

Tentative Agenda for August 24, 2026
SCHEDULE 1498A

Monmouth County Development Review Committee
Monday, August 24, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bayford Bridge Investments, LLC Block 111 Lot 10 Hulses Corner Road	Howell	HWSB1039	8-14-26	2	Exempt
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.56 acres)					

SCHEDULE 1498B

Monmouth County Development Review Committee
Monday, August 24, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for IONNA, LLC Block 175 Lot 40.02 Route 33	Howell	HWSP10874	8-11-26	County Approval Not Required
	(Proposed Use – Installation of EV Charging Stations & Associated Site Improvements) (Total Area – 7.06 acres) (Impervious – 1.89 acres existing) <u>+0.01 acres proposed</u> 1.91 acres total			
Site Plan for Bank of America Block 187 Lots 1, 1.01 & 5 Highway 35	Ocean	OSP10878 (Also OSP5836D)	8-17-26	County Approval Not Required
	(Proposed Use – Signage Upgrade Plan) (Total Area – 8.52 acres) (Impervious – 7.40 acres existing) <u>0 acres proposed</u> 7.40 acres total			

SCHEDULE 1498C

Monmouth County Development Review Committee
Monday, August 24, 2026
road

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1498D

Monmouth County Development Review Committee
Monday, August 24, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Arya Properties at Brille Bristol, LLC Block 88 Lots 10 & 11 Riverview Drive (County Route 48)	Brielle	BRSB994	7-8-26	4	Request Information 7-27-26/ Waiver Request

(Proposed Use – 4 Lot Residential Subdivision)
(Total Area – 2.04 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 Paul Impellizeri Block 5 Lot 6 N. Main Street (County Route 527)	Englishtown	ENMJ839	8-14-26	4	Waiver Request/ Conditional Preliminary Approval 7-27-26
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(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						

SCHEDULE 1498D

Monmouth County Development Review Committee
Monday, August 24, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Neuro-Inclusive Neighborhoods of NJ, LLC Block 990 Lot 57 Middletown-Lincroft Road (County Route 50)	Middletown	MDSB1012 (Also: MDMJ628)	8-7-26	10	Incomplete 3-10-26

(Proposed Use – 8 Single Family Properties, 2 Open Space Lots, & Private Roadway)
(Total Area – 11.83 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 1498E

Monmouth County Development Review Committee
Monday, August 24, 2026

Site Plans
County impact or >1.0 acre of new impervious

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 8-10-26

(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 Trinetra Realty Holdings, LLC Block 156 Lot 15 Sixteenth Street (County Route 18)	Belmar	BLSP10873	7-30-26
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(Proposed Use – Canopy to an Existing Gas Station)
(Total Area – 0.49 acres)
(Impervious – 0.42 acres total)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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James Schatzle						
Charles Casagrande						

SCHEDULE 1498E

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Site Plans
County impact or >1.0 acre of new impervious

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
Eatontown Public Schools
Block 1201
Lot 19
Wyckoff Road
(County Route 547)
Bridge # E-5A

Eatontown

ETSP10876

8-14-26

(Proposed Use – Paving an Existing Gravel Parking Lot)
(Total Area – 15.00 acres)
(Impervious – 0.46 acres existing)
 -0.03 acres
 0.43 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
Freehold Real Estate, Inc.
Block 100
Lot 41
Siloam Road
(County Route 527)

Freehold
Township

FRTSP10240

8-11-26

Request
Information
10-14-25

(Proposed – Cemetery)
(Total Site Area – 29.22 acres)
(Impervious Area – 0.05 acres existing
 + 1.03 acres proposed
 1.08 acres total)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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Site Plans
County impact or >1.0 acre of new impervious

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	FRTSP10323	7-29-26	Request Information 7-13-26
(Proposed Use – 46 Multi-Family Residential Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)				

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Joe Barris						
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Judy Martinelly						
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Michael Nei						
James Schatzle						
Charles Casagrande						

Site Plan for Marlboro 9 Developers, LLC Block 176 Lot 15 Route 9	Marlboro	MRSP10866	7-30-26	Incomplete 6-29-26
(Proposed Use – Wawa Food Market & Fueling Station) (Total Area – 12.11 acres) (Impervious – 1.34 acres total)				

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Joe Barris						
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Charles Casagrande						

SCHEDULE 1498E

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Site Plans
County impact or >1.0 acre of new impervious

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael Holzer Block 43 Lot 16.02 Sweetmans Lane (County Route 1)	Millstone (Proposed Use – Cidery) (Total Area – 9.02 acres) (Impervious – 0.45 acres existing) <u>+ 0.20 acres proposed</u> 0.65 acres total	MSSP10508	8-13-26	Request Information 7-27-26/ Waiver Request

	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 First French Speaking Baptist Church Block 38 Lots 71 & 72 Asbury Avenue (County Route 16)	Ocean (Proposed Use – House of Worship) (Total Area – 4.69 acres) (Impervious – 0.38 acres existing) <u>+ 2.47 acres proposed</u> 2.85 acres total	OSP10559	8-13-26	Request Information 8-12-24
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Joe Barris						
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Site Plans
County impact or >1.0 acre of new impervious

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sea Glass on Atlantic, LLC Block 819 Lot 13 Atlantic Avenue (County Route 524 Spur)	Wall	WSP10217 (Also:WSP10664)	8-7-26	Conditional Approval 1-4-23

(Proposed – New 50-unit residential complex with 100 parking spaces)
(Total Site Area – 4.05 acres)
(Impervious Area – 2.381 acres new proposed)

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Joe Barris						
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James Schatzle						
Charles Casagrande						

SCHEDULE 1498F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Carton Brewing, LLC Block 99 Lots 7 & 9 First Avenue (County Route 8)	Atlantic Highlands (Proposed Use – Renovate Existing Building with Interior & Building Façade Improvements) (Total Area – 0.51 acres) (Impervious – 0.48 acres total)	AHSP10879	8-17-26	Incomplete
Subdivision for Brian Licalsi Block 229 Lot 2 16th Avenue (County Route 18)	Belmar (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.33 acres)	BLSB1037	8-13-26	Incomplete
Subdivision for 405 Old Bridge Road, LLC Block 8 Lot 2 Old Bridge Road (County Route 20)	Brielle (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.63 acres)	BRSB1038	8-14-26	Incomplete
Subdivision for Michael Coma Block 105 Lot 28 Jackson Mills Road (County Route 23)	Freehold Township (Proposed Use – Lot Line Adjustment) (Total Area – 9.42 acres)	FRTSB1036	8-12-26	Incomplete
Site Plan for 167 Main Street, LLC Block 23 Lot 2.01 Main Street (County Route 516)	Matawan (Proposed Use – Multi-Family Residential) (Total Area – 0.32 acres) (Impervious – 0.08 acres existing) <u>+0.14 acres proposed</u> 0.22 acres total	MTSP10875	8/12/26	Incomplete