Tentative Agenda for October 26, 2026
SCHEDULE 1502A

Monmouth County Development Review Committee
Monday, October 26, 2026

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

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

SCHEDULE 1502B

Monmouth County Development Review Committee
Monday, October 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lanes Mill Investor Group, Inc. Block 14.03 Lot 26 Route 9	Howell (Proposed Use – Grocery Store) (Total Area – 6.02 acres) (Impervious – 5.42 acres existing) 0 acres proposed 5.42 acres total	HWSP10892	10-14-26	County Approval Not Required
Site Plan for Flagship NJ Propco Block 225 Lot 195 Route 79	Marlboro (Proposed Use – Car Wash) (Total Area – 5.70 acres) (Impervious – 1.40 acres existing) -0.05 acres proposed 1.35 acres total	MRSP10896	10-19-26	County Approval Not Required

SCHEDULE 1502C

Monmouth County Development Review Committee
Monday, October 26, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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)	10-6-26	2	

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

SCHEDULE 1502D

Monmouth County Development Review Committee
Monday, October 26, 2026

Major Subdivision
Four (4) or more lots

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

SCHEDULE 1502E

Monmouth County Development Review Committee
Monday, October 26, 2026

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

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	FRTSP10888 (Also: FRTSB1040, FRTSP3312D) FRT640ROW3845)	10-6-26	
Site Plan for Flock Road Associates, LLC Block 57 Lots 5 & 6 **Forked River Road** **(County Route 539)**	Upper Freehold	UFTSP10849	10-8-26	Request Information 6-8-26

(Proposed Use – Car Wash)
(Total Area – 7.07 acres)
(Impervious - 2.84 acres existing)
1.74 acres proposed
4.58 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						

(Proposed Use – Storage Building with Existing Retail Building)
(Total Area – 3.26 acres)
(Impervious – 0.55 acres existing)
-0.03 acres proposed
0.52 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 1502F

Monmouth County Development Review Committee
Monday, October 26, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mercy Center Corp. Block 2707 Lot 1 Main Street	Asbury Park	APSP10891	10-14-26	Incomplete
	(Proposed Use – Offices, Restaurant, & Pantry) (Total Area – 1.37 acres) (Impervious – 1.20 acres existing) +0.02 acres proposed 1.22 acres total			
Site Plan for Avet Brothers, LLC Block 175 Lot 24 Route 520	Marlboro	MRSP10895	10-9-26	Incomplete
	(Proposed Use – Office) (Total Area – 0.92) (Impervious – 0.14 acres existing) +0.24 acres proposed 0.39 acres total			