

Tentative Agenda for September 14, 2026
SCHEDULE 1499A

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1499B

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 208 Main Street Block 2402 Lots 1, 2, & 16 Main Street	Asbury Park	APSP10883 (Also: APSP9255)	8-24-26	County Approval Not Required
	(Proposed Use – Proposed Building Addition to Existing Bar/Restaurant) (Total Area – 0.41 acres) (Impervious 0.41 acres existing) <u>0 acres proposed</u> 0.41 acres total			
Ste Plan for Brighton-KB, LLC Block 341 Lot 2 Washington Street	Long Branch	LBSP10882	8-21-26	County Approval Not Required
	(Proposed Use - Two- Story Office/Warehouse Building) (Total Area – 0.69 acres) (Impervious – 0.05 acres existing) <u>0.20 acres proposed</u> 0.25 acres total			
Site Plan for New Hope Foundation, Inc. Block 217 Lots 14 & 15 Chelsea Ave.	Long Branch	LBSP10885	8-26-26	County Approval Not Required
	(Proposed Use – Men's Halfway House and Wellness Center) (Total Area – 0.62 acres) (Impervious - 0.27 acres existing) <u>+ 0.18 acres proposed</u> 0.45 acres total			
Site Plan for G&B LLC Block 802 Lot 2 Route 66	Neptune Township	NSP10887	9-9-26	County Approval Not Required
	(Proposed Use – Fast Food Restaurant – 7 Brew Coffee Shop with Drive Thru) (Total Area – 5.04 acres existing) (Impervious – 0.42 acres existing) -0.33 acres proposed 0.09 acres total			

SCHEDULE 1499C

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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	8-21-26	2	Incomplete 8-14-26

	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 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	8-21-26	2	Incomplete 8-14-26
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
Michael Nei						
James Schatzle						
Charles Casagrande						

SCHEDULE 1499C

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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	8-21-26	2	Incomplete 8-12-26

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

SCHEDULE 1499D

Monmouth County Development Review Committee
Monday, September 14, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1499E

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tulsi Restaurant, LLC Block 81 Lot 2 Elton Adelphia Road (County Route 524)	Freehold Township	FRTSP10880	8-18-26	
(Proposed Use – Renovate an Existing Burger King Restaurant) (Total Area – 11.70 acres) (Impervious – 9.10 acres existing) <u>0 acres proposed</u> 9.10 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 Natural Gas Company Block 41 Lots 9.01, 10-12, 16, 18 & 18.01 Lakewood Farmingdale Road (County Route 547)	Howell	HWSP10853 (Also:- HWSP362E)	8-17-26	Request Information 6-22-26
(Proposed Use – Construction of New Heater Building & Spill Containment Improvements) (Total Area – 103.25) (Impervious – 25.43 acres existing) <u>0 acres proposed</u> 25.43 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						

SCHEDULE 1499E

Monmouth County Development Review Committee
Monday, September 14, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
336 Ocean Blvd.
Block 214
Lot 9
Ocean Blvd.
(County Route 57)

Long Branch

LBSP10881

8-21-26

(Proposed Use – 4 Unit - Multi-Family Residential)
(Total Area – 0.40 acres)
(Impervious – 0.12 acres existing)
0.07 acres proposed
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
167 Main Street, LLC
Block 23
Lot 2.01
Main Street
(County Route 516)

Matawan

MTSP10875

8-20-26

Incomplete
8-12-26

(Proposed Use – 7 Unit - Multi-Family Residential)
(Total Area – 0.32 acres)
(Impervious – 0.08 acres existing)
+0.14 acres proposed
0.22 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 1499F

Monmouth County Development Review Committee
Monday, September 14, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bennett Road Associates Block 168 Lot 26 Bennett Road	Howell (Proposed Use – Warehouse & Flex Space) (Total Area 0 17.51) (Impervious – 1.14 acres existing) <u>+2.76 acres proposed</u> 3.90 acres total	HWSP10884	8-25-26	Incomplete