

Tentative Agenda for September 28, 2026
SCHEDULE 1500A

Monmouth County Development Review Committee
Monday, September 28, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Temple Shalom of Aberdeen, Inc. Block 53 Lot 16 Ayrmont Lane	Aberdeen (Proposed Use – Residential) (Total Area – 4.37 acres)	ABTSB1042	9-17-26	2	Exempt
Subdivision for Andrew Hulsman Block 31 Lot 25 18 th Avenue	Lake Como (Proposed Use – Residential) (Total Area – 0.28 acres)	LCSB1041	9-15-26	2	Exempt

SCHEDULE 1500B

Monmouth County Development Review Committee
Monday, September 28, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 719 Main Street Avon, LLC Block 4.01 Lots 1 & 2 Main Street	Avon-by-the-Sea (Proposed Use – 9 Townhomes & Associated Parking Lot) (Total Area – 0.51 acres) (Impervious – 4.51 acres existing) <u>-4.10 acres proposed</u> 0.41 acres total	ASSP10889	9-17-26	County Approval Not Required

SCHEDULE 1500C

Monmouth County Development Review Committee
Monday, September 28, 2026

Minor Subdivision

Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1500D

Monmouth County Development Review Committee
Monday, September 28, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1500E

Monmouth County Development Review Committee
Monday, September 28, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tinton Villas, LLC Block 201 Lot 13 Tinton Avenue (County Route 537)	Eatontown	ETSP10785	9-9-26	Request Information 12-8-25
(Proposed Use – 2 Unit Townhome Building) (Total Area – 0.29 acres) (Impervious – 0.19 acres new proposed)				

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

Site Plan for Bank of America Block 85.11 Lot 17 West Main Street (County Route 537)	Freehold	FRTSP10833	9-15-26	Request Information 4-27-26
(Proposed Use – ATM Drive-Thru Upgrade) (Total Area – 2.62 acres) (Impervious – 1.24 acres existing) <u>0 acres proposed</u> 1.24 acres total				

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

SCHEDULE 1500E

Monmouth County Development Review Committee
Monday, September 28, 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
McGovern Auto Group
Block 76
Lots 8, 10, 11
Oceanport Avenue
(County Route 13B)

Little Silver

LSSP10886

8-28-26

(Proposed Use – Auto Sales & Service)
(Tract Area – 1.33 acres)
(Impervious – 1.09 acres existing)
-0.12 acres proposed
0.97 acres total

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

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

Millstone

MSSP10508

9-9-26

Request
Information
8-24-26
Waiver
Request

(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						
Charles Casagrande						
Joseph Ettore						
Judy Martinelly						
Marcy McMullen						
Michael Nei						
James Schatzle						
David Schmetterer						

SCHEDULE 1500F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Flagship NJ Propco, LLC Block 86 Lots 12 & 12.01 West Main Street (County Route 537) County Bridge #F-38	Freehold Township (Proposed Use – Car Wash) (Total Area – 7.07 acres) (Impervious - 2.84 acres existing) <u>1.74 acres proposed</u> 4.58 acres total	FRTSP10888 (Also: FRTSP3312D) FRT640ROW3845)	9-14-26	Incomplete
Subdivision for Flagship NJ Propco, LLC Block 86 Lots 12 & 12.01 West Main Street (County Route 537) County Bridge #F-38	Freehold Township (Proposed Use – Car Wash) (Total Area – 7.07 acres)	FRTSB1040 (Also: FRTSP1088) FRTSP3312D FRT640ROW3845)	9-14-26	Incomplete
Site Plan for Kool Vent Mechanical, LLC Block 60.01 Lot 13 Monmouth Road (County Route 537)	Millstone (Proposed Use – HVAC Office with Flex Storage) (Total Area – 3.73 acres) (Impervious – 2.30 acres existing) <u>-0.44 acres proposed</u> 1.86 acres total	MSSP10890	9-18-26	Incomplete