

Tentative Agenda for June 23, 2025
SCHEDULE 1470A

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1470B

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael & Jennifer Acquaviva Block 1803 Lots 1 & 2 Hwy. 9	Manalapan	MNSP10730	6-18-25	County Approval Not Required
	(Proposed Use – Expanded Office Building) (Total Area – 0.61) (Impervious – 0.29 acres total)			

SCHEDULE 1470C

Monmouth County Development Review Committee
Monday, June 23, 2025

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 1470D

Monmouth County Development Review Committee
 Monday, June 23, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Sweetmans Lane, LLC Block 8301 Lot 24 Sweetmans Lane (County Route 527) County Bridge MN-11	Manalapan	MNMJ848	6-13-25	7	Request Information 8-12-24
(Proposed Use – Single Family Residential) (Total Area – 13.619 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 5310 Hwy. 34, LLC Block 907 Lot 23 & 25 Hwy. 33 & 34	Wall	WSB924 (Also: WSP10678)	6-4-25	73	Incomplete 3-10-25
(Proposed Use – Residential) (Total Area – 8.08 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 1470E

Monmouth County Development Review Committee
Monday, June 23, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Netflix, Inc. Block 301 Lots 1 & 1.01 Avenue of Memories, Saltzman Ave, Sherrill Ave., Wilson Ave. (County Route 537), Bridge # E-32	Eatontown	ETSP10574 (Also: OPSP10575)	6-17-25	Amended Conditional Approval

(Proposed Use – Motion Picture, Television & Broadcast Studio Campus)
(Total Area – 31.90 acres)
(Impervious – 24.30 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 Saini Brothers Realty Block 32 Lot 1 River Road (County Route 10)	Fair Haven	FHSP10723	6-2-25	Waiver Request
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(Proposed Use – Fuel Station)
(Total Area – 0.34 acres)
(Impervious – 0.28 acres existing)
0 acres proposed
0.28 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 1470E

Monmouth County Development Review Committee
Monday, June 23, 2025

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 60 Bay Ave. Highlands, LLC Block 42 Lot 1 Bay Ave. (County Route 8)	Highlands (Proposed Use – Multi-Family – 1 proposed dwelling unit (4 existing) (Total Area – 0.15 acres) (Impervious – 0.05 acres existing) <u>+0.05 acres proposed</u> 0.11 acres total	HSP10591	5-30-25	Request Information 3-24-25/ Waiver Request
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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						

Site Plan for Mohammed Tahir Block 300 Lot 58 Tennent Road (County Route 3)	Marlboro (Proposed Use – House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	6-9-25	Request Information 8-12-24
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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
Site Plan for Marlboro Corporate Park Block 179 Lot 1 Tennent Road & Newman Springs Road (County Route 3)	Marlboro	MRSP10719	6-2-25	Incomplete 5-27-25

(Proposed Use – 100,000 Sq. Ft. - Flex Warehouse)
(Total Area – 12.43 acres)
(Impervious – 5.89 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 Phytoplankton Millstone Solar, LLC Block 56 Lot 5.01 Monmouth Road (County Route 537)	Millstone	MSSP10727	6-11-25	
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(Proposed Use – Installation of solar panels on an existing self-storage building)
(Total Area – 22.73 acres)
(Impervious – 2.50 acres existing)
0 acres proposed
2.50 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
Site Plan Netflix, Inc. Block 301 Lots 1 & 1.01 Avenue of Memories, Saltzman Ave, Sherrill Ave., Wilson Ave. (County Route 537) Bridge # E-32	Oceanport	OPSP10575 (Also: ETSP10574)	6-17-25	Amended Conditional Approval

(Proposed Use – Motion Picture, Television & Broadcast Studio Campus
(Total Area – 31.90 acres)
(Impervious – 24.30 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 Riverview Medical Center Blocks 9; 11 Lots 33.01; 1.02 (E. Front Street) (County Route 10)	Red Bank	RBSP10722 (Prior: RBSP6996-6996C)	5-29-25	Final Approval 1-27-25
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(Proposed Use – Improvements for Emergency Services and New Generator)
(Total Area – 7.77 acres)
(Impervious – 6.40 acres existing
0 acres proposed
6.40 acres total)

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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
Manzo-Doren Organization
of Union Beach, LLC
Block 179
Lot 1
Union Ave.
(County Route 39)

Union Beach

UBSP10728

6-13-25

(Proposed Use – Starbuck with Drive-Thru)
(Total Area – 0.75 acres)
(Impervious – 0.58 acres existing)
 -0.09 acres proposed
0.48 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
Jesus' Harvest Time Ministries, Inc.
Block 54
Lot 6
Monmouth Road
(County Route 537)

Upper Freehold

UFTSP10597

5-28-25

Request
Information
9-23-24/
Waiver
Request

(Proposed Use – Church with Site Improvements)
(Total Area – 14.26 acres)
(Impervious - 0.91 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Wall Owner, LLC Block 922 Lot 5 Hwy. 34	Wall	WSP10409	6-3-25	Request Information 4-14-25
(Proposed Use – Warehousing & Non-Store Retailer) (Total Area – 294.60 acres) (Impervious – 109.968 new proposed)				

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

Site Plan for 5310 Hwy. 34, LLC Block 907 Lots 23, 25 Hwy 33 & 34	Wall	WSP10678 (Also: WSB924)	6-4-25	Incomplete 3-10-25
(Proposed Use – Residential – 88 Dwelling Units) (Total Area – 8.08 acres) (Impervious – 1.70 acres existing) <u> +1.57 acres proposed</u> 3.27 acres total				

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

