

Tentative Agenda for November 24, 2025  
SCHEDULE 1480A

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bojac Realty, LLC Block 64.06 Lots 18.01 & 19 Squan Brook Way & Scott Road	Brielle	BRSB991	11-12-25	2	Exempt
	(Proposed Use – 2 Lot Subdivision) (Total Area – 1.06 acres)				
Subdivision for David and Susan Coder Block 227 Lots 1.03, 2.02 2 <sup>nd</sup> Avenue	Long Branch	LBSB992	11-14-25	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.40 acres)				

SCHEDULE 1480B

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

---

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------

---

SCHEDULE 1480C

Monmouth County Development Review Committee  
Monday, November 24, 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 <b>Ravine Drive</b> <b>(County Route 6A)</b>	Matawan	MTSB987	11-14-25	2	Waiver Request
(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 1480D

Monmouth County Development Review Committee  
Monday, November 24, 2025

**Major Subdivision**  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for 125 Washington Ave., LLC Block 52 Lot 5 Washington Avenue	Avon-by-the-Sea	ASSB989	10-30-25	7	
(Proposed Use – Residential) (Total Area – 1.83 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 Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32 <b>Newman Springs Road (County Route 520)</b>	Middletown	MDSB939 (Also – MDSP10703)	10-31-25	5	Request Information 6-9-25
(Proposed Use – 340 Unit Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 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 1480D

Monmouth County Development Review Committee  
 Monday, November 24, 2025

**Major Subdivision**  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian Carriages at Wall Urban Renewal, LLC Block 270 Lot 24.01 <b>18<sup>TH</sup> Avenue</b> <b>(County Route 30)</b>	Wall     (Proposed Use –130 Dwelling Unit Multi-Family Residential) (Total Area - 31.99 acres)	WSB868	11-7-25	131	Request Information 10-28-24

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

SCHEDULE 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Central Power & Light Block 31 Lot 3 Lake Drive <b>Bridge # O-12</b>	Allenhurst	ASP10743	10-28-25	Request Information 9-8-25
(Proposed Use – Utility Transmission Line) (Total Area – 2.38 acres) (Impervious – 0.63 acre existing) <u>0 acre proposed</u> 0.63 acre 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 ECD NY, Inc. Barry McKenna Block 101 Lot 3 <b>Monmouth Road (County Route 537)</b>	Jackson	JSP10581	11-5-25	Advisory Comments 4-14-25
(Proposed Use – Contractor Warehouse) (Total Area – 10.61 acres) (Impervious - 3.74 acres existing) <u>+ 0.05 acre proposed</u> 1.80 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 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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 <b>Willow Drive (County Route 13B)</b>	Little Silver	LSSP10683	11-3-25	Request Information 9-22-25/ 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						
Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for America Burma Buddhist Association Block 20.01 Lot 15.01 <b>Gordon's Corner Road (County Route 520)</b>	Manalapan	MNSP10779 (Also: MNSP6698)	10-31-25	
---	-----------	-------------------------------	----------	--

(Proposed Use – Monks Living Quarters)  
(Total Area – 7.00 acres)  
(Impervious – 1.11 acres existing)  
+0.07 acres proposed  
1.19 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 1480E

Monmouth County Development Review Committee  
Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hindu American Temple & Cultural Center, Inc. Block 147 Lot 17.01 Wooleytown Road	Marlboro	MRSP10778 (Also: MRSP10542)	10-30-25	

(Proposed Use – Religious Staff Housing & School Building)  
 (Total Area – 45.24 acres)  
 (Impervious – 8.65 acres existing)  
          +1.22 acres proposed  
 9.87 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 Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32 <b>Newman Springs Road</b> <b>(County Route 22)</b>	Middletown	MDSP10703 (Also – MDSB939)	10-31-25	Request Information 6-9-25
--	------------	-------------------------------	----------	----------------------------------

(Proposed Use –340 Unit Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building)  
 (Total Area – 35.19 acres)  
 (Impervious – 18.68 acres existing)  
          +0.11 acres proposed  
 18.80 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 1480E

Monmouth County Development Review Committee  
 Monday, November 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------

Site Plan for The Rumson Country Day School Block 90 Lot 1.01 <b>Ridge Road</b> <b>(County Route 34)</b>	Rumson	RMSP10777	10-30-25	
---	--------	-----------	----------	--

(Proposed Use - School)  
 (Total Area - 11.69 acres)  
 (Impervious – 3.63 acres existing)  
       +0.02 acres proposed  
       3.65 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 1480F

Monmouth County Development Review Committee  
Monday, November 24, 2025

Applications deemed incomplete by staff

---

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for Arya Properties at Brille Bristol, LLC Block 88 Lots 10 & 11 <b>Riverview Drive</b> <b>(County Route 48)</b>	Brielle	BRSB994	11-18-25	Incomplete
	(Proposed Use – 4 Lot Residential Subdivision) (Total Area – 2.04 acres)			

---

Subdivision for Paul Bagnato Block 36 Lots 49.08 & 50 <b>Stage Coad Road</b> <b>(County Route 524)</b>	Millstone	MSSB993	11-18-25	Incomplete
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.57 acres)			

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

---

