

SCHEDULE 1482A

Monmouth County Development Review Committee
Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lorenzo Zefferino Block 9 Lot 17 & 21 Route 34	Colts Neck (Proposed Use – Lot Line Adjustment) (Total Area – 6.34 acres)	CNSB996	12-10-25	2	Exempt
Subdivision for Anthony Sciandra Block 7.08 Lot 15 Clover Hill Road	Colts Neck (Proposed Use – Two Lot Minor Subdivision) (Total Area – 5.05 acres)	CNSB1002	12-18-25	2	Exempt
Subdivision for Lincoln Gardens Residence, LLC Block 4 Lots 9.02, 9.03, 10, 11 Lincoln Gardens	Long Branch (Proposed Use – Lot Line Adjustment) (Total Area – 3.02 acres)	LBSB997	12-11-25	2	Exempt
Subdivision for Frank Clemente Block 360 Lot 57.01 School Road	Marlboro (Proposed Use – Residential) (Total Area – 5.29 acres)	MRSB1000	12-17-25	2	Exempt

SCHEDULE 1482B

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lobiondo Family Trust Block 122 Lot 1 Brighton Ave.	Long Branch (Proposed Use – Mixed Use) (Total Area – 0.24 acres) (Impervious – 0.24 acres existing) <u>-0.01 acres proposed</u> 0.23 acres total	LBSP10792	12-11-25	County Approval Not Required

SCHEDULE 1482C

Monmouth County Development Review Committee
 Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Scott Rathburn Block 436 Lot 15 Leonardville Road (County Route 516)	Middletown (Proposed Use – Residential) (Total Area – 0.69 acres)	MDSB925	12-2-25	2	Request Information 3-10-25

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

SCHEDULE 1482D

Monmouth County Development Review Committee
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Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Elton Point Partnership Block 84.01 Lot 9.03 Monmouth Road (County Route 537)	Manalapan (Proposed Use – Single Family Residential) (Total Area – 23.49 acres)	MNMJ802	11-25-25	5	Request Information 9-22-25

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

SCHEDULE 1482E

Monmouth County Development Review Committee
Monday, December 22, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eatontown Senior Housing Block 1201 Lot 27.01, 27.02 Wyckoff Road (County Route 547)	Eatontown	ETSP10676	12-5-25	Request Information 3-10-25
(Proposed Use – Two Wing Building Expansion) (Total Area – 10.02 acres) (Impervious – 3.69 acres existing) +1.05 acres proposed <u>4.74 acres total</u>				

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

Site Plan for Silver Shore Land Company LLC Block 78 Lot 2.01 Halls Mill Road (County Route 55)	Freehold Township	FRTSP8299A	12-4-25	Final Approval 8-28-17
(Proposed – new 4431 sq. ft. garage at existing warehouse distribution facility) (Total Site Area – 29.06 acres) (Impervious Area – 16.66 acres – no change)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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 5001 Kozloski Road, LLC Block 43.01 Lot 16.01 Kozloski Road (County Route 55) County Bridge F-11	Freehold Township	FRTSP10290A (FRTSP10290)	11-25-25	Request Information 4-14-25/ Waiver Request

(Proposed Use – Retail Shopping Center)
(Total Area – 4.226 acres)
(Impervious – 0.002 acre existing)
+2.207 acres proposed
2.210 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 The Willows at Jackson Mills Block 83 Lot 9 Jackson Mills Road (County Route 23)	Freehold Township	FRTSP10323	12-5-25	Waiver Request/ Request Information 10-14-25
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(Proposed – 46 Multi-Family Residential Units)
(Total Site Area – 17.44 acres)
(Impervious – 5.302 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
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 85 Chelsea Ave., LLC Block 287.01 Lot 21 Ocean Blvd. (County Route 57)	Long Branch	LBSP10715	11-25-25	Request Information 6-9-25
(Proposed Use –10 Residential Townhome Units) (Total Area – 0.85 acres) (Impervious – 0.79 acres existing) _____ -0.18 acres proposed 0.61 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 Old Tennent Church Block 25 Lot 7.01 Freehold-Englishtown Road (County Route 522)	Manalapan	MNSP10788	12-1-25	
(Proposed Use – Cemetery Sign Replacement) (Total Area – 12.50 acres) (Impervious – 0.21 acres total)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for JCP&L Blocks – Various Lots – Various N. Rochdale Ave., Perrineville Rd., Sweetmans Ln., Stagecoach Rd., Monmouth Rd. (County Route 571, 1, 524, 537) (County Bridge MS-1, MS-57, MS-58, MS-48, MS-27, MS-81, MS-96)	Millstone	MSSP10764	12-3-25	Request Information 9-23-25
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(Proposed Use – Utility Transmission Line)
(Total Area – 142.69 acres)
(Impervious - 0.46 acres existing)
 +0.08 acres proposed
0.54 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 OG North End Development, LLC Block 101 Lots 2, 3, & 4 Spray Avenue	Neptune	NSP10789	12-5-25	Incomplete
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(Proposed Use – 49 Unit Mixed Use Residential & Commerical)
(Total Area – 3.08 acres)
(Impervious – 2.62 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
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 Jersey Central Power & Light Block 1; 5 Lots 2 & 8; 2, 3, 7 & 8 North Rochdale Road (County Route 571)	Roosevelt	RSSP10747	11-25-25	Request Information 8-11-25
	(Proposed Use – Utility Transmission Line) (Total Area – 21.30 acres) (Impervious – 0.01-acre total)			

	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 Sea Bright Lawn & Tennis Cricket Cub Block 104 Lot 2 Rumson Road (County Route 520)	Rumson	RMSP10790	12-5-25	
	(Proposed Use – Renovations at Existing Tennis Club) (Total Area – 8.16 acres) (Impervious – 1.67 acres existing) <u> +0.13 acres proposed</u> 1.80 acres total			

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

SCHEDULE 1482F

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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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