

Tentative Agenda for October 14, 2025
SCHEDULE 1477A

Monmouth County Development Review Committee
Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for DOH Investment LLC Block 110 Lots 9.02 & 9.03 Park Avenue	Freehold Borough	FRSB976	9-25-25	2	Exempt
	(Proposed Use – Renovation of Commercial Building & Parking Expansion) (Total Area – 2.15 acres)				
Subdivision for Hafner & Booth Renovations Block 214 Lots 1 & 2 Kaylen Place	Hazlet	HZSB985	10-6-25	3	Exempt
	(Proposed Use – Residential Subdivision) (Total Area – 0.81 acres)				
Subdivision for St. Andrews United Methodist Church Block 60 Lot 1 Warren Avenue	Spring Lake	SLSB979	9-29-25	2	Exempt
	(Proposed Use – 2 Lot Subdivision) (Total Area - 0.86 acres)				

SCHEDULE 1477B

Monmouth County Development Review Committee
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for IJR Eatontown, LLC Block 1401 Lot 12, 13, 13B.01 & 14 NJSH Route 35	Eatontown (Proposed Use – Bank of America) (Total Area – 4.63 acres) (Impervious – 3.04 acres existing) <u>+0.53 acres proposed</u> 3.57 acres total	ETSP10775	10-9-25	County Approval Not Required
Site Plan for Shawn Teicher Block 62 Lot 14 Taylor Avenue	Manasquan (Proposed Use – Detached Garage) (Total Area – 0.22) (Impervious – 0.08 acres existing) <u>-0.06 acres proposed</u> 0.02 acres total	MQSP10774	10-9-25	County Approval Not Required
Site Plan for EAS Middletown Propco, LLC Block 600.01 Lot 4 Hwy. 35	Middletown (Proposed Use – Car Wash Modifications) (Total Area – 1.00 acre) (Impervious - 0.76 acres existing) <u>-0.03 acres proposed</u> 0.76 acres total	MDSP10769	9-24-25	County Approval Not Required
Site Plan for Eagle 1640, LLC Block 917.01 Lot 38.04 Wyckoff Road	Wall (Proposed Use – Equipment, Rental & Leasing) (Total Area – 4.40 acres) (Impervious – 3.49 acres existing) <u>-0.63 acres proposed</u> 2.86 acres total	WSP10754	9-26-25	County Approval Not Required
Site Plan for Two Jay Realty, Inc Block 811.10 Lots 15.02, 17, & 31 Route 35	Wall (Proposed Use – Expansion of Volvo of Manasquan) (Total Area – 6.50 acres) (Impervious – 4.07 acres existing) <u>0 acres proposed</u> 4.07 acres total	WSP10770	9-25-25	County Approval Not Required

SCHEDULE 1477C

Monmouth County Development Review Committee
 Tuesday, October 14, 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
 Sebastian Witkowski
 Block 102
 Lots 18, 18.01, 18.02
Monmouth Road
(County Route 537)

Freehold
 Township

FRTSB968

9-9-25

2

(Proposed Use – Residential)
 (Total Area – 14.08 acres)

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

Subdivision for
 23 Main Street
 Urban Renewal, LLC
 Block 13
 Lot 15

Holmdel

HLSB977
 (Also - HLSP10771)

9-26-25

2

Holmdel Road & Newman Springs Road
(County Route 4 & 520)

(Proposed Use – 2 Lot Subdivision)
 (Total Area – 888.74 acres)

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

SCHEDULE 1477C

Monmouth County Development Review Committee
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ashlar Place, LLC Block 237 Lots: 35.02 & 40.01 Broadway & Morris Ave. (County Bridge O-62)	Long Branch	LBSB961 (Also - LBSP10757)	9-29-25	2	Incomplete 8-25-25
(Proposed Use – Newly Created Lot 40.01 to be Public Space to the City of Long Branch) (Total Area – 4.04 acres)					

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

SCHEDULE 1477D

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 91 Sweetmans Lane, LLC Request Block 8301 Lot 24 Sweetmans Lane (County Route 527)	Manalapan	MNMJ848	9-26-25	7	Information 8-25-25
(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 1477E

Monmouth County Development Review Committee
 Tuesday, October 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RUUTED, LLC Block 20 Lot 1 Main Street & Tennent Ave. (County Route 527 & 522)	Englishtown	ENSP10748	9-19-25	Incomplete 8-7-25

(Proposed Use – Cannabis Retail)
 (Total Area – 0.29 acres)
 (Impervious – N/A)

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

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	9-12-25	Incomplete 8-25-25
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(Proposed Use – Construction of Motion Picture Television & Broadcast Studio Campus)
 (Total Area – 155.07 acres)
 (Impervious – 55.89 acres existing)
+19.11 acres proposed)
 75.00 acres total

	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 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	10-9-25	Request Information

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

Site Plan for Freehold Real Estate, Inc. Block 100 Lot 41 Siloam Road (County Route 527)	Freehold Township (Proposed – Cemetery) (Total Site Area – 29.22 acres) (Impervious Area – 0.05 acres existing <u>+ 1.03 acres proposed</u> 1.08 acres total)	FRTSP10240	9-12-25	Request Information 3-14-22/ Waiver
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

SCHEDULE 1477E

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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 The Willows at Jackson Mills Block 83 Lot 9 Jackson Mills Road (County Route 23)	Freehold Township	FRTSP10323	9-17-25	Request Information 2-13-23
(Proposed – Multi Family Residential – 46 Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 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 Arjika Properties, Inc. Block 81 Lot 12 Bay Avenue (County Route 8)	Highlands	HSP10682	7-31-25	Request Information 9/8/25/ Waiver
(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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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
 1019 Old Corlies Road, LLC
 Block 3102
 Lot 2
Old Corlies Road
(County Route 17)

Neptune

NSP10765
 (Also – NSP8376)

9-15-25

(Proposed Use – Planet Car Wash)
 (Total Area – 0.98 acres)
 (Impervious – 0.62 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
 MBD Development, LLC
 Block 127
 Lot 1
Oceanport Avenue
(County Route 11)

Oceanport

OPSP10755

9-8-25

Incomplete
 8-20-25

(Proposed Use – 298 Multi Family Age Restricted Dwelling Units)
 (Total Area – 38.34 acres)
 (Impervious – 25.46 acres existing)
 +0.11 acres proposed

 25.57 acres total

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

SCHEDULE 1477F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for SASPH Properties, LLC Block 19 Lot 3 Bergen Mills Road	Millstone (Proposed Use – Residential Subdivision) (Total Area – 5.97 acres)	MSSB980	9-29-25	Incomplete
Subdivision for Bio Investment Group, LLC Block 33.13 Lots 5, 29, 30 & 31 West Park Avenue (County Route 14)	Ocean (Proposed Use – Residential Major Subdivision) (Total Area – 2.58 acres)	OSB984	10-2-25	Incomplete
Site Plan for BCUW/Madeline Housing Block 25 Lot 4 W. River Road (County Route 10)	Rumson (Proposed Use – Proposed Multi Family Affordable House Rental Units) (Total Area – 0.77 acres) (Impervious – 0.51 acres existing) <u>-0.03 acres proposed</u> 0.48 acres total	RMSB10772	9-29-25	Incomplete
Subdivision for Stavola Leasing, LLC Block 120 Lot 26 West Park Avenue	Tinton Falls (Proposed Use – West Park Proposed Residential Development) (Total Area – 0.91 acres)	TFSB981	9-29-25	Incomplete
Subdivision for SASPH Properties, LLC Block 108 Lots 4 & 5 Hamilton Road	Tinton Falls (Proposed Use – 4 Lot Residential Subdivision) (Total Area – 2.72 acres)	TFSB983	9-29-25	Incomplete