

Revised Agenda for Monday, April 13, 2026
SCHEDULE 1489A

Monmouth County Development Review Committee
Monday, April 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bruce & Donna Bennett Block 176 Lot 35 Brickyard Road	Howell	HWSB1018	3-24-26	2	Exempt
(Proposed Use – Subdivide Lot 35 into 2 Lots) (Total Area – 4.96 acres)					
Subdivision for 183 Drs. James Parker Blvd, LLC Block 90 Lots 12.01 – 12.02 Drs. James Parker Blvd.	Red Bank	RBSB1019	3-27-26	2	Exempt
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 0.50 acres)					

SCHEDULE 1489B

Monmouth County Development Review Committee
Monday, April 13, 2026

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 4041 Route 130 Block 65.01 Lot 15 US 9	Freehold Township	FRTSP10827 (Also: FRTSP471A-D)	3-27-26	County Approval Not Required
<p>(Proposed Use – Improvements to Car Dealership) (Total Area – 6.35 acres) (Impervious – 4.45 acres existing <u>+0.05 acres propose</u> 4.50 acres total</p>				
Site Plan for Manalapan Market, Inc. Block 10 Lot 21 Route 9	Manalapan	MNSP10824	4-7-26	County Approval Not Required
<p>(Proposed Uses - Repurposing Existing Pauline's Health food Store to Restaurant) (Total Area – 2.72 acres) (Impervious – 0.46 acres total)</p>				
Site Plan for All Things Vic, LLC Block 4.01 Lots 1-3, 26.02 Riverside Avenue	Red Bank	RBSP10825	3-25-26	County Approval Not Required
<p>(Proposed Use – Site Improvements to Existing Pizza Restaurant) (Total Area – 4.89 acres) (Impervious – 0.49 acres existing) <u>-0.08 acres proposed</u> 0.41 acres total</p>				
Site Plan for 183 Drs. James Parker Blvd, LLC Block 90 Lots 12.01 – 12.02 Drs. James Parker Blvd.	Red Bank	RBSP10828	3-27-26	County Approval Not Required
<p>(Proposed Use – (2) 2 – Family Dwellings) (Total Area – 0.50 acres) (Impervious – 0.11 acres existing) <u>+0.19 acres proposed</u> 0.30 acres total</p>				

SCHEDULE 1489C

Monmouth County Development Review Committee
Monday, April 13, 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 1489D

Monmouth County Development Review Committee
Monday, April 13, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian at Estates at Brock Farms, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	3-12-26	171	Request Information 2-9-26

(Proposed Use – Single Family Detached & Duplex Affordable Housing)
(Total Area – 128.38 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 RCH 162 Newtons Corner, LLC Block 1.12 Lots 14.01 & 15.01 Newtons Corner Road	Howell	HWSB960	3-26-26	24	Preliminary Approval 9-8-25
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(Proposed Use – 22 Single Family Homes)
(Total Area – 9.72 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 1489D

Monmouth County Development Review Committee
Monday, April 13, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Wooleytown Associates, LLC Block 120 Lots 47 & 48 Wooleytown Road	Marlboro	MRSB1017	3-2-26	14	
(Proposed Use – Residential) (Total Area – 4.33 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 Bio Investment Group, LLC Block 33.13 Lots 5, 29, 30 & 31 West Park Avenue (County Route 14)	Ocean	OSB984	3-16-26	8	Request Information 2-9-26
(Proposed Use – Residential Major Subdivision) (Total Area – 2.58 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 1489D

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

APPLICATION MUNICIPALITY FILE # DATE REC'D ACTION

Site Plan for
Netflix, Inc. Eatontown ETSP10574 4-9-26 Amended
Block 301 (Also: OPSP10575) Conditional
Lots 1 & 1.01 Approval
**Avenue of Memories, Saltzman Ave,
Sherrill Ave., Wilson Ave.
(County Route 537), Bridge # E-32**

(Proposed Use – Motion Picture, Television & Broadcast Studio Campus)
(Total Area – 31.90 acres)
(Impervious – 24.30 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						

Site Plan for
Redevelopment Capital
Holdings, LLC Howell HWSP10813 2-19-26 Incomplete
Block 130 2-19-26
Lots 30, 31.01, 38-40
US HWY 9

(Proposed Use – 208 Unit Multi-Family Residential Building)
(Total Area – 8.12 acres)
(Impervious – 1.65 acres existing)
+3.16 acres proposed
4.81 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						

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Old Tennent Church Block 25 Lot 7.01 Freehold-Englishtown Road (County Route 522)	Manalapan	MNSP10788	3-26-26	Request Information 12-22-25/ Waiver Request
(Proposed Use – Cemetery Sign Replacement) (Total Area – 12.50 acres) (Impervious – 0.21 acres total)				

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

Site Plan for Navesink Country Club, Inc. Blocks 983/983.01 Lots 4/ 1, 4, 5, 12, 13 & 15 Navesink River Road (County Route 12A) Bridge Number MT-37, MT-38	Middletown	MDSP10619 (Prior - MDSP464A-464D)	3-13-26	Final Approval 9-5-25
(Proposed Use – Golf Course – 10 th Hole Renovation) (Total Area – 134 acres) (Impervious – 9.78 acres existing -0.13 acres proposed 9.65 acres total)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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Charles Casagrande						

SCHEDULE 1489D

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1100 Rike Drive Group, LLC Block 16 Lot 9.07 Rike Drive	Millstone	MSSP10763	3-19-26	Incomplete 8-29-25
(Proposed Use – 15,960 Sq.ft. Flex Warehouse) (Total Area – 2.98 acres) (Impervious – 1.03 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						

Site Plan Netflix, Inc. Block 301 Lots 1 & 1.01 Avenue of Memories, Saltzman Ave, Sherrill Ave., Wilson Ave. (County Route 537) Bridge # E-32	Oceanport	OPSP10575 (Also: ETSP10574)	4-9-26	Amended Conditional Approval
(Proposed Use – Motion Picture, Television & Broadcast Studio Campus) (Total Area – 31.90 acres) (Impervious – 24.30 acres new proposed)				

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Joe Barris						
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SCHEDULE 1489D

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

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 (Proposed Use – Mixed-Use - Office/Apartments) (Total Area – 0.78 acres) (Impervious – 0.48 acres existing) <u>+0.06 acres proposed</u> 0.54 acres total	RBSP10814	2-24-26	Incomplete 3-9-26

	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 Black & Veatch Block 31 Lot 2 Shrewsbury Ave. (County Route 13)	Shrewsbury Borough	SHSP10821	3-16-17	(Proposed Use – Solar Carports and Accessory Equipment in Existing Parking Lot) (Total Area – 1.50 acres) (Impervious – 0.65 acres total)
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Joe Barris						
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Charles Casagrande						

SCHEDULE 1489F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Executive West, LLC Block 56 & 57 Lots 1,2,4,6 Main Street, Sixth Ave. & River Road	Belmar	BLSP10832	4-6-26	Incomplete
	(Proposed Use – 139 Units, Commercial & Garage Parking) (Total Area – 2.14 acres) (Impervious – 1.95 acres total)			
Site Plan for AAGWML- F Property, LLC Blocks 73/74/75 Lots 1-7/6-10, 11.01/ 1-8 Woodward Road County Route 527	Manalapan	MNSP10835	4-9-26	Incomplete
	(Proposed Use – Recreation Center) (Total Area – 65.79 acres) (Impervious – 8.29 acres existing + 19.85 acres proposed 28.14 acres total)			
Site Plan for Tractor Supply Company Block 120 Lot 21.02 West Park Ave.	Tinton Falls	TFSP10831	4-6-26	Incomplete
	(Proposed Use – Addition to Existing Building) (Total Area – 3.85 acres) (Impervious – 2.43 acres existing) 0 acres proposed 2.43 acres total)			
Site Plan for Amazon.com Services, LLC Block 41 Lots 14.011, 36.01, 37.012 Old York Road (County Route 539)	Robbinsville	ROSP10834	4-8-26	Incomplete
	(Proposed Use – Internal Employee Parking & Trailer Parking Reconfiguration) (Total Area – 82.72 acres) (Impervious – 27.13 acres total)			