

Tentative Agenda for August 11, 2025
SCHEDULE 1473A

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Jeuda Berkowitz Block 65.04 Lot 17.04 Pinewood Road	Howell (Proposed Use – Residential) (Total Area – 0.46 acres)	HWSB955	7-28-25	2	Exempt
Subdivision for Four A. Realty, LLC Block 70 Lot 11, 12, & 13 Creek Road	Keansburg (Proposed Use – Residential) (Total Area – 0.38 acres)	KSSB956	7-31-25	2	Exempt

SCHEDULE 1473B

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1473C

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Vin Zizza Block 305 Lot 18.11 Tennent Road (County Route 3)	Marlboro	MR559 ROW4019	7-22-25	2	Final Approval 1-23-23

(Proposed use – Single Family Residential)
(Total Area – 2.294 acres)

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

Subdivision for Jason Johnson Block 143 Lots 2 & 6 Shafto Road (County Route 547)	Tinton Falls	TFSB940	7-30-25	2	Request Information 5-12-25
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(Proposed Use – Single Family Residential)
(Total Area – 4.31 acres)

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

SCHEDULE 1473C

Monmouth County Development Review Committee
 Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for True Life Church Block 973 Lots 6 & 7 Herbertsville Road (County Route 549)	Wall	WSB904 (Also: WSP10635)	7-16-25	2	Request Information 12-9-24

(Proposed Use – Religious Use)
 (Total Area – 27.49 acres)

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

SCHEDULE 1473D

Monmouth County Development Review Committee
Monday, August 11, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1473E

Monmouth County Development Review Committee
Monday, August 11, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Country Club Associates, L.P. Block 201 Lot 2 Tinton Avenue (County Route 537) (County Bridge E-24)	Eatontown	ETSP10541	7-23-25	Request Information 6-10-24
(Proposed Use – Existing apartments, adding a new clubhouse and pool) (Total Area – 24.29 acres) (Impervious – 9.90 acres existing) +0.20 acres proposed 10.10 acres total				

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

Site Plan for JCP&L/First Energy Block 98(several blocks) Lot 84(several lots) Siloam Road & Monmouth Road (County Route 527 & 537)	Freehold	FRTSP10623	7-24-25	Request Information 11-12-24
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1473E

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 JCP&L/First Energy Block 101 Lots 37, 37.01, 38 & 39 Monmouth Road (County Route 537)	Freehold Township	FRTSP10693	7-24-25	Request Information 4-14-25
	(Proposed Use – Utility Substation) (Total Area – 48.73 acres) (Impervious – 4.73 acres existing) <u>+2.85 acres proposed</u> 7.58 acres total			

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

Site Plan for 119 Ely Harmony LLC Block 108 Lot 14 & 17 Ely Harmony Road	Freehold Township	FRTSP10734	7-18-25	Incomplete 7-14-25
	(Proposed Use – Cemetery) (Total Area – 53.96 acres) (Impervious – 2.25 acres new proposed)			

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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 Flagship NJ Propco, LLC Block 211 Lots 8.01 & 7.01 Holmdel Road (County Route 4)	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	7-17-25	Incomplete 7-14-25

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

Site Plan for St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road & Hillcrest Ave. (County Bridge H-14)	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	7-18-25	Incomplete 6-30-25
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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 Keyport Yacht Club, Inc. Block 94 Lots 17, 17.01, 18-20, 20.01, 23 & 25.01 First Street (County Route 6)	Keyport	KPSP10612	7-21-25	Request Information 6-9-25/ Waiver Request
	(Proposed Use – New Parking Lot for Marina) (Total Area – 1.33 acres) (Impervious – 1.02 acres existing) <u> +0.11 acres proposed</u> 1.13 acres total			

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

Site Plan for PV Condo, LLC Block 218 Lot 4.01 Ocean Blvd (County Route 57)	Long Branch	LBSP10672 (Prior - LBSP10302)	7-22-25	Request Information 3-10-25
	(Proposed Use – 46 Unit Condominium) (Total Area – 1.72 acres) (Impervious – 1.13 acres new proposed)			

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
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 Phytoplankton Millstone Solar, LLC Block 56 Lot 5.01 Monmouth Road (County Route 537)	Millstone	MSSP10727	7-23-25	Request Information 6-23-25

(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
1.50 acres total

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

Site Plan for Dr. Aaron Morgan Block 3301 Lots 8 & 12 West Bangs Avenue (County Route 17)	Neptune	NSP10742	7-18-25	
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(Proposed Use – Parking Lot Expansion)
(Total Area – 2.60 acres)
(Impervious – 1.28 acres existing)
+0.16 acres proposed
1.44 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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
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Site Plan for Jersey Central Power & Light Block 1; 5 Lots 2 & 8; 2, 3, 7 & 8 North Rochdale Road (County Route 571)	Roosevelt	RSSP10747	7-25-25	
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(Proposed Use – Utility Transmission Line)
(Total Area – 21.30 acres)
(Impervious – 0.01-acre total)

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

Site Plan for True Life Church Block 973 Lot 6 & 7 Herbertsville Road (County Route 549)	Wall	WSP10635 (Also: WSB904)	7-16-25	Request Information 1-13-25
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(Proposed Use – Residential/Farm/Religious Use)
(Total Area – 27.49 acres)
(Impervious – 1.54 acres existing)
+7.88 acres proposed
9.42 acres total

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

SCHEDULE 1473F

Monmouth County Development Review Committee
Monday, August 11, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RUUTED, LLC Block 20 Lot 1 Main Street (County Route 527)	Englishtown	ENSP10748	8-7-25	Incomplete
Site Plan for Edward & Dorothy Morgan Block 46 Lot 15 Easy Street	Howell (Proposed Use – 13 Lot Residential Subdivision) (Total Area – 35.35 acres)	HWSB957	8-1-25	Incomplete
Site Plan for Zoltan & Edith Gerzsenyl Block 54 Lots 1, 2, & 3 Tinton Avenue (County Route 537)	Tinton Falls (Proposed Use – Townhomes – 10 Units) (Total Area – 4.62 acres) (Impervious – 0.17 acres existing) + 0.59 acres proposed 0.76 acres total	TFSP10746	7-24-25	Incomplete