

Tentative Agenda for Monday, June 22, 2026
SCHEDULE 1494A

Monmouth County Development Review Committee
Monday, June 22, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Patrick F. Bennett Block 138 Lot 20 Jerry's Lane	Howell (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 4.62 acres)	HWSB1031	6-15-26	2	Exempt
Subdivision for Peter Passarella Block 1072 Lot 23 Hurleys Lane	Middletown (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.46 acres)	MDSB1030	6-12-26	2	Exempt

SCHEDULE 1494B

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APQ Redeveloper, LLC Block 3802 Lot 1 Cookman Avenue	Asbury Park (Proposed Use – Residential) (Area of Tract – 0.79 acres) (Impervious – 0.26 acres existing) <u>+0.20 acres proposed</u> 0.46 acres total	APSP10859	6-18-26	County Approval Not Required
Site Plan for IAAT Services, LLC Block 2902 Lot 3 Route 66	Eatontown (Proposed Use – Billboard) (Area of Tract – 9.05 acres) (Impervious – 6.07 acres existing) <u>0 acres proposed</u> 6.07 acres total	ETSP10857	6-15-26	County Approval Not Required

SCHEDULE 1494C

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Impellizeri Block 5 Lot 6 N. Main Street (County Route 527)	Englishtown (Proposed Use – Single Family) (Total Area – 4.04 acres)	ENMJ839	5-29-26	4	Waiver Request/ Request Information 4-27-26

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

SCHEDULE 1494D

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Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian at Estates at Brock Farms, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	6-5-26	171	Request Information 4-13-26

(Proposed Use – Single Family Detached & Duplex Affordable Housing)
(Total Area – 128.38 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 RMH at Sea Girt, LLC Block 280 Lot 64 Sea Girt Avenue	Wall	WSB1028 (Also WSP7914)	6-8-26	Incomplete
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(Proposed Use – 10 Single Family Residential Lots)
(Total Area – 5.65 acres)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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Judy Martinelly						
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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 Jerry LoPresti Block 7 Lot 50 Church Street (County Route 526)	Allentown	ATSP10530	5-29-26	Request Information 7-14-25
(Proposed Use – Restaurant Expansion & Parking Lot Modification) (Total Area – 0.34 acres) (Impervious – 0.66 acres existing) <u>-0.02 acres proposed</u> 0.64 acres total				

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

Site Plan for Ben Smith Block 49 Lot 2 River Road (County Route 10)	Fair Haven	FHSP10854	6-4-26	
(Proposed Use – Addition to Existing Office Building) (Total Area – 0.13 acres) (Impervious – 0.04 acres existing) <u>-0.01 acres proposed</u> 0.03 acres total				

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Site Plans
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Gabrielli Howell Realty, LLC Block 144 Lots 109 & 113.01 US Highway 9	Howell	HWSP10183	6-4-26	Final Approval 7-26-21

(Proposed – New 39,154 sq. ft. truck sales, lease and service building)
(Total Site Area – 5.02 acres)
(Impervious Area – 3.487 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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Judy Martinelly						
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Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for John Haugh Jr. Block 49 Lots 24 & 24.01 Lakewood-Farmingdale Road (County Route 524 & 547)	Howell	HWSP10787 (Also: HWSP10118)	6-10-26	Waiver Request/ Request Information 5-26-26
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(Proposed Use – 8,400 sf. Building for Trade Contractor/Office)
(Total Area – 4.68 acres)
(Impervious – 0.26 acres existing)
 + 0.27 acres proposed
0.54 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 98 Industrial CT, LLC Block 168 Lot 36.06 Industrial Court	Howell	HWSP10838 (Also: HWMJ668, HWSP10003)	4-16-26	Waiver Request/ Conditional Approval 5/11/26
(Proposed Use – Loading Pad) (Total Area – 3.36 acres) (Impervious 0.61 acres existing) <u>0 acres proposed</u> 0.61 acres total				

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Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for NJ Natural Gas Company Block 41 Lots 9.01, 10-12, 16, 18 & 18.01 Lakewood Farmingdale Road (County Route 547)	Howell	HWSP10853 (Also:- HWSP362E)	5-27-26	
(Proposed Use – Construction of New Heater Building & Spill Containment Improvements) (Total Area – 103.25) (Impervious – 25.43 acres existing) <u>0 acres proposed</u> 25.43 acres total				

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 85 Chelsea Ave., LLC Block 287.01 Lot 21 Ocean Blvd. (County Route 57)	Long Branch	LBSP10715	6-12-26	Request Information 1-9-26
(Proposed Use –10 Residential Townhome Units) (Total Area – 0.85 acres) (Impervious – 0.79 acres existing) <u>-0.18 acres proposed</u> 0.61 acres total				

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Joe Barris						
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David Schmetterer						
Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for SCI- NJ Funeral Services, LLC Block 37 Lots 1 & 2 Wilson Avenue (County Route 527)	Manalapan	MNSP5287B (also MNSP5287A)	6-12-26	Waiver Request/ Request Information/ 4-27-26
(Proposed Use – Funeral Home) (Total Site Area – 4.41 acres) (Impervious Area – 0.794 acres existing) <u>+0.906 acres proposed</u> 1.701 acres total				

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mohammed Tahir Block 300 Lot 58 Tennent Road (County Route 3)	Marlboro (Proposed Use – 13,899 sq.ft House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	6-2-26	Waiver Request/ Request Information/ 3-23-26

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Joe Barris						
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James Schatzle						
Charles Casagrande						

Site Plan for Genesis Redevelopment, LLC Block 18 Lot 1 Memorial Drive (County Route 40)	Neptune City (Proposed – Multi-Family Residential – 7 dwelling units) (Total Area- 0.518 acres) (Impervious Area – 0.285 acres new proposed)	NCSP10292	5-26-26	Request Information 2-9-26
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Old Wharf Development Block 121 Lots 1.01 & 2 East Main Street	Oceanport	OPSP10855	6-4-26	
	(Proposed Use – 19 Unit Townhomes) (Total Area – 1.72 acres) (Impervious Area – 0.66 acres existing) <u>+ 0.23 acres proposed</u> 0.89 acres total			

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Joe Barris						
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Judy Martinelly						
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Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for NJSA, Inc. Block 73 Lot 1 Avenue of The Common	Shrewsbury Borough	SHSP10850	5-20-26	Incomplete 5-26-26
	(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			

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Joe Barris						
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SCHEDULE 1494F

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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision Plan for Roman Blyznyuk Block 30 Lot 2.01 Dutch Lane Road (County Route 46)	Freehold (Proposed Use – Single Family Residential) (Total Area – 3.20 acres) (Impervious – 0.17 acres total)	FRTSB1029	6-10-26	Incomplete
Site Plan for Shore Christian Center Church Inc. & The Jersey Shore Dream Center Inc. Block 2301 Lot 86 Route 66	Neptune (Proposed Use – Place of Worship & Expansion of Parking Lot) (Total Area – 4.80 acres) (Impervious – 1.09 acres existing) <u>+0.73 acres proposed</u> 1.82 acres total	NSP10856	6-9-26	Incomplete