

Tentative Agenda for October 27, 2025
SCHEDULE 1478A

Monmouth County Development Review Committee
Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	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	2	Exempt
Subdivision for Stevens and Sons Block 32 Lot 3 Stockton Blvd.	Sea Girt (Proposed Use – Residential Subdivision) (Total Area – 0.34 acres)	SGSB986	10-15-25	2	Exempt
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	2	Exempt
Subdivision for Stavola Realty Company Block 106.05 Lots 1, 2, 3, 4.01 & 12 Porter Avenue	Tinton Falls (Proposed Use – Residential Subdivision) (Total Area – 0.80 acres)	TFSB982	10-10-25	2	Exempt

SCHEDULE 1478B

Monmouth County Development Review Committee
Monday, October 27, 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 1478C

Monmouth County Development Review Committee
 Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Township of Middletown Block 524 Lots 84, 101.01 Cherry Tree Farm Road (County Route 516) County Bride # MT-9, MT-10, MT-57	Middletown	MDSB945	9-30-25	2	Request Information 6-9-25

(Proposed Use - Lot Line Adjustment)
 (Total Area – 56.13 acres)

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

Subdivision for 196 Broad, LLC Block 103 Lots 14 & 16 Broad Street (County Route 11)	Red Bank	RBSB978	10-7-25	2	
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(Proposed Use – Residential Subdivision)
 (Total Area – 0.35 acres)

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

SCHEDULE 1478D

Monmouth County Development Review Committee
Monday, October 27, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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)	TF SB983	9-29-25	4	Incomplete 10-14-25

SCHEDULE 1478E

Monmouth County Development Review Committee
Monday, October 27, 2025

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 Throckmorton Street (County Route 522)	Freehold Township	FRTSP10736 (Also: FRTSP7153)	10-14-25	Request Information 8-25-25

(Proposed Use – Expansion of an Existing Vehicle Storage Lot)
(Total Area – 6.43 acres)
(Impervious – 0.36 acres existing)
+1.68 acres proposed
2.32 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 St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road & Hillcrest Ave. (County Bridge H-14)	Holmdel	HLSP10732	10-1-25	Request Information 8-11-25
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(Proposed Use – Gym & Classroom Improvements)
(Total Area – 21.68 acres)
(Impervious – 7.52 acres existing)
-0.30 acres proposed
7.52 acres total

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

SCHEDULE 1478E

Monmouth County Development Review Committee
Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for OHAD Associates, LLC Block 143 Lots 1.02 & 12 Lloyd Road (County Route 3)	Marlboro	MRSP7757	10-21-25	Amended Final Approval
	(Proposed Use – 285 Unit Multi Family Residential) (Total Area – 44.87 acres) (Impervious -			

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

Site Plan for 148 South Main Street, LLC Block 414 Lots 1, 2, 3, 4, & 14.02 Main Street	Marlboro	MRSP10659	10-09-25	Incomplete 1-16-25
	(Proposed Use – Commercial) (Total Area – 15.36 acres) (Impervious – 4.94 acres existing) <u>+1.27 acres proposed</u> 6.21 acres total			

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

SCHEDULE 1478E

Monmouth County Development Review Committee
 Monday, October 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Massaro Realty LLC Blocks 144 / 145 Lots 3.02 & 5.08 / 21.02, 23, 24 & 25 Shafto Road (County Route 547)	Tinton Falls	TFSP10096	10-14-25	Amended Final Approval 8-1-22
(Proposed – New 78,900 sq. ft. Flex Space) (Total Site Area – 20.205 acres) (Impervious Area – 5.556 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 760 Hope Road, LLC Block 115 Lot 12.07 Hope Road (County Route 51)	Tinton Falls	TFSP10773	9-30-25	
(Proposed Use – 30,935 sq. ft. Flex Space) (Total Area – 3.55 acres) (Impervious – 0.17 acres existing) +1.82 acres proposed ————— 2.00 acres total				

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

SCHEDULE 1478F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 199 Broad Street, LLC & 205 Broad Street, LLC Block 105 Lots 15 & 16 Broad Street (County Route 11)	Red Bank	RBSP10776	10-24-25	Incomplete
	(Proposed Use – Professional Office/Apartments) (Total Area – 0.78 acres) (Impervious – 0.48 acres existing) <u>+0.06 acres proposed</u> 0.54 acres total			