

Tentative Agenda for October 13, 2026  
SCHEDULE 1501A

Monmouth County Development Review Committee  
Tuesday, October 13, 2026

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

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| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF<br>LOTS | ACTION |
|-------------|--------------|--------|------------|--------------|--------|
|-------------|--------------|--------|------------|--------------|--------|

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# SCHEDULE 1501B

Monmouth County Development Review Committee  
Tuesday, October 13, 2026

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

| APPLICATION                                                                                                                            | MUNICIPALITY                                                                                                                                                            | FILE #    | DATE REC'D | ACTION |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|--------|
| Site Plan for<br>ENFRA MCC, LLC<br>(f/k/a Bernhard MCC, LLC)<br>Block 106<br>Lot 13<br><b>Shoreham Road</b><br><b>(County Route 2)</b> | Neptune City                                                                                                                                                            | NCSP10780 | 10-7-26    |        |
|                                                                                                                                        | (Proposed Use – Solar Panels to Existing Facility)<br>(Total Area – 4.63 acres)<br>(Impervious – 3.32 acres existing)<br><u>0.01 acres proposed</u><br>3.32 acres total |           |            |        |

SCHEDULE 1501C

Monmouth County Development Review Committee  
Tuesday, October 13, 2026

**Minor Subdivision**

Three (3) lots or less on a county road

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| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF<br>LOTS | ACTION |
|-------------|--------------|--------|------------|--------------|--------|
|-------------|--------------|--------|------------|--------------|--------|

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SCHEDULE 1501D

Monmouth County Development Review Committee  
Tuesday, October 13, 2026

**Major Subdivision**  
Four (4) or more lots

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| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF<br>LOTS | ACTION |
|-------------|--------------|--------|------------|--------------|--------|
|-------------|--------------|--------|------------|--------------|--------|

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# SCHEDULE 1501E

Monmouth County Development Review Committee  
Tuesday, October 13, 2026

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

| APPLICATION                                                                                                      | MUNICIPALITY | FILE #    | DATE REC'D | ACTION                                               |
|------------------------------------------------------------------------------------------------------------------|--------------|-----------|------------|------------------------------------------------------|
| Site Plan for<br>Tinton Villas, LLC<br>Block 201<br>Lot 13<br><b>Tinton Avenue</b><br><b>(County Route 537)</b>  | Eatontown    | ETSP10785 | 10-2-26    | Request<br>Information<br>9-28-26/<br>Waiver Request |
| (Proposed Use – 2 Unit Townhome Building)<br>(Total Area – 0.29 acres)<br>(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<br>Yosef Rothenberg<br>Block 102<br>Lot 1<br><b>Monmouth Road</b><br><b>(County Route 537)</b>                                 | Jackson | JSP10238 | 9-22-26 | Advisory<br>Comments<br>5-26-26 |
| (Proposed – New 96,000 sq. ft. warehouse/office facility)<br>(Total Site Area – 11.68 acres)<br>(Impervious Area – 6.844 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 |            |          |             |          |         |        |

# SCHEDULE 1501E

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Tuesday, October 13, 2026

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

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|-------------|--------------|--------|------------|--------|

Site Plan for  
Kool Vent Mechanical, LLC  
Block 60.01  
Lot 13  
**Monmouth Road**  
**(County Route 537)**

Millstone

MSSP10890

9-24-26

(Proposed Use – HVAC Office with Flex Storage)  
(Total Area – 3.73 acres)  
(Impervious – 2.30 acres existing)  
    -0.44 acres proposed  
    1.86 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 1501F

Monmouth County Development Review Committee  
Tuesday, October 13, 2026

Applications deemed incomplete by staff

| APPLICATION                                                                               | MUNICIPALITY                                                                                                                                                   | FILE #    | DATE REC'D | ACTION     |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|------------|
| Site Plan for<br>Roger Mumford Homes, LLC<br>Block 237<br>Lots 2, 3, & 14<br>Amboy Avenue | Aberdeen<br><br>(Proposed Use – 10 Lot Residential Subdivision)<br>(Total Area – 1.55 acres)                                                                   | ABTSB1043 | 10-1-26    | Incomplete |
| Site Plan for<br>Mercy Center Corp.<br>Block 2707<br>Lot 1<br>Main Street                 | Asbury Park<br><br>(Proposed Use – Offices, Restaurant, and Pantry)<br>(Total Area – 1.37 acres)                                                               | APSP10891 | 9-29-26    | Incomplete |
| Site Plan for<br>Lanes Mill Investor Group, Inc.<br>Block 14.03<br>Lot 26<br>Route 9      | Howell<br><br>(Proposed Use – Grocery Store)<br>(Total Area – 6.02 acres)<br>(Impervious – 5.42 acres existing)<br><u>0 acres proposed</u><br>5.42 acres total | HWSP10892 | 9-29-26    | Incomplete |

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Applications deemed incomplete by staff

| APPLICATION                                                                                                                                                            | MUNICIPALITY                                                                                                                                                           | FILE #                                    | DATE REC'D | ACTION     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------|------------|
| Subdivision for<br>M&M at Route 79 Phase III, LLC<br>Block 122<br>Lot 27.05<br>Route 79                                                                                | Marlboro                                                                                                                                                               | MRSB1044<br>(Also: MRSP9365<br>MRSP10894) | 10-7-26    | Incomplete |
|                                                                                                                                                                        | (Proposed Use – Multi-Family Residential Development)<br>(Total Area – 11.03 acres)                                                                                    |                                           |            |            |
| Site Plan for<br>M&M at Route 79 Phase III, LLC<br>Block 122<br>Lot 27.05<br>Route 79                                                                                  | Marlboro                                                                                                                                                               | MRSP10894<br>(Also: MRSP9365<br>MRSB1044) | 10-7-26    | Incomplete |
|                                                                                                                                                                        | (Proposed Use – Multi-Family Residential Development)<br>(Total Area – 11.03 acres)<br>(Impervious – 5.01 acres total)                                                 |                                           |            |            |
| Site Plan for<br>Adam Musgrave<br>Block 57<br>Lot 13.02<br><b>Trenton-Lakewood Road/Millstone Road</b><br><b>(County Route 526/571)</b><br><b>(County Bridge MS-5)</b> | Millstone                                                                                                                                                              | MSSP10893                                 | 10-7-26    | Incomplete |
|                                                                                                                                                                        | (Proposed Use - Office/Warehouse, Parking & Storage)<br>(Total Area – 6.28 acres)<br>(Impervious – 2.97 acres existing)<br><u>0 acres proposed</u><br>2.97 acres total |                                           |            |            |