

Tentative Agenda for July 27, 2026
SCHEDULE 1496A

Monmouth County Development Review Committee
Monday, July 27, 2026

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 1496B

Monmouth County Development Review Committee
Monday, July 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1496C

Monmouth County Development Review Committee
Monday, July 27, 2026

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 1496D

Monmouth County Development Review Committee
Monday, July 27, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Arya Properties at Brille Bristol, LLC Block 88 Lots 10 & 11 Riverview Drive (County Route 48)	Brielle	BRSB994	7-8-26	4	Incomplete 11-18-25
(Proposed Use – 4 Lot Residential Subdivision) (Total Area – 2.04 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 Paul Impellizeri Block 5 Lot 6 N. Main Street (County Route 527)	Englishtown	ENMJ839	7-6-26	4	Request Information 6-22-26/ Waiver Request
(Proposed Use – Single Family) (Total Area – 4.04 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 1496D

Monmouth County Development Review Committee
Monday, July 27, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Edward & Dorothy Morgan Block 46 Lot 15 Easy Street	Howell	HWSB957	7-7-26	13	Incomplete 8-1-25
(Proposed Use – 13 Lot Residential Subdivision) (Total Area – 35.35 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 1496D

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 Santander Bank, N.A. Block 86 Lot 3 Lloyd Road (County Route 3)	Aberdeen	ABTSP10818	6-29-26	Request Information
(Proposed Use – Site Improvements to and Existing Santander Bank) (Total Area – 2.59 acres) (Impervious – 0.79 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 Lakewood-Farmingdale Road (County Route 524 & 547)	Howell	HWSP10787 (Also: HWSP10118)	7-8-26	Request Information 6-22-26/ Waiver
(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						
Joseph Ettore						
Marcy McMullen						
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James Schatzle						
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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 AMDDB Enterprise, LLC Block 51 Lots 1 & 2 New Brunswick Ave. (County Route 516)	Matawan	MTSP10869	7-7-26	
	(Proposed Use – Restaurant) (Total Area – 0.46 acres) (Impervious – 0.17 acres existing) <u>+0.11 acres proposed</u> 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						

Site Plan for Michael Holzer Block 43 Lot 16.02 Sweetmans Lane (County Route 1)	Millstone	MSSP10508	6-23-26	Waiver Request/
	(Proposed Use – Cidery) (Total Area – 9.02 acres) (Impervious – 0.45 acres existing) + 0.20 acres proposed <u>0.65 acres total</u>			

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

SCHEDULE 1496D

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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 Genesis Redevelopment, LLC Block 18 Lot 1 Memorial Drive (County Route 40)	Neptune City	NCSP10292	5-26-26	Request Information 2-9-26
(Proposed – Multi-Family Residential – 7 dwelling units) (Total Area- 0.518 acres) (Impervious Area – 0.285 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 Universal Group Company 1636 Holdings, Inc. Block 41 Lots 23, 38.02, 38.03 Old York Road (County Route 539)	Robbinsville	ROSP10862	7-1-26	(Proposed Use – Convenience Store w Car/Truck Fuel Sales and Retail Store) (Total Area – 4.86) (Impervious – 0.46 acres existing) <u>+2.05 acres proposed</u> 2.51 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
Site Plan for Bailey Development, LLC Block 799 Lot 44 Atlantic Ave. (County Route 524)	Wall	WSP10865 (Also: WSP10097)	6-29-26	
(Proposed Use – Parking Improvements) (Total Area – 2.02 acres) (Impervious – 0.54 acres existing) +0.03 acers proposed 0.56 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 1496F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for OMPI, LLC Block 88 Lot 3 Route 35	Wall	WSP10871	7-13-26	Incomplete
	(Proposed Use – Wawa Food Market & Fueling Station) (Total Area – 2.35 acres) (Impervious – 0.90 acres existing) +0.82 acres proposed <u>1.72 acres total</u>			