

Tentative Agenda for November 10, 2025
SCHEDULE 1479A

Monmouth County Development Review Committee
Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 36 Bethany, LLC Block 239 Lot 6.02 Bethany Road	Hazlet (Proposed Use – Residential Subdivision) (Total Area – 1.65 acres)	HZSB988	10-29-25	2	Exempt

SCHEDULE 1479B

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monroe Triangle Partners, LLC Block 3209 Lots 1-5 Monroe Avenue	Asbury Park (Proposed Use 24 Unit Multi Building Residential Development) (Total Area – 0.82 acres) (Impervious – 0.66 acres existing) <u>+0.30 acres proposed</u> 0.96 acres total	APSP10781	11-6-25	County Approval Not Required

SCHEDULE 1479C

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Burlington Builders, LLC Block 83 Lot 4 Ravine Drive (County Route 6A)	Matawan	MTSB987	10-22-25	2	
	(Proposed Use – Residential) (Total Area – 0.34 acres)				

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

SCHEDULE 1479D

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for
 Woodward Estates, Inc.
 Block 67
 Lots 22, 25, 32 & 35.02
Millhurst Road
(County Route 527)
County Bridge MN-17

(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						
Michael Nei						
James Schatzle						
Charles Casagrande						

Subdivision for
 Bio Investment Group, LLC
 Block 33.13
 Lots 5, 29, 30 & 31
West Park Avenue
(County Route 14)

(Proposed Use – Residential Major Subdivision)
 (Total Area – 2.58 acres)

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

SCHEDULE 1479E

Monmouth County Development Review Committee
 Tuesday, November 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Flagship NJ Propco, LLC Block 211 Lots 8.01 & 7.01 Holmdel Road (County Route 4)	Hazlet (Proposed Use – Spotless Car Wash) (Total Area – 4.36 acres) (Impervious – 1.93 acres existing) <u>-0.46 acres proposed</u> 1.47 acres total	HZSP10731	10-23-25	Request Information 8-11-25/ Waiver Request

	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 J&S Flex Center, LLC Block 183 Lots 106, 106.1 Route 33	Howell (Proposed Use – Trade Contractor Business Units) (Total Area – 5.74 acres) (Impervious – 0.03 acres existing) <u>+3.29 acres proposed</u> 3.31 acres total	HWSP10688	10-16-25	Incomplete 3-12-25
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
Michael Nei						
James Schatzle						
Charles Casagrande						

SCHEDULE 1479E

Monmouth County Development Review Committee
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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 Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNSP10228 (also MNMJ812)	10-24-25	Request Information 9-8-25
(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						
Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for Marlboro Corporate Park Block 179 Lot 1 Tennent Road & Newman Springs Road (County Route 3)	Marlboro	MRSP10719	10-24-25	Request Information 6-23-25/ Waiver
(Proposed Use – 100,000 Sq. Ft. - Flex Warehouse) (Total Area – 12.43 acres) (Impervious – 5.89 acres new proposed)				

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Joe Barris						
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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 Genesis Redevelopment, LLC Block 18 Lot 1 (Memorial Drive) (County Route 40)	Neptune City	NCSP10292	10-23-25	Request Information 7-25-22
(Proposed – Multi-Family Residential – 7 dwelling units) (Total Site Area- 0.518 acres) (Impervious Area – 0.285 acres new proposed)				

	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 Dr. Aaron Morgan Block 3301 Lots 8 & 12 West Bangs Avenue (County Route 17)	Neptune	NSP10742	10-23-25	Request Information 8-11-25
(Proposed Use – Parking Lot Expansion) (Total Area – 2.60 acres) (Impervious – 1.28 acres existing) <u>+0.16 acres proposed</u> 1.44 acres total				

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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 Spruce Liquors Block 73 Lot 11.01, 11.02, 11.03 Shrewsbury Ave. (County Route 13)	Red Bank	RBSP10679	10-22-25	Incomplete 2-24-25
	(Proposed Use – Liquor Store (Total Area – 0.32 acres) (Impervious – 0.28 acres total)			

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

Site Plan for BCUW/Madeline Housing Block 25 Lot 4 W. River Road (County Route 10)	Rumson	RMSP10772	10-15-25	Incomplete 9-29-25
	(Proposed Use – 12 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			

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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Michael Nei						
James Schatzle						
Charles Casagrande						

SCHEDULE 1479F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for Darius Tenenis Block 130 Lots 18 & 19 White Street	Howell (Proposed Use – Residential Subdivision) (Total Area – 1.56 acres total)	HWSB990	11-3-25	Incomplete
Site Plan for ENFRA MCC, LLC (f/k/a Bernhard MCC, LLC) Block 106 Lot 13 Shoreham Road (County Route 2)	Neptune City (Proposed Use – Solar Panels to Existing Facility) (Total Area – 4.63 acres)	NCSP10780	11-5-25	Incomplete