

Tentative Agenda for September 22, 2025
SCHEDULE 1476A

Monmouth County Development Review Committee
Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Shlomo Djamal Block 11 Lot 10 Norwood Avenue	Ocean (Proposed Use – Residential) (Total Area – 0.74 acres)	OSB970	9-12-25	2	Exempt
Subdivision for Genna Leigh Laurino Block 52 Lot 5 Winhar Place	Oceanport (Proposed Use – Residential) (Total Area – 0.57)	OPSB975	9-18-25	2	Exempt
Subdivision for Mathew and Elizabeth Block 55 Lot 13 Sussex Avenue	Spring Lake (Proposed Use – Residential) (Total Area – 0.52 acres)	SLSB973	9-16-25	2	Exempt
Subdivision for JR Knight Development, LLC Block 807 Lot 30 Tilton Corners Road	Wall (Proposed Use – Residential) (Total Area – 1.43 acres)	WSB969	9-9-25	2	Exempt
Subdivision for Anthony Rosato Block 64 Lots 2 & 6 17 th Avenue & Glenn Street	Wall (Proposed Use – Residential) (Total Area – 0.37 acres)	WSB972	9-12-25	2	Exempt

SCHEDULE 1476B

Monmouth County Development Review Committee
 Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Patricia Brown Block 249 Lot 4 Branchport Avenue	Long Branch (Proposed Use - 4 Unit Multi Family Residential) (Total Area – 0.17 acres) (Impervious – 0.07 acres total)	LBSP10766	9-15-25	County Approval Not Required
Site Plan for Viking Residential Properties, LLC Block 470 Lot 4.02 Ocean Blvd. North	Long Branch (Proposed Use – 3 Unit Residential Townhomes) (Total Area – 0.35 acres) (Impervious – 0.19 acres existing) <u>+0.02 acres proposed</u> 0.21 acres total	LBSP10767	9-16-25	County Approval Not Required

SCHEDULE 1476C

Monmouth County Development Review Committee
 Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for
 TAGCAP Atlantic 54, Rumson, LLC
 Block 103
 Lot 2
Rumson Road
County Road 520

Rumson

RMSB966

9-2-25

3

(Proposed Use – Residential Subdivision)
 (Total Area – 3.19 acres)

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

Subdivision for
 TAGCAP Atlantic 50, Rumson, LLC
 Block 103
 Lot 1
Rumson Road
County Road 520

Rumson

RMSB967

9-3-25

2

(Proposed Use – Residential Subdivision)
 (Total Area – 2.33 acres)

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

SCHEDULE 1476C

Monmouth County Development Review Committee
 Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for AAESUF Property, LLC Block 26 Lots 1, 2 & 3 Old York Road (County Route 524)	Upper Freehold	UFTSB931 (Also – UFTSP10421)	9-3-25	2	Request Information 5-27-25
(Proposed Use – Warehouse) (Total Area – 53.79 acres)					

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

SCHEDULE 1476D

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 Borough of Bradley Beach Block 41 Lot 1 Lareine Avenue	Bradley Beach	BBSB971	9-15-25	4	
(Proposed Use - Major Subdivision of Block 41, Lot 1 into four (4) conforming Lots 1.01, 1.02, .03, 1.04) (Total Area – 0.55 acres)					

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

Subdivision for Elton Point Partnership Block 84.01 Lot 9.03 Monmouth Road (County Route 537)	Manalapan	MNMJ802	9-9-25	5	Request Information 11-28-22
(Proposed Use – Single Family Residential) (Total Area – 23.49 acres)					

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

SCHEDULE 1476E

Monmouth County Development Review Committee
Monday, September 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Saini Brothers Realty Block 32 Lot 1 River Road (County Route 10)	Fair Haven (Proposed Use – Fuel Station) (Total Area – 0.34 acres) (Impervious – 0.28 acres existing) <u>0 acres proposed</u> 0.28 acres total	FHSP10723	8-25-25	Request Information 6-23-25/ Waiver Request

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

Site Plan for Adventure Crossing Block 3001 Lot 1 Monmouth Road (County Route 537)	Jackson (Proposed – 510 Unit Multifamily Residential) (Total Site Area – 90.02 acres) (Impervious – 36.01 acres new proposed)	JSP9720 (Phases 3 & 4)	8-25-25	Advisory Comments 7-28-25
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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 Parker Willow, LLC Block 58 Lot 1 Willow Drive (County Route 13B)	Little Silver	LSSP10683	8-28-25	Request Information 3-24-25/ Waiver Request

(Proposed Use – Addition to Dental Office)
(Total Area – 0.26 acres)
(Impervious – 0.11 acres existing)
+0.01 acres proposed
0.12 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 Galway Builders, LLC Block 357 Lots 2, 2.01, 3, 4 & 5 Branchport Avenue & Atlantic Avenue (County Route 29) (County Bridge E-20)	Long Branch	LBSP10513	9-3-25	Request Information 11-25-24
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(Proposed Use – Mixed Use)
(Total Area – 1.96 acres)
(Impervious – 1.383 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 Mohammed Tahir Block 300 Lot 58 Tennent Road (County Route 3)	Marlboro (Proposed Use – House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	8-28-25	Request Information 6-23-25/ Waiver Request

	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 Blocks – Various Lots – Various N. Rochdale Ave., Perrineville Rd., Sweetmans Ln., Stagecoach Rd., Monmouth Rd. (County Route 571, 1, 524, 537) (County Bridge MS-1, MS-57, MS-58, MS-48, MS-27, MS-81, MS-96)	Millstone	MSSP10764	9-5-25	
(Proposed Use – Utility Transmission Line) (Total Area – 142.69 acres) (Impervious - 0.46 acres existing) <u>+0.08 acres proposed</u> 0.54 acres total				

	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 Jet Red TF, LLC Block 145 Lots 7, 8 & 9 Shafto Road (County Route 547)	Tinton Falls	TFSP10684	9-3-25	Request Information 6-9-25/ Waiver Request
(Proposed Use – 90 Unit Active Adult Townhouse Community) (Total Area 40.88 acres) (Impervious – 7.54 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 AAESUF Property LLC Block 26 Lots 1, 2, 3 Old York Road (County Route 524)	Upper Freehold	UFTSP10421 (Also – UFTSB931)	9-3-25	Request Information 5-27-25
(Proposed Use – 473,259 Sq. Feet Warehouse/Industrial) (Total Area – 54.62 acres) (Impervious – 0.155 acres existing) <u>+ 22.84 acres proposed</u> 22.99 acres total				

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

SCHEDULE 1476F

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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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