

Tentative Agenda for December 8, 2025
SCHEDULE 1481A

Monmouth County Development Review Committee
Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1481B

Monmouth County Development Review Committee
Monday, December 8, 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 1481C

Monmouth County Development Review Committee
Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Darius Tenenis Block 130 Lots 18 & 19 White Street Manasquan Reservoir	Howell	HWSB990	11-14-25	2	Incomplete 11-10-25
(Proposed Use – Residential Subdivision) (Total Area – 1.56 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 Ivo Pascucci & Katie Keenan Block 99 Lot 12 Ridge Road (County Route 34)	Rumson	RMSB995	11-20-25	2	
(Proposed Use – Residential Subdivision) (Total Area - 0.61 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 1481D

Monmouth County Development Review Committee
Monday, December 8, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNMJ812 (also MNSP10228)	11-20-25	132	Request Information 11-10-25
(Proposed Use –130 Market Rate Townhomes & 56 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						
James Schatzle						
Charles Casagrande						

Subdivision for 91 Sweetmans Lane, LLC Block 8301 Lot 24 Sweetmans Lane (County Route 527)	Manalapan	MNMJ848	11-20-25	7	Request Information 10-14-25
(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 1481E

Monmouth County Development Review Committee
 Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Tinton Villas, LLC Block 201 Lot 13 Tinton Avenue (County Route 537)	Eatontown	ETSP10785	11-14-25	
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(Proposed Use – 2 Unit Townhome Building)
 (Total Area – 0.29 acres)
 (Impervious – 0.19 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 St. Rose of Lima Church Block 4 Lot 12 Freehold-Englishtown Road (County Route 522)	Freehold Township	FRTSP10784 (Also: FRTSP3454, FRTSP7304A, B,& C)	11-10-25	
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(Proposed Use – Expand Existing Cemetery Plot Area)
 (Total Area – 4.27 acres)
 (Impervious – 0.53 acres new proposed)

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

SCHEDULE 1481E

Monmouth County Development Review Committee
Monday, December 8, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Diversified Acquisitions, LLC Block 168 Lot 11.01 State Hwy 33	Howell	HWSP10529	11-12-25	Incomplete 4-22-24
(Proposed Use – 81,223 sq.ft. of Flex Space) (Total Area – 7.59 acres) (Impervious – 3.78 acres new proposed)				

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

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)	11-21-25	Request Information 11-10-25
(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						
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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 Mohammed Tahir Block 300 Lot 58 Tennent Road (County Route 3)	Marlboro (Proposed Use – 13,899 sq.ft House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	11-12-25	Request Information 9-22-25/ Waiver Request

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

Site Plan for RMH at Sea Glass Block 819 Lot 13 Atlantic Avenue (County Route 524)	Wall (Proposed Use – 38 Residential Dwelling Units) (Total Area – 4.052 acres) (Impervious – 0.20 acres existing) <u>+2.17 acres proposed</u> 1.37 acres total	WSP10664	9-23-25	Request Information 10-14-25/ Waiver Request
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