

Tentative Agenda for July 13, 2026
SCHEDULE 1495A

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Presigiacomo Block 405 Lot 4 Joline Avenue	Long Branch (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.30 acres)	LBSB1034	6-29-26	2	Exempt

SCHEDULE 1495B

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Agricola Holding, LLC Block 415 Lot 25 Route 79	Marlboro (Proposed Use – Office/Retail Building) (Total Area – 1.02 acres) (Impervious – 0.10 acres existing) <u>+0.40 acres proposed</u> 0.50 acres total	MRSP10860	6-18-26	County Approval Not Required
Site Plan for 789 E. 91 st St., LLC Block 176 Lots 15-20 Route 9 North	Marlboro (Proposed Use – Self Storage Facility) (Total Area – 6.73 acres) (Impervious – 0.71 acres total)	MRSP10867	6-30-26	County Approval Not Required
Site Plan for Lawrence Delguercio, Jr. Block 116 Lot 9 Oak Drive	Neptune City (Proposed Use – Workshop Structure) (Total Area – 0.12 acres) (Impervious – 0.01 acres existing) <u>+ 0.06 acres proposed</u> 0.07 acres total	NCSP10836	6-25-26	County Approval Not Required

SCHEDULE 1495B

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shore Christian Center Church Inc. & The Jersey Shore Dream Center Inc. Block 2301 Lot 86 Route 66	Neptune	NSP10856	7-2-26	County Approval Not Required
	(Proposed Use – Place of Worship & Expansion of Parking Lot) (Total Area – 4.80 acres) (Impervious – 1.09 acres existing) <u>+0.73 acres proposed</u> 1.82 acres total			
Site Plan for 200 Elberon Blvd., LLC Block 13 Lots 11 & 12 Elberon Blvd.	Ocean	OSP10868	6-30-26	County Approval Not Required
	(Proposed Use – Office Retail) (Total Area – 0.72 acres) (Impervious – 0.05 acres existing) <u>+0.06 acres proposed</u> 0.11 acres total			

SCHEDULE 1495C

Monmouth County Development Review Committee
Monday, July 13, 2026

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

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

Subdivision for
Peter Pannullo
Block 452
Lot 15.01
Monmouth Blvd.
(County Route 33)

Long Branch

LBSB1033

6-26-26

2

(Proposed Use – 2 Lot Residential Subdivision)
(Total Area – 1.06 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
Michael Kakiashvili
Block 26
Lot 62
West Park Avenue
(County Route 14)

Ocean

OSB1032

6-18-26

2

Waiver
Request

(Proposed Use – 2 Lot Residential Subdivision)
(Total Area – 0.49 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 1495C

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 23 Main Street Urban Renewal, LLC Block 13 Lot 15 Holmdel Road & Newman Springs Road (County Route 4 & 520)	Holmdel	HLSB977 (Also - HLSP10771)	6-23-26	2	Request Information 11-10-25
(Proposed Use – 2 Lot Subdivision) (Total Area – 888.74 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 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

Major Subdivision
Four (4) or more lots

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

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

6-18-26

Request
Information
12-22-25

(Proposed Use – Two Wing Building Expansion)
(Total Area – 10.02 acres)
(Impervious – 3.69 acres existing)
+1.05 acres proposed
4.74 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
IAAT Services
Block 2301
Lots 3, 4, 5 & 6
Wyckoff Road
(County Route 547)

Eatontown

ETSP10858

6-15-26

(Proposed Use – Multimessage Two-Sided Billboard)
(Total Area – 5.60 acres)
(Impervious – 5.01 acres existing)
0 acres proposed
5.01 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 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Willows at Jackson Mills Block 83 Lot 9 Jackson Mills Road (County Route 23)	Freehold Township (Proposed – 46 Multi-Family Residential Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)	FRTSP10323	6-24-26	Request Information 6-8-23

	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 Ben Smith Block 49 Lot 2 River Road (County Route 10)	Fair Haven	FHSP10854	7-6-26	Request Information 6-22-26
(Proposed Use – Addition to Existing Office Building) (Total Area – 0.13 acres) (Impervious – 0.04 acres existing) <u>-0.01 acres proposed</u> 0.03 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 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 98 Industrial CT, LLC Block 168 Lot 36.06 Industrial Court	Howell	HWSP10838 (Also: HWMJ668, HWSP10003)	4-16-26	Waiver Request
(Proposed Use – Loading Pad) (Total Area – 3.36 acres) (Impervious 0.61 acres existing) <u>0 acres proposed</u> 0.61 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 23 Main Street Urban Renewal, LLC Block 13 Lot 15.01 Holmdel Road & Newman Springs Road (County Route 4 & 520)	Holmdel	HLSP10771 (Also – HLSB977)	6-23-26	Request Information 11-10-25
(Proposed Use – 299 Unit Senior Living Community) (Total Area – 83.85 acres) (Impervious – 26.15 acres existing) <u>-0.09 acres proposed</u> 26.06 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 1495D

Monmouth County Development Review Committee
Monday, July 13, 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
Woodward Road
(County Bridges MN-2, MN-65)

Manalapan

MNSP10835
(Also: MNSB1021, MNSP10836)

6-25-26

Request
Information
4-27-26

(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
Woodward Road
(County Bridges MN-2, MN-65)

Manalapan

MNSP10836
(Also: MNSP10835, MNSB1021)

6-25-26

Request
Information
4-27-26

(Proposed Use – Warehouse)
(Total Area – 65.79 acres)
(Impervious – 8.29 acres new proposed)
+ 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						

SCHEDULE 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

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

Site Plan for
Michael Holzer
Block 43
Lot 16.02
Sweetmans Lane
(County Route 1)

Millstone

MSSP10508

6-23-26

Waiver
Request/
Request
Information
3-11-24

(Proposed Use – Cidery)
(Total Area – 9.02 acres)
(Impervious – 0.45 acres existing)
+ 0.20 acres proposed
0.65 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						

Site Plan for
Coast Linen Services
Block 421
Lots 2, 3, 4
Memorial Drive
(County Route 40A)

Neptune

NSP10440

6-23-26

Amended
Final
Approval
4-30-25

(Proposed Use – Commercial Linen Service)
(Total Area – 2.96 acres)
(Impervious – 2.888 acres existing)
-0.085 acres proposed
2.803 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 1495D

Monmouth County Development Review Committee
Monday, July 13, 2026

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

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

Site Plan for
Heritage Industrial Services, Inc.
Block 35
Lots 4.101 & 5
Monmouth Road
(County Route 537)

Upper Freehold

UFTSP10864
(Also: UFTSP9861)

6-26-26

(Proposed Use – Pole Barn Addition to Extend the Gravel Storage Area)
(Total Area – 7.38 acres)
(Impervious – 0.62 acres existing)
+0.65 acres proposed
1.27 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 1495F

Monmouth County Development Review Committee
Monday, July 13, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NDC Real Estate Holdings, LLC Block 233 Lot 14.03 Route 34	Howell (Proposed Use – 21,075, 7 Unit Flex Use Building) (Total Area – 3.40 acres) (Impervious – 1.42 acres new proposed)	HWSP10861	6-22-26	Incomplete