

Tentative Agenda for April 27, 2026  
SCHEDULE 1490A

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RMH at Brielle, LLC Block 62.02 Lots 3 & 7 Rathjen Road	Brielle  (Proposed Use – Lot Line Adjustment) (Total Area – 6.06 acres)	BRSB1020 (Prior: BRMJ825) (Also :BRSP10829)	3-31-26	2	Exempt
Subdivision for 1101 Investor, LLC Block 18 Lots 13.03, 14 & 16 Eaton Ave., Elberon Ave., Park Ave.	Long Branch  (Proposed Use – Two Residential Lots and One Church Lot) (Total Area – 2.26 acres)	LBSB1022	4-24-26	2	Exempt

SCHEDULE 1490B

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Congregation Magen David of West Deal, Inc. Block 25 Lot 33 Deal Road	Ocean  (Proposed Use – Expansion of Existing House of Worship) (Total Area – 6.15 acres) (Impervious – 3.37 acres existing) <u>+0.21 acres proposed</u> 3.57 acres total	OSP10843	4-23-26	County Approval Not Required
Site Plan for Tractor Supply Company Block 120 Lot 21.02 West Park Ave.	Tinton Falls  (Proposed Use – Addition to Existing Building) (Total Area – 3.85 acres) (Impervious – 2.43 acres existing) <u>0 acres proposed</u> 2.43 acres total	TFSP10831	4-16-26	County Approval Not Required

SCHEDULE 1490C

Monmouth County Development Review Committee  
 Monday, April 27, 2026

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

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

Subdivision for  
 AAGWML- F Property, LLC  
 Blocks 73/74/75  
 Lots 1-7/6-10, 11.01/ 1-8  
**Woodward Road**  
**(County Route 527)**

Manalapan

MNSB1021  
 (Also: MNSP10835  
 MNSP10836)

4-9-26

3

(Proposed Use – Redevelopment of Gaitway Farms))  
 (Total Area – 65.79 acres)  
 (Impervious – 8.29 acres existing)

	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

3-30-26

2

Request Information  
 3-23-26

(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 1490C

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

---

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Olivia L. Dargis Block 7.02 Lots 3 & 3.01 <b>Hance Ave.</b> <b>(County Route 51)</b>	Tinton Falls	TFSB999	4-7-26	2	Request Information 1-12-26

(Proposed Use – Residential Subdivision)  
(Total Area – 0.65 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 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Impellizeri Block 5 Lot 6 <b>N. Main Street</b> <b>(County Route 527)</b>	Englishtown	ENMJ839	4-10-26	4	Request Information/ Waiver Request 11-27-23
(Proposed Use – Single Family) (Total Area – 4.04 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 Victory Estate Management, LLC Block 2 Lots 2 & 26 <b>W. Main Street / S. Holmdel Road</b> <b>(County Routes 520 / 4)</b> <b>County Bridges H-29 &amp; H-30</b>	Holmdel	HLMJ811	4-6-26	22	Request Information/ Waiver Request 4-25-22
(Proposed Use – Single Family Residential) (Total Area – 92.4 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 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Township Block 216 Lot 19 Logan Road <b>County Bridge # O-5</b>	Ocean	OSB1001	4-2-26	7	Request Information 1-12-26
(Proposed Use – Residential Subdivision) (Total Area – 2.93 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 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Executive West, LLC Block 56 & 57 Lots 1,2,4,6 Main Street, Sixth Ave. & River Road	Belmar	BLSP10832	4-6-26	Incomplete/ Waiver Request 4-13-26

(Proposed Use – 139 Units, Commercial & Garage Parking)  
(Total Area – 2.14 acres)  
(Impervious – 1.95 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 RMH at Brielle, LLC Block 62.02 Lots 3 & 7 Rathjen Road	Brielle	BRSP10829 (Prior: BRMJ825) (Also : BRSB1020)	3-31-26	
---	---------	--	---------	--

(Proposed Use – 22 Unit Multi-Family Residential Development)  
(Total Area – 6.96 acres  
(Impervious – 2.43 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						

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bank of America Block 85.11 Lot 17 <b>West Main Street (County Route 537)</b>	Freehold	FRTSP10833	4-8-26	

(Proposed Use – ATM Drive-Thru Upgrade)  
(Total Area – 2.62 acres)  
(Impervious – 1.24 acres existing)  
0 acres proposed  
1.24 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 SCI- NJ Funeral Services, LLC Block 37 Lots 1 & 2 <b>Wilson Avenue (County Route 527)</b>	Manalapan	MNSP5287B (also MNSP5287A)	4-6-23	Request Information/ Waiver Request
---	-----------	-------------------------------	--------	---

(Proposed Use – Funeral Home)  
(Total Site Area – 4.41 acres)  
(Impervious Area – 0.794 acres existing)  
+0.906 acres proposed  
1.701 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 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for LPG Capital, LLC Block 79 Lots 21.01 & 21.02 <b>Sweetmans Lane</b> <b>(County Route 527)</b>	Manalapan	MNSP10328	3-9-26	Request Information 1-12-26
(Proposed Use – 64,698 Square Foot Flex Warehouse) (Total Area – 9.93 acres) (Impervious – 4.08 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 PRC Development Block 84.02 Lot 3.04 <b>Monmouth Road</b> <b>(County Route 537)</b>	Manalapan	MNSP10750	4-7-26	Request Information 9-8-25
(Proposed Use – Car Wash) (Total Area – 4.53 acres) (Impervious – 0.86 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						

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 <b>Woodward Road County Route 527</b>	Manalapan	MNSP10835	4-23-26	Incomplete 4-9-26
	(Proposed Use – Recreation Center) (Total Area – 65.79 acres) (Impervious – 8.29 acres existing + 19.85 acres proposed 28.14 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 AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 <b>Woodward Road (County Route 527)</b>	Manalapan	MNSP10836 (Also: MNSP10835 MNSB1021)	4-9-26	
	(Proposed Use – Warehouse) (Total Area – 65.79 acres) (Impervious – 8.29 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						

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3200 US Highway 9, LLC Block 9 Lot 3 <b>Main Street &amp; Broad Street (County Route 516)</b>	Matawan	MTSP10830	3-31-26	
(Proposed Use – Reconfigure Existing Building to 2 Residential Apartments & 1 Office) (Total Area – 0.22 acres) (Impervious – 0.13 acres existing) <u>          + 0.06 acres proposed</u> 0.19 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						

Site Plan for Diamond Towers V, LLC T-Mobile Northeast, LLC New York SMSA LP d/b/a Block 40 Lot 6 Halka Way <b>(County Bridge MS-58)</b>	Millstone	MSSP10815	3-30-26	Incomplete 2-25-26
(Proposed Use – Telecommunications Monopole & Equipment) (Total Area – 73.9 acres) (Impervious – 001 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						

SCHEDULE 1490D

Monmouth County Development Review Committee  
Monday, April 27, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for UFS Group, LLC Block 15 Lots 37.05 & 37.06 <b>New Canton-Stone Tavern Road (County Route 524)</b>	Upper Freehold	UFTSP10450 (Also: UFTMJ375)	4-24-26	Incomplete 9-12-23

(Proposed Use – Warehouse – 6 Flex Space/Storage Buildings)  
(Total Site Area – 10.43 acres)  
(Impervious – 4.203 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						

SCHEDULE 1490F

Monmouth County Development Review Committee  
Monday, April 27, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Route 9 Howell, LLC Block 71 Lots 20 & 21 Route 9	Howell  (Proposed Use – Mixed Use Development , Retail & Residential Use) (Total Area – 20.24 acres) (Impervious – 0.45 acres existing) <u>+ 9.47 acres proposed</u> 9.92 acres total	HWSP10840	4-22-26	Incomplete