SCHEDULE 1504A

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 322-330 Route 36, LLC Block 120 Lots 21 & 22 Hwy 36	Hazlet (Proposed Use – Subdivision of Merged Lots) (Total Area – 0.28 acres)	HZSB1051	11-18-26	2	Exempt
Subdivision for Niels & Laura Jorgensen Block 9.03 Lot 11 McCampbell Road	Holmdel (Proposed Use – Residential Subdivision) (Total Area – 2.96 acres)	HLSB1050	11-18-26	2	Exempt
Subdivision for Patricia & William Johnston Block 13 Lots 21 & 22 Fernwood Road & Ripley Lane	Lake Como (Proposed Use – Residential Subdivision) (Total Area – 0.58 acres)	LCSB1052	11-18-26	2	Exempt
Subdivision for 340 E. Main Street, LLC Block 114 Lot 4 & 5 Main Street	Manasquan (Proposed Use – Residential Subdivision) (Total Area – 0.34 acres)	MQSB1054	11-19-26	2	Exempt
Subdivision for M&M at Route 79 Phase III, LLC Block 122 Lot 27.05 Route 79	Marlboro (Proposed Use – Multi-Family Residential Development) (Total Area – 11.03 acres)	MRSB1044 (Also: MRSP9365 MRSP10894)	11-10-26	2	Exempt
Subdivision for LSSE Builders, LLC Block 22 Lots 77 & 78 Central Avenue	Spring Lake Heights (Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.41 acres)	SLHSB1049	11-12-26	2	Exempt

SCHEDULE 1504B

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mario Fragale Block 356 Lots 2 & 10 Branchport Ave. & Berdan Place	Long Branch (Proposed Use – Mixed Use) (Total Area – 0.52 acres) (Impervious – 0.33 acres existing) +0.06 acres proposed 0.39 acres total	LBSP10908	11-16-26	County Approval Not Required
Site Plan for Mark Detroia Block 409 Lots 13, 14 & 15 9th Ave. & Route 35	Neptune Township (Proposed Use – 3 Story Mixed Use Building with Retail and 2 Stories of Residential) (Tract Area – 0.49 acres) (Impervious – 0.02 acres existing) +0.30 acres proposed 0.32 acres total	NSP10909	11-17-26	County Approval Not Required
Site Plan for DC Cargo Mall Block 942 Lot 56.01 Hwy 34	Wall (Proposed Use – Use Variance) (Tract Area – 10.03 acres) (Impervious – 3.00 acres existing 0 acres proposed 3.00 acres total	WSP10910	11-17-26	County Approval Not Required

SCHEDULE 1504C

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Victoria Plaza at Eatontown, LLC Block 602 Lots 1.01 & 2.01 **Hope Road** **(County Route 51)**	Eatontown	ETSB1045 (Also: ETSP10901, ETSP10907)	11-12-26	2	
	(Proposed Use – 160 Units (136 Townhomes, 24 Apartments) & 8000 SF Retail) (Total Area – 12.07 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 Atlantic Builders Custom Homes, LLC Block 134 Lot 9 **Rumson Road** **(County Route 520)**	Rumson	RMSB1048	11-10-26	2		
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.63 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 1504D

Monmouth County Development Review Committee
Monday, November 23, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Suncrest Builders, LLC Block 268.07 Lot 6 **Newman Springs Road** **(County Route 520)** (Proposed Use – 4 Lot Residential Subdivision) (Total Area – 7.07 acres) (Impervious – 0.93 acres total)	Marlboro	MRSB1046	11-5-26	4	

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

SCHEDULE 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JP Morgan Chase Bank, N.A. Block 104 Lot 10 **Lloyd Road** **(County Route 3)**	Aberdeen (Proposed Use – Bank) (Total Area – 0.49 acres) (Impervious – 0.04 acres existing) +0.04 acres proposed 0.08 acres total	ABTSP10900	11-10-26	

	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 Victoria Plaza at Eatontown, LLC Block 602 Lots 2.01 **Hope Road** **(County Route 51)**	Eatontown (Proposed Use – 160 Units (136 Townhomes, 24 Apartments) & 8000 SF Retail) (Total Area – 1.92 acres) (Impervious – 1.07 acres existing) +0.08 acres proposed 1.15 acres total	ETSP10901 (Also: ETSB1045, ETSP10907)	11-12-26	

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

SCHEDULE 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Victoria Plaza at Eatontown, LLC Block 602 Lots 1.01 **Hope Road** **(County Route 51)**	Eatontown	ETSP10907 (Also: ETSP10901, ETSB1045)	11-12-26	

(Proposed Use – 160 Units (136 Townhomes, 24 Apartments) & 8000 SF Retail)
(Total Area – 10.13 acres)
(Impervious – 6.35 acres existing)
-0.46 acres proposed
5.89 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
Science Highlands Owner
Urban Renewal, LLC
Block 105.107
Lot 1.01
Linden Avenue
(County Route 8)

Highlands — HSP10906 — 11-12-26

(Proposed Use – 300 Unit Apartment Building)
(Total Area – 13.41 acres)
(Impervious – 3.60 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 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Holmdel Funeral Home Block 2 Lot 24 & 24.01 **South Holmdel Road** **(County Route 4)** (Proposed Use – Funeral Home) (Total Area – 9.67 acres) (Impervious – 0.73 acres existing) +0.55 acres proposed 1.28 acres total	Holmdel	HLSP10905	11-2-26	

	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 Rosano Howell Land, LLC Block 229 Lot 14 **Asbury Road** **(County Route 547)** (Proposed Use – 25,200 Square Foot Flex Space Building) (Total Area – 11.60 acres) (Impervious – 2.31 acres new proposed)	Howell	HWSP10898	10-30-26	

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

SCHEDULE 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Gateway Five, LLC Block 49 Lot 45.03 Central Ave. (Proposed Use – 1,534 SF Equipment Access Mezzanine) (Total Area – 6.23 acres) (Impervious – 6.23 acres existing) -2.77 acres proposed 3.47 acres total	Howell	HWSP10903	10-30-26	

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for McGovern Auto Group Block 76 Lots 8, 10, 11 **Oceanport Avenue** **(County Route 13B)** (Proposed Use – Auto Sales & Service) (Tract Area – 1.33 acres) (Impervious – 1.09 acres existing) -0.12 acres proposed 0.97 acres total	Little Silver	LSSP10886	11-4-26	Request Information 9/28/26

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

SCHEDULE 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for TKO 167 Ocean, LLC Block 302 Lot 1.01 **Ocean Blvd. North** **(County Route 57)** (Proposed Use – Home Improvement Design Showroom) (Total Area – 0.33 acres) (Impervious – 0.27 acres existing) 0 acres proposed 0.27 acres total	Long Branch	LBSP10899	10-27-26	

	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 PRC Development Block 84.02 Lot 3.04 **Monmouth Road** **(County Route 537)** (Proposed Use – Car Wash) (Total Area – 4.53 acres) (Impervious – 0.86 acres new proposed)	Manalapan	MNSP10750	11-20-26	Conditional Approval 6-17-26

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

SCHEDULE 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M&M at Route 79 Phase III, LLC Block 122 Lot 27.05 Route 79	Marlboro	MRSP10894 (Also: MRSP9365 MRSB1044)	11-10-26	

(Proposed Use – 200 Unit Multi-Family Residential Development)
(Total Area – 11.03 acres)
(Impervious – 5.01 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 3200 US Highway 9, LLC Block 9 Lot 3 **Main Street & Broad Street** **(County Route 516)**	Matawan	MTSP10830	11-2-26	Request Information/ Waiver Request 8-10-26

(Proposed Use – Reconfigure Existing Building to 2 Residential Apartments & 1 Office)
(Total Area – 0.22 acres)
(Impervious – 0.13 acres existing)
+ 0.06 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						

SCHEDULE 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fort Monmouth – Allison Hall Block 110 Lot p/o 1 **Oceanport Avenue/Russell Avenue** **(County Routes 11/537 Ext.)**	Oceanport	OPSP10023	11-9-26	Final Approval 9-1-26

(Proposed – Office/Restaurant/Hotel)
(Total Site Area – 12.134 acres)
(Impervious Area – 4.78 acres existing
+ 4.29 acres proposed
9.07 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 MBD Development, LLC Block 127 Lot 1 **Oceanport Avenue** **(County Route 11)**	Oceanport	OPSP10755	10-28-26	Request Information 6-8-26

(Proposed Use – Parking Lot Expansion/Age Restricted Housing – 298 Units)
(Total Area – 38.34 acres)
(Impervious – 25.46 acres existing)
+0.11 acres proposed
25.57 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 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Old Wharf Development Block 121 Lots 1.01 & 2 East Main Street **Bridge # E-14**	Oceanport	OPSP10855	11-16-26	Final Approval 6-22-26

(Proposed Use – 19 Unit Townhomes)
(Total Area – 1.72 acres)
(Impervious Area – 0.66 acres existing)
+ 0.23 acres proposed
0.89 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						

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 199 Broad Street, LLC Block 105 Lots 15 & 16 **Broad Street** **(County Route 11)**	Red Bank	RBSP10814	10-29-26	Request Information 4-13-26

(Proposed Use – Mixed-Use - Office/Apartments)
(Total Area – 0.78 acres)
(Impervious – 0.48 acres existing)
+0.06 acres proposed
0.54 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 1504E

Monmouth County Development Review Committee
Monday, November 23, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Gated Investments, LLC Block 39 Lots 30 & 31 **Shrewsbury Avenue** **(County Route 13)**	Red Bank	RBSP10902	10-20-26	

(Proposed Use – 5 Story 40 Unit Multi-Family Building)
(Total Area – 1.28 acres)
(Impervious – 1.00 acres existing)
-0.03 acres proposed
0.98 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 1504F

Monmouth County Development Review Committee
Monday, November 23, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for All Electric Services, LLC Block 29 Lot 29 **Allentown Red Valley Road (County Route 526)**	Upper Freehold	UFTSP10913	11-18-26	Incomplete
	(Proposed Use - 2 Story Addition, Office/Storage, 4 Garage Bays, and Parking Area) (Total Area – 0.92 acres) (Impervious – 0.14 acres existing) +0.02 acres proposed 0.17 acres total			