposed  
3.26 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 1493D

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 MBD Development, LLC Block 127 Lot 1 <b>Oceanport Avenue (County Route 11)</b>	Oceanport	OPSP10755	5-20-26	Request Information 10-14-25
(Proposed Use – Parking Lot Expansion/Age Restricted Housing – 298 Units) (Total Area – 38.34 acres) (Impervious – 25.46 acres existing) _____ +0.11 acres proposed 25.57 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 Mahamevnawa Bhavana Monastery of NJ Block 23.02 Lot 17 <b>Waker Ave. (County Route 526)</b>	Upper Freehold	UFTSP10817	5-12-26	Request Information 4-13-26
(Proposed Use – House of Worship and Rectory) (Total Area – 0.19 acres) (Impervious – 0.08 acres total)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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SCHEDULE 1493D

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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 Flock Road Associates, LLC Block 57 Lots 5 & 6 <b>Forked River Road (County Route 539)</b>	Upper Freehold	UFTSP10849	5-20-26	

(Proposed Use – Storage Building with Existing Retail Building)  
(Total Area – 3.26 acres)  
(Impervious – 0.55 acres existing)  
-0.03 acres proposed  
0.52 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 YMCA of the Jersey Shore Block 977 Lot 8.01 <b>Herbertsville Road (County Route 549)</b>	Wall	WSP10823	5-19-26	Request Information 4-13-26
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(Proposed Use – Site Improvements)  
(Total Area – 96.41 acres)  
(Impervious – 3.09 acres existing)  
+ 0.23 acres proposed  
3.32 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 1493F

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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