

Tentative Agenda for August 25, 2025  
SCHEDULE 1474A

Monmouth County Development Review Committee  
Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Keith Jones Block 264 Lots 4, 15 Mathiasen Avenue	Aberdeen  (Proposed Use – Residential) (Total Area – 0.23 acres)	ABTSB959	8-11-25	2	Exempt
Subdivision for Mary Nacarlo, Tera McGehee & Laura McGehee Block 27 Lots 3 & 4 Fourth Avenue	Wall  (Proposed Use – Single Family Residential) (Total Area -0.34 acres)	WSB958	8-11-25	2	Exempt

SCHEDULE 1474B

Monmouth County Development Review Committee  
 Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 127 Brighton Avenue, LLC Block 123 Lots 5, 6, 7 Brighton Avenue	Long Branch  (Proposed Use – 4 Story Mixed Use Residential – 24 Dwelling Units) (Total Area – 0.57 acres) (Impervious – 0.35 acres existing) <u>+0.21 acres proposed</u> 0.35 acres total	LBSP10753	8-18-25	County Approval Not Required
Site Plan for Ronak Donut, LLC Block 14 Lots 221, 222, 223 Highway 71	Spring Lake Heights  (Proposed Use – Dunkin Donuts Drive-Thru Window) (Total Area – 0.52 acres) (Impervious – 0.43 acres existing) <u>-0.02 acres proposed</u> 0.41 acres total	SLHSP10752	8-18-25	County Approval Not Required

SCHEDULE 1474C

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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 Ilya Rimerov & Vincent Barletta, Jr. Block 273 Lot 10 <b>Lower Main Street (County Road 516)</b>	Aberdeen	ABT477 ROW4027	8-15-25	2	Waiver Request/ Conditional Final Approval/ 2/13/23
	(Proposed Use – Residential) (Total Area – 0.29 acres)				

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

SCHEDULE 1474D

Monmouth County Development Review Committee  
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**Major Subdivision**  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Brickyard, LLC Block 224 Lot 10, 17, 17.01, 17.02 & 28-32 <b>Belmar Blvd.</b> <b>(County Route 18)</b>	Howell	HWMJ519	8-8-25	29	Final Approval 3-15-10

(Proposed Use – Farmingdale Estates)  
(Total Area – 160.28 acres)

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

Subdivision for Sweetmans Lane, LLC Block 8301 Lot 24 <b>Sweetmans Lane</b> <b>(County Route 527)</b> <b>County Bridge MN-11</b>	Manalapan	MNMJ848	6-13-25	7	Request Information 6-23-25
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(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						
James Schatzle						
Charles Casagrande						

SCHEDULE 1474E

Monmouth County Development Review Committee  
 Monday, August 25, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Glassworks Redevelopment Block 155 Lot 1 <b>Cliffwood Avenue</b> <b>(County Route 6A)</b>	Aberdeen	ABTSP9344	8-7-25	Final Approval 8-12-25
	(Proposed – Mixed Use – (Phase 2) -199 Units) (Total Site Area – 51.24 acres) (Impervious Area – 35.87 acres existing - <u>3.42 acres proposed</u> 32.45 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 Laird & Company, Inc. Block 35 Lots 12 & 12.01 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck	CNSP10713	8-8-25	Request Information 6-9-25
	(Proposed Use – Distillery/Bottling Plant) (Total Area – 23.04 acres) (Impervious – 7.39 acres existing) <u>+0.24 acres proposed</u> 7.64 acres total			

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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 75 Bannard Realty Corp. Block 6 Lots 24.01 & 25 <b>Throckmorton Street</b> <b>(County Route 522)</b>	Freehold Township	FRTSP10736 (Also: FRTSP7153)	8-8-25	Incomplete
(Proposed Use – Expansion of an Existing Vehicle Storage Lot) (Total Area – 6.43 acres) (Impervious – 2.36 acres existing) +0.35 acres proposed <hr style="width: 20%; margin: auto;"/> 1.71 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 Arjika Properties, Inc. Block 81 Lot 12 <b>Bay Avenue</b> <b>(County Route 8)</b>	Highlands	HSP10682	7-31-25	Request Information 3-24-25/ Waiver Request
(Proposed Use – Mixed-Use – with 4 Units) (Total Area – 0.115 acres) (Impervious – 0.11 acres new proposed)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for The Center for Education NJ Block 42 Lot 43 <b>Lakewood-Farmingdale Road (County Route 547)</b>	Howell	HWSP10749	8-8-25	
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(Proposed Use – School for Special Needs Students)  
 (Total Area – 25.95 acres)  
 (Impervious – 1.97 acres existing)  
+0.17 acres proposed  
 2.14 acres total

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

SCHEDULE 1474F

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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# of LOTS	ACTION
Site Plan for 440 Route 34, LLC Block 31 Lot 22 Route 34 & Artisan Place	Colts Neck	CNSP10756	8-21-25		Incomplete
	(Proposed Use – Removal of Drive-Thru, Repaving/Striping of Parking Lot & Landscaping) (Total Area – 1.25) (Impervious – 0.63 acres existing) <u>0 acres proposed</u> 0.63 acres total				
Subdivision for Ashlar Place, LLC Block 237 Lots: 35.02 & 40.01 Broadway & Morris Ave. <b>(County Bridge O-62)</b>	Long Branch	LBSB961 (Also - LBSP10757)	8-15-25	2	Incomplete
	(Proposed Use – Newly Created Lot 40.01 to be Public Space to the City of Long Branch) (Total Area – 4.04 acres)				
Subdivision for Ashlar Place, LLC Block 237 Lots: 35.02 & 40.01 Broadway & Morris Ave. <b>(County Bridge O-62)</b>	Long Branch	LBSP10757 (Also - LSB961)	8-15-25	2	Incomplete
	(Proposed Use – Mixed Use Property – 94 Units) (Total Area – 4.04 acres) (Impervious – 1.05 acres existing) <u>+1.31 acres proposed</u> 2.36 acres total				
Site Plan for MBD Development, LLC Block 127 Lot 1 <b>Oceanport Avenue (County Route 11)</b>	Oceanport	OPSP10755	8-20-25		Incomplete
	(Proposed Use – Parking Lot Expansion/Age Restricted Housing – 298 Units) (Total Area – 38.34 acres) (Impervious – 25.46 acres existing) <u>+0.11 acres proposed</u> 25.57 acres total				



