

Tentative Agenda for September 8, 2025
SCHEDULE 1475A

Monmouth County Development Review Committee
Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 22 Lakeside, LLC Block 8 Lot 4.01 Lakeside Avenue	Avon-by-the-Sea (Proposed Use – Residential) (Total Area – 0.38 acres)	ASSB964	9-2-25	2	Exempt
Subdivision for A&N Properties, LLC Block 354 Lot 1 Jay Street	Long Branch (Proposed Use – Residential) (Total Area – 0.35 acres)	LBSB963	8-27-25	2	Exempt
Subdivision for Anthony Demonaco Block 805 Lot 62 The Trail	Middletown (Proposed Use – Residential) (Total Area – 3.47 acres)	MDSB962	8-27-25	2	Exempt
Subdivision for BPTP Future Holdings, LLC Block 820 Lot 14.01 Allenwood Road	Wall (Proposed Use – Technical Minor Creating 2 Lots) (Proposed Area – 20.35)	WSB965	9-2-25	2	Exempt

SCHEDULE 1475B

Monmouth County Development Review Committee
 Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 440 Route 34, LLC Block 31 Lot 22 Route 34 & Artisan Place	Colts Neck (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	CNSP10756	8-27-25	County Approval Not Required
Site Plan for Modern Traveler, Inc./ Modern Propane Block 962 Lot 29 Hwy. 35	Middletown (Proposed Use – Commercial) (Total Area – 0.764 acres) (Impervious – 0.36 acres total)	MDSP10759	8-27-25	County Approval Not Required
Site Plan for 76 Zigray, LLC Block 298 Lot 1 Main Street	Middletown (Proposed Use – Commercial Space) (Total Area – 0.40 acres) (Impervious – 0.14 acres total)	MDSP10760	8-27-25	County Approval Not Required

SCHEDULE 1475C

Monmouth County Development Review Committee
 Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Juned Qazi Block 299 Lots 186 & 187 Tennent Road (County Route 3) County Bridge ML-20	Marlboro	MRSB883	8-12-25	2	Request Information 12-9-24
(Proposed Use – Lot Line Adjustment and Access Road to Lot 186) (Total Area – 7 acres)					

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

SCHEDULE 1475D

Monmouth County Development Review Committee
Monday, September 8, 2025

Major Subdivision
Four (4) or more lots

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

Subdivision for
RCH 162 Newtons Corner, LLC
Block 1.12
Lots 14.01 & 15.01
Newtons Corner Road

Howell

HWSB960

8-14-25

22

(Proposed Use – 22 Single Family Homes)
(Total Area – 9.72 Acres)

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

Subdivision for
Woodward Estates, Inc.
Block 67
Lots 22, 25, 32 & 35.02
Millhurst Road
(County Route 527)
County Bridge MN-17

Manalapan

MNMJ812
(also MNSP10228)

8-4-25

132

Request
Information
7-14-25

(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 1475E

Monmouth County Development Review Committee
Monday, September 8, 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 Cliffwood Avenue (County Route 6A)	Aberdeen	ABTSP9344	8-7-25	Request Information 8-25-25
(Proposed – (Phase 2) -199 Units Multifamily Residential) (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 Jersey Central Power & Light Block 31 Lot 3 Lake Drive Bridge # O-12	Allenhurst	ASP10743 (Related – ASB870, ASP10568)	8-25-25	Incomplete 7-21-25
(Proposed Use – Utility Transmission Monopoles) (Total Area – 2.38 acres) (Impervious – 0.63 acre existing) <u>0 acre proposed</u> 0.63 acre total				

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

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 2025

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 Blocks: (Various) Lots: (Various) Lakewood Farmingdale Road (County Route 547) Bridge # HL-18, HL-18A, HL-20, HL-25	Howell	HWSP10691	8-19-25	Request Information 4-14-25

(Proposed Use – Utility Transmission Line)
(Total Area – 182.4 acres)
(Impervious - 0 acres)

	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 Bay Avenue (County Route 8)	Highlands	HSP10682	7-31-25	Request Information 8-25-25/ Waiver Request
--	-----------	----------	---------	--

(Proposed Use – Mixed-Use Retail – with 4 Units)
(Total Area – 0.115 acres)
(Impervious – 0.11 acres new proposed)

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

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 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 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNSP10228 (also MNMJ812)	8-4-25	Request Information 7-14-25
(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						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

Site Plan for PRC Development Block 84.02 Lot 3.04 Monmouth Road (County Route 537)	Manalapan	MNSP10750	8-14-25	
(Proposed Use – Car Wash) (Total Area – 4.53 acres) (Impervious – 0.86 acres new proposed)				

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

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Shore University Medical Center Block 115 Lot 2 Shoreham Road (County Route 2)	Neptune City	NCSP10751	8-15-25	
(Proposed Use – Parking Lot Improvements) (Total Area – 1.36 acres) (Impervious – 0.84 acres existing) <u> -0.06 acres proposed</u> 0.78 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 The Wall Company, Inc. Block 18.02/19 Lots 1.02 and 15/1 Sycamore Ave (County Route 13A) Shrewsbury Ave (County Route 13) County Bridge S-39	Tinton Falls	TFSP10502	8-18-25	Request Information 3-24-25
(Proposed Use – Car dealership and Research facility) (Total Area – 7.26 acres) (Impervious – 5.25 acres existing) <u> + 0.55 acre proposed</u> 5.80 acres total				

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

SCHEDULE 1475E

Monmouth County Development Review Committee
Monday, September 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for John D. & Laura Piccinich Block 6 Lots 11 & 12 Florence Avenue (County Route 39)	Union Beach	UBSP10487	8-20-25	Request Information 6-10-24/ Waiver Request

(Proposed Use – Residential – 6 Townhouse Units)
(Total Area – 0.398 acres)
(Impervious – 0.167 acres existing)
+ 0.171 acres proposed
0.338 acres total

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

SCHEDULE 1475F

Monmouth County Development Review Committee
Monday, September 8, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Netflix Phase 1B Block 301 Lot 1 Avenue of Memories, Saltzman Ave., Sherrill Ave., Tinton Ave., Wilson Ave. (County Route 537) (County Bridge E-32)	Eatontown	ETSP10758	8-25-25	Incomplete
(Proposed Use – Phase 1B – Construction of Motion Picture Television & Broadcast Studio Campus) (Total Area – 155.07 acres) (Impervious – 55.89 acres existing) <u>+19.11 acres proposed</u> 75.00 acres total				
Site Plan for Ricardo Hernandez Block 6 Lots 20, 21, 22, 23 & 24.01 (Main Street) (County Route 516 SPUR)	Matawan	MTSP10761 (Also MTSP10762)	8-27-25	Incomplete
(Proposed Use – 3-Story Mixed Use Building) (Total Area – 0.76 acres) (Impervious – 0.53 acres existing) <u>+0.08 acres proposed</u> 0.61 acres total				

SCHEDULE 1475F

Monmouth County Development Review Committee
Monday, September 8, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ricardo Hernandez Block 6 Lot 18 (Main Street) (County Route 516 SPUR)	Matawan (Proposed Use – 3-Story Mixed Use Building) (Total Area – 0.68 acres) (Impervious – 0.44 acres existing) +0.19 acres proposed <hr style="width: 10%; margin-left: 0;"/> 0.62 acres total	MTSP10762 (Also MTSP10761)	8-27-25	Incomplete
Site Plan for 1100 Rike Drive Group, LLC Block 16 Lot 9.07 Rike Drive	Millstone (Proposed Use – Industrial) (Total Area – 2.98 acres) (Impervious – 1.03 acres new proposed)	MSSP10763	8-28-25	Incomplete