

**Tentative Agenda for July 14, 2025**  
**SCHEDULE 1471A**

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Farmingdale Realty, LLC Block 24 Lot 9 Chestnut Street	Farmingdale	FMSB951	7-9-25	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.35 acres)				
Subdivision for 101 Franklin Investments, LLC Block 217 Lot 30 Franklin Avenue	Long Branch	LBSB950	7-7-25	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.42 acres)				
Subdivision for RBSM Consulting, LLC Block 163 Lots 5,6,7 Clark Avenue	Union Beach	UBSB949	7-2-25	2	Exempt
	(Proposed Use – 2 Lot Subdivision Residential) (Total Area – 0.37 acres)				

SCHEDULE 1471B

Monmouth County Development Review Committee  
 Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tulsi Restaurant, LLC Block 54.01 Lot 5.01 Route 9	Howell  (Proposed Use – Burger King with Drive-Thru) (Total Area – 13.65 acres) (Impervious – 10.84 acres existing) <u>          -0.01 acres proposed</u> 10.83 acres total	HWSP10738	7-10-25	County Approval Not Required
Site Plan for Solar Landscape, LLC Block 114.01 Lot 19.06 Park Road	Tinton Falls  (Proposed Use – Roof Top Solar Panels) (Total Area – 11.70 acres) (Impervious – 2.61 acres existing) <u>                  0 acres proposed</u> 2.61 acres total	TFSP10725	6-25-25	County Approval Not Required
Site Plan for Solar Landscape, LLC Block 114 Lot 13.03 Park Road & Pinebrook Road	Tinton Falls  (Proposed Use – Roof Top Solar Panels) (Total Area – 9.60 acres) (Impervious – 3.67 acres existing) <u>                  0 acres proposed</u> 3.67 acres total	TFSP10726	6-25-25	County Approval Not Required

SCHEDULE 1471C

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

---

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

---

SCHEDULE 1471D

Monmouth County Development Review Committee  
Monday, July 14, 2025

**Major Subdivision**  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck	CNMJ849 (Also: CNMJ715, CNSP10060)	5-30-25	4	Incomplete 1-8-24
(Proposed Use – Residential) (Total Area – 15.52 acres)					

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

Subdivision for K. Hovnanian at Estates at Brock Farms, LLC Block 91 Lots 20, 20.01, 22, 23, 24 <b>Monmouth Road (County Route 537)</b> <b>Siloam Road (County Route 527)</b>	Freehold Township	FRTMJ847	6-20-25	171	Request Information 2-24-25/ Waiver Request
(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						
James Schatzle						
Charles Casagrande						

SCHEDULE 1471D

Monmouth County Development Review Committee  
 Monday, July 14, 2025

**Major Subdivision**  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan	MNMJ812 (also MNSP10228)	6-16-25	132	Request Information 10-15-24
(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)					

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

SCHEDULE 1471E

Monmouth County Development Review Committee  
Monday, July 14, 2025

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 <b>Church Street</b> <b>(County Route 526)</b>	Allentown	ATSP10530	6-24-25	Amended Conditional 8-6-24
(Proposed – Restaurant Expansion & Parking Lot Modification ( Parking lot previously approved) (Total Area – 0.34 acres) (Impervious – 0.66 acres existing) -0.02 acres proposed 0.64 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Site Plan for Asbury Park First, LLC Block 401 Lots 10, 11, 12, 13 First Avenue	Asbury Park	APSP10708	6-24-25	Incomplete 4-29-25
(Proposed Use – 104 Dwelling Units - 5 Story Residential Building) (Total Area – 1.31 acres) (Impervious – 1.05 acres new proposed)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1471E

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael Margarella Block 47 Lots 2, 3, 5 & 6 <b>Munro Avenue</b> <b>(County Route 7)</b>	Hazlet	HZSP10168	6-24-25	Request Information 5-12-25
(Proposed – New professional bldg. – 4,900 sq. ft. commercial with 4 apartments) (Total Site Area – 0.809 acres) (Impervious Area – 0.430 acres new proposed)				

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

Site Plan for 645 Hazlet Station, LLC Block 229 Lot 1 <b>Holmdel Road</b> <b>(County Route 4)</b>	Hazlet	HZSP10729 (Also: HZSP7850)	6-12-25	Incomplete 6-23-25
(Proposed Use – 34 Unit - Mixed-Use Retail and Residential) (Total Area – 1.92 acres) (Impervious – 0.04 acres existing) <u>+1.41 acres proposed</u> 1.45 acres total				

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

SCHEDULE 1471E

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan	MNSP10228 (also MNMJ812)	6-16-24	Request Information 10-15-24
(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Site Plan for V ARC Builders, LLC Block 132 Lot 9 Route 79	Marlboro	MRSP10721	5-23-25	Incomplete 5-16-25
(Proposed Use – Self Storage Facility) (Total Area – 5.38 acres) (Impervious – 0.36 acres existing) <u>+1.21 acres proposed</u> 1.57 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1471E

Monmouth County Development Review Committee  
Monday, July 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza	Tinton Falls  (Proposed Use – Flex Space) (Total Area – 6.25 acres) (Impervious – 3.214 acres new proposed)	TFSP10433 (Also TFSP7196)	6-24-25	Request Information 4-14-25

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1471F

Monmouth County Development Review Committee  
Monday, July 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 119 Ely Harmony LLC Block 108 Lot 14 & 17 Ely Harmony Road	Freehold Township  (Proposed Use – Cemetery) (Total Area – 53.96 acres) (Impervious -	FRTSP10734	7-7-25	Incomplete
Site Plan for 75 Bannard Realty Corp. Block 6 Lots 24.01 & 25 <b>Throckmorton Street</b> <b>(County Route 522)</b>	Freehold Township  (Proposed Use – Expansion of an Existing Vehicle Storage Lot) (Total Area – 6.43 acres) (Impervious – 2.36 acres existing) <u>+0.35 acres proposed</u> 2.71 acres total	FRTSP10736	7-8-25	Incomplete
Site Plan for 4360-4380 Route 9 Realty, LLC Block 4 Lot 44 Route 9	Freehold Township  (Proposed Use – Installation of Standby Generator) (Total Area – 19.07) (Impervious - 8.20 acres existing) <u>0 acres proposed</u> 8.20 acres total	FRTSP10737	7-10-25	Incomplete

SCHEDULE 1471F

Monmouth County Development Review Committee  
Monday, July 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Flagship NJ Propco, LLC Block 211 Lots 8.01 & 7.01 <b>Holmdel Road</b> <b>(County Route 4)</b>	Hazlet  (Proposed Use – Spotless Car Wash) (Total Area – 4.36 acres) (Impervious – 1.93 acres existing) <u>-0.46 acres proposed</u> 1.47 acres total	HZSP10731	6-27-25	Incomplete
Site Plan for St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road & Hillcrest Ave.	Holmdel  (Proposed Use – Gym & Classroom Improvements) (Total Area – 21.68 acres) (Impervious – 7.52 acres existing) <u>-0.30 acres proposed</u> 7.52 acres total	HLSP10732	6-30-25	Incomplete