

Tentative Agenda for August 10, 2026
SCHEDULE 1497A

Monmouth County Development Review Committee
Monday, August 10, 2026

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

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

SCHEDULE 1497B

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for One Peninsula LLC Block 17 Lots 1 & 2 Ocean Ave. & Peninsula Ave.	Sea Bright	SBSP10870 (Also: SBSB1035)	7-22-26	
	(Proposed Use – 5 Three Story Duplexes) (Total Area – 0.49 acres) (Impervious – 0.27 acres existing) <u>-0.02 acres proposed</u> 0.26 acres total			

SCHEDULE 1497C

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision Plan for Roman Blyznyuk Block 30 Lot 2.01 Dutch Lane Road (County Route 46)	Freehold Township	FRTSB1029	7-17-26	2	Incomplete 6-10-26
(Proposed Use – Single Family Residential) (Total Area – 3.20 acres) (Impervious – 0.17 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						

Subdivision for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road County Bridge MN-2, MN-65	Manalapan	MNSB1021 (Also: MNSP10835 MNSP10836)	4-9-26	3	Request Information 4-27-26
(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						

SCHEDULE 1497D

Monmouth County Development Review Committee
Monday, August 10, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for One Peninsula LLC Block 17 Lots 1 & 2 Ocean Ave. & Peninsula Ave.	Sea Bright	SBSB1035 (Also: SBSP10870)	7-22-26	5	
(Proposed Use – 5 Three Story Duplexes) (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 1497D

Monmouth County Development Review Committee
Monday, August 10, 2026

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

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

Site Plan for
Jerry LoPresti
Block 7
Lot 50
Church Street
(County Route 526)

Allentown

ATSP10530

7-23-26

Request
Information
6-22-26

(Proposed Use – Restaurant Expansion & Parking Lot Modification)
(Total Area – 0.34 acres)
(Impervious – 0.66 acres existing)
-0.02 acres proposed
0.64 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
NJ American Water Company, Inc.
Block 35
Lot 6.01
Swimming River Road
(County Route 50)
Bridge # S-14

Colts Neck

CNSP10848

7-24-26

Incomplete
5-13-26

(Proposed Use -Surge Tank Upgrades)
(Total Area – 302.5 acres)
(Impervious – 3.96 acres existing)
-0.01 acres proposed
3.95 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						

SCHEDULE 1497D

Monmouth County Development Review Committee
Monday, August 10, 2026

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

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

Site Plan for St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road & Hillcrest Ave. (County Bridge H-14)	Holmdel	HLSP10732	7-16-26	Final Approval 3-9-26
--	---------	-----------	---------	-----------------------------

(Proposed Use – Gym & Classroom Improvements)
(Total Area – 21.68 acres)
(Impervious – 6.83 acres existing)
-0.23 acres proposed
6.60 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 32 Southard Avenue, LLC Block 219 Lot 8 Southard Avenue	Howell	HWSP10507	7-22-26	Incomplete 3-11-24
---	--------	-----------	---------	-----------------------

(Proposed Use – Warehouse)
(Total Area – 14.97 acres)
(Impervious – 5.27 acres existing)
+ 5.40 acres proposed
10.67 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 1497D

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NDC Real Estate Holdings, LLC Block 233 Lot 14.03 Route 34	Howell	HWSP10861	6-22-26	Incomplete 6-22-26
(Proposed Use – 21,075, 7 Unit Flex Use Building) (Total Area – 3.40 acres) (Impervious – 1.42 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 Haji Holdings, LLC Block 178 Lot 36.02 Adelphia-Farmingdale Road (County Route 524)	Howell	HWSP10872	7-15-26
--	--------	-----------	---------

(Proposed Use – Pavilion and Walkway Expansion)
(Total Area – 3.90 acres)
(Impervious – 1.90 acres existing)
+ 0.01 acres proposed
1.91 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 1497D

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SCI- NJ Funeral Services, LLC Block 37 Lots 1 & 2 Wilson Avenue (County Route 527)	Manalapan	MNSP5287B (also MNSP5287A)	7-13-26	Request Information 6-22-26/ Waiver Request
(Proposed Use – Funeral Home) (Total Site Area – 4.41 acres) (Impervious Area – 0.794 acres existing) <u>+0.906 acres proposed</u> 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						

Site Plan for 3200 US Highway 9, LLC Block 9 Lot 3 Main Street & Broad Street (County Route 516)	Matawan	MTSP10830	7-13-26	Request Information 4-27-26/ Waiver Request
(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						

SCHEDULE 1497D

Monmouth County Development Review Committee
Monday, August 10, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Black & Veatch Block 31 Lot 2 Shrewsbury Ave. (County Route 13)	Shrewsbury Borough	SHSP10821	7-23-26	Request Information 4-13-26

(Proposed Use – Solar Carports and Accessory Equipment in Existing Parking Lot)
(Total Area – 1.50 acres)
(Impervious – 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 OMPI, LLC Block 88 Lot 3 Route 35	Wall	WSP10871	7-124-26	Incomplete 7-27-26
---	------	----------	----------	-----------------------

(Proposed Use – Wawa Food Market & Fueling Station)
(Total Area – 2.35 acres)
(Impervious – 0.90 acres existing)
+0.82 acres proposed
1.72 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 1497F

Monmouth County Development Review Committee
Monday, August 10, 2026

Applications deemed incomplete by staff

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