

Tentative Agenda for March 23, 2026
SCHEDULE 1488A

Monmouth County Development Review Committee
Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for East Third Street, LLC Block 120 Lot 14 East Third Street & Roosevelt Avenue	Howell	HWSB1015	3-12-26	2	Exempt
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.23 acres)				
Subdivision for Joseph Mazzacuva Block 125 Lots 1 & 2 Roosevelt Avenue	Howell	HWSB1016	3-18-26	3	Exempt
	(Proposed Use – 3 Lot Residential Subdivision) (Total Area – 0.69 acres)				
Subdivision for MDK2 1900/OMR, LLC Block 44 Lot 14 Route 35 & Old Mill Road	Spring Lake Heights	SLHSB1014	3-11-26	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.27 acres)				
Subdivision for MDK2 1900/OMR, LLC Block 44 Lot 14 Route 35 & Old Mill Road	Wall	WSB1013	3-11-26	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.27 acres)				

SCHEDULE 1488B

Monmouth County Development Review Committee
 Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Victory Court at Freehold, LLC Block 36 Lots 5.01, 6.01, 7 & 9.01 Broad Street & Court Street	Freehold Borough	FRSP10822	3-16-26	County Approval Not Required
	(Proposed Use – 19 Unit Townhomes) (Total Area – 0.73 acres) (Impervious – 0.45 acres existing) <u>+0.20 acres proposed</u> 0.66 acres total			
Site Plan for G7B LLC Block 78.10 Lot 27 Route 9	Howell	HWSP10820	3-19-26	County Approval Not Required
	(Proposed Use – Fast Food Restaurant – Drive Through Only Coffee Shop) (Total Area – 0.72 acres) (Impervious – 0.28 acres existing) <u>+0.17 acres proposed</u> 0.45 acres total			

SCHEDULE 1488C

Monmouth County Development Review Committee
 Monday, March 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Bagnato Block 36 Lots 49.08 & 50 Stage Coach Road (County Route 524)	Millstone	MSSB993	3-4-26	2	Request Information 1-12-26
(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						

Subdivision for 196 Broad, LLC Block 103 Lots 14 & 16 Broad Street (County Route 11)	Red Bank	RBSB978	2-26-26	2	Request Information 10-27-25
(Proposed Use – Residential Subdivision) (Total Area – 0.35 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 1488D

Monmouth County Development Review Committee
Monday, March 23, 2026

Major Subdivision
Four (4) or more lots

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

SCHEDULE 1488D

Monmouth County Development Review Committee
Monday, March 23, 2026

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

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

Site Plan for
Santander Bank, N.A.
Block 86
Lot 3
Lloyd Road
(County Route 3)

Aberdeen

ABTSP10818

3-2-26

(Proposed Use – Site Improvements to and Existing Santander Bank)
(Total Area – 2.59 acres)
(Impervious – 0.79 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
Sentinel Professional Center
Block 87
Lot 3.03
West Main Street
(County Route 537)

Freehold
Township

FRTSP2272C

3-5-26

Conditional
Approval
9-26-2011

(Proposed Use – Medical/Office Building)
(Total Area – 4.00 acres)
(Impervious – 0.40 acres existing)
+1.54 acres proposed
1.94 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 1488D

Monmouth County Development Review Committee
Monday, March 23, 2026

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	2-24-26	Request Information 12-28-25

	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 Bedford Investors, LLC Block 491 Lot 40.01 Leonardville Road (County Route 516)	Middletown (Proposed Use – Minor Site Improvements) (Total Area – 4.85 acres) (Impervious – 3.26 acres existing) <u>0 acres proposed</u> 3.26 acres total	MDSP10803	1-22-26	
--	--	-----------	---------	--

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

SCHEDULE 1488F

Monmouth County Development Review Committee
Monday, March 23, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Neuro-Inclusive Neighborhoods of NJ, LLC Block 990 Lot 57 Middletown-Lincroft Road (County Route 50)	Middletown	MDSB1012	3-10-26	Incomplete
(Proposed Use – 8 Single Family Properties, 2 Open Space Lots, & Private Roadway) (Total Area – 11.83 acres)				
