Tentative Agenda for November 9, 2026
SCHEDULE 1503A

Monmouth County Development Review Committee
Monday, November 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Denise Dezao Block 224 Lot 17 Briarwood Road	Belmar (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.17 acres)	BLSB1047	11-5-26	2	Exempt

SCHEDULE 1503B

Monmouth County Development Review Committee
Monday, November 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mercy Center Corp. Block 2707 Lot 1 Main Street	Asbury Park (Proposed Use – Offices, Restaurant, & Pantry) (Total Area – 1.37 acres) (Impervious – 1.20 acres existing) +0.02 acres proposed 1.22 acres total	APSP10891	10-27-26	County Approval Not Required
Site Plan for Shiras Chaim Block 35.37 Lot 33 Newbury Road	Howell (Proposed Use – School Bus Drop Off) (Total Area – 5.65 acres) (Impervious – 2.54 acres existing) +0.16 acres proposed 2.69 acres total	HWSP10904	11-2-26	County Approval Not Required
Site Plan for Avet Brothers, LLC Block 175 Lot 24 Route 520	Marlboro (Proposed Use – Office) (Total Area – 0.92) (Impervious – 0.14 acres existing) +0.24 acres proposed 0.39 acres total	MRSP10895	10-26-26	County Approval Not Required

SCHEDULE 1503C

Monmouth County Development Review Committee
Monday, November 9, 2026

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

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

SCHEDULE 1503D

Monmouth County Development Review Committee
Monday, November 9, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Roger Mumford Homes, LLC Block 237 Lots 2, 3, & 14 Amboy Avenue	Aberdeen (Proposed Use – 10 Lot Residential Subdivision) (Total Area – 1.55 acres)	ABTSB1043	10-20-26	10	

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

SCHEDULE 1503E

Monmouth County Development Review Committee
Monday, November 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tinton Villas, LLC Block 201 Lot 13 **Tinton Avenue** **(County Route 537)** (Proposed Use – 2 Unit Townhome Building) (Total Area – 0.29 acres) (Impervious – 0.19 acres new proposed)	Eatontown	ETSP10785	10-23-26	Request Information 10-13-26/ Waiver Request

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

Site Plan for Raymond Chaparro Block 266 Lots 2.01 & 4 Broadway **County Bridge O-38** (Proposed Use – Mixed Use Building with 20 Residential Units) (Total Area – 0.43 acres) (Impervious – 0.41 acres existing) -0.03 acres proposed 0.38 acres total	Long Branch	LBSP10841	10-22-26	Request Information 5-11-26

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

SCHEDULE 1503E

Monmouth County Development Review Committee
Monday, November 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan First French Speaking Baptist Church Block 38 Lots 71 & 72 **Asbury Avenue** **(County Route 16)**	Ocean	OSP10559	10-19-26	Request Information

(Proposed Use – House of Worship)
(Total Area – 4.69 acres)
(Impervious – 0.38 acres existing)
+ 2.47 acres proposed
2.85 acres total

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

Site Plan for Lunch Break Block 110.12 Lot 1 **Oceanport Way** **(County Owned Property)**	Oceanport	OPSP10897	10-21-26	Waiver Request

(Proposed Use – 24 Unit Affordable Housing Building)
(Total Area – 3.12 acres)
(Impervious – 1.80 acres existing)
-0.03 acres proposed
1.77 acres total

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

SCHEDULE 1503E

Monmouth County Development Review Committee
Monday, November 9, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Heritage Industrial Services, Inc. Block 35 Lots 4.101 & 5 **Monmouth Road** **(County Route 537)**	Upper Freehold	UFTSP10864 (Also: UFTSP9861)	10-21-26	Request Information 7-13-26

(Proposed Use – Pole Barn Addition to Extend the Gravel Storage Area)
(Total Area – 7.38 acres)
(Impervious – 0.62 acres existing)
+0.65 acres proposed
1.27 acres total

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

SCHEDULE 1503F

Monmouth County Development Review Committee
Monday, November 9, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JP Morgan Chase Bank, N.A. Block 104 Lot 10 **Lloyd Road** **(County Route)**	Aberdeen (Proposed Use – Bank) (Total Area – 0.49 acres) (Impervious – 0.04 acres existing) +0.04 acres proposed 0.08 acres total	ABTSP10900	10-27-26	Incomplete
Subdivision for Victoria Plaza at Eatontown, LLC Block 602 Lots 1.01 & 2.01 **Hope Road** **(County Route 51)**	Eatontown (Proposed Use – 160 Unite (32 affordable) & 8000 SF Retail) (Total Area – 12.07 acres)	ETSB1045 (Also: ETSP10901)	10-28-26	Incomplete
Site Plan for Victoria Plaza at Eatontown, LLC Block 602 Lots 1.01 & 2.01 **Hope Road** **(County Route 51)**	Eatontown (Proposed Use – 160 Unite (32 affordable) & 8000 SF Retail) (Total Area – 12.07 acres) (Impervious -)	ETSP10901 (Also: ETSB1045)	10-28-26	Incomplete
Site Plan for Science Highlands Owner Urban Renewal, LLC Block 105.107 Lot 1.01 **Linden Avenue** **(County Route 8)**	Highlands (Proposed Use – 300 Unit Apartment Building) (Total Area – 13.41 acres) (Impervious – 3.60 acres new proposed)	HSP10906	11-4-26	Incomplete