

Tentative Agenda for January 8, 2024
SCHEDULE 1435A

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Synagogue House of Miriam Block 4 Lot 3 Lincoln Avenue	Long Branch (Proposed Use – House of Worship) (Total Area – 3.644 acres)	LB601	12-28-23	2	Exempt
Subdivision for Oceanside Builders, Inc. Block 74 Lot 10 Atlantic Avenue & Walling Place	Middletown (Proposed Use – Single Family Homes) (Total Area – 0.407 acres)	MD1492	12-20-23	3	Exempt
Subdivision for James Lawson, Jr. Block 713 Lot 20 Summerfield Avenue	Neptune Township (Proposed Use – Single Family Residential) (Total Area – 0.246 acres)	N558	12-27-23	2	Exempt
Subdivision for 1414 Woodlock, LLC Blocks 113, 120 Lots 7, 30 Woodlock Avenue	Ocean (Proposed Use – Single Family Residential) (Total Area – 0.229 acres)	O625	12-28-23	2	Exempt
Subdivision for 564 Monmouth Avenue, LLC Block 77 Lot 1 Monmouth Avenue	Spring Lake Heights (Proposed Use – Single Family Dwellings) (Total Area – 0.344 acres)	SLH290	1-3-24	2	Exempt

SCHEDULE 1435B

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 360 Route 9, LLC Block 8 Lot 11.03 Route 9 North	Manalapan	MNSP10494	12-20-23	County Approval Not Required
	(Proposed Use – Coffee Shop with Drive Thru) (Total Area – 0.561 acres) (Impervious – 0.467 acres existing) <u>-0.05 acres proposed</u> 0.417 acres total			
Site Plan for Ilan High School Block 207 Lots 1 & 8 Roseld Avenue	Ocean	OSP10490	12-18-23	County Approval Not Required
	(Proposed Use – Parochial School) (Total Area 3.64 acres) (Impervious – 2.028 acres existing) <u>+0.006 acres proposed</u> 2.034 acres total			
Site Plan for Haddad Management, LLC Block 22 Lots 85 & 85.01 Norwood Avenue	Ocean	OSP10493	12-20-23	County Approval Not Required
	(Proposed Use - Mixed Use) (Total Area – 1.15 acres) (Impervious – 1.018 acres existing) <u>-0.165 acres proposed</u> 0.853 acres total			

SCHEDULE 1435C

Monmouth County Development Review Committee
Monday, January 8, 2024

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 1435D

Monmouth County Development Review Committee
Monday, January 8, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for
Eatontown Monmouth Mall, LLC
Block 2201/2202
Lots 1.01, 1.02, 2, 3, 4, & 5/1
Wyckoff Road
(County Route 547)

Eatontown

ETMJ851 12-19-23
(Also: ETSP10491)

10

(Proposed Use – Retail, Entertainment, Medical & Residential)
(Total Area – 104 acres)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Subdivision for
Renaissance Estates at Freehold, LLC
Block 92
Lot 17
Elton Adelpia Road
(County Route 524)
(County Bridge F-43)

Freehold
Township

FRTMJ827 12-1-23

26

Request
Information
9-12-23

(Proposed Use – Residential)
(Total Area – 18.589 acres)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435D

Monmouth County Development Review Committee
Monday, January 8, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNMJ812 (also MNSP10228)	12-5-23	132	Request Information 8-14-23

(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments)
(Total Area – 162.34 acres)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Subdivision for Sweetmans Lane, LLC Block 8301 Lot 24 Sweetmans Lane (County Route 527)	Manalapan	MNMJ848	12-7-23	7	
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(Proposed Use – Single Family Residential)
(Total Area – 13.619 acres)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435D

Monmouth County Development Review Committee
Monday, January 8, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for
JSM at Eighteenth Avenue,
Wall, LLC
Block 800
Lots 5.01, 6.01 & 22
18th Avenue
(County Route 30)

Wall

WMJ850
(WSP10489)

12-18-23

203

(Proposed Use – Age Restricted Townhomes)
(Total Area- 95.689)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435E

Monmouth County Development Review Committee
Monday, January 8, 2024

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
Eatontown Monmouth Mall, LLC
Block 2201/2202
Lots 1.01, 1.02, 2, 3, 4, & 5/1
Wyckoff Road
(County Route 547)

Eatontown

ETSP10491
(Also: ETMJ851)

12-19-23

(Proposed Use – Retail, Entertainment, Medical & Residential)
(Total Area – 104 acres)
(Impervious – 87 acres existing)
-10 acres proposed
77 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Site Plan for
JDN Real Estate – Freehold, LP
Block 70
Lot 20.07
West Main Street
(County Route 537)

Freehold
Township

FRTSP10492

12-20-23

(Proposed Use – Commercial)
(Total Area – 29.42)
(Impervious – 5.000 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435E

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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 100 Oceanport Avenue Block 58 Lot 61 Oceanport Avenue & Willow Drive (County Route 11 & 13B)	Little Silver	LSSP10464	12-18-23	Request Information 10-10-23

(Proposed Use – Private Auto Service)
 (Total Area – 0.91 acres)
 (Impervious – 0.636 acres existing)
+0.008 acres proposed
 0.644 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNSP10228 (also MNMJ812)	12-5-23	Request Information 8-14-23
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(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments)
 (Total Site Area – 162.34 acres)
 (Impervious Area – 10.35 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435E

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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
Mill Contracting, LLC
Block 11
Lot 32
Tennent Road
(County Route 3)

Manalapan

MNSP10486

12-7-23

(Proposed Use – Office)
(Total Area – 0.46)
(Impervious – 0.114 acres existing)
+0.020 acres proposed
0.134 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Site Plan for
Hampshire Belford, LLC
Block 646
Lots 17 & 18
Leonardville Road
(County Route 516)

Middletown

MDSP10488

12-11-23

(Proposed Use- Dollar General Retail Store)
(Total Area – 1.832 acres)
(Impervious – 0.827 acres existing)
+ 0.396 acres proposed
1.223 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435E

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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 Triumphant Life Church Block 110.07 Lot 1 Sherril Avenue (County Route 537) Saltzman Avenue (County Route 537) Bridge # E-13	Oceanport	OPSP10456	8-1-23	Request Information 8-28-23
(Proposed Use – Church) (Total Area – 4.981 acres) (Impervious – 1.587 acres existing) +1.190 acres proposed 1.777 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Site Plan for ELRAC, LLC Block 10 Lots 4 & 5 MA-13 Newman Springs Road (County Route 520)	Shrewsbury Borough	SHSP9698A	12-21-23	Conditional Approval 5-30-23
(Proposed Use – Rent-A-Car) (Total Area – 1.663 acres) (Impervious – 1.573 acres existing) -0.07 acres proposed) 1.503 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435E

Monmouth County Development Review Committee
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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 John D. & Laura Piccinich Block 6 Lots 11 & 12 Florence Avenue (County Route 39)	Union Beach	UBSP10487	12-8-23	Waiver Request

(Proposed Use – Retail & Residential)
 (Total Area – 0.398 acres)
 (Impervious – 0.167 acres existing)
 + 0.171 acres proposed
 0.338 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Site Plan for JSM at Eighteenth Avenue, Wall, LLC Block 800 Lots 5.01, 6.01 & 22 18th Avenue (County Route 30)	Wall	WSP10489 (Also: WMJ850)	12-18-23	
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(Proposed Use – Age Restricted Townhomes)
 (Total Area- 95.689)
 (Impervious Coverage – 0.93 acres existing)
 +20.64 acres proposed
 21.57 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435E

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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 McDonald's Corporation Block 20 Lot 8 Locust Avenue (County Route 15)	West Long Branch	WL BSP10381	12-11-23	Request Information 2-13-23
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(Proposed Use – Side-by-Side Drive-Thru McDonalds)
(Total Area – 1.285 acres)
(Impervious Coverage – 0.845 acres existing)
-0.007 acres proposed
0.838 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1435F

Monmouth County Development Review Committee
Monday, January 8, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	DATE INCOMPLETE
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 County Road 537 (County Route 537)	Colts Neck	CNMJ849 (Also: CNMJ715, CNSP10060)	12-8-23	(4 Lots)	
	(Proposed Use – Residential) (Total Area – 15.52 acres)				
Subdivision for K. Hovnanian at Preserve at Freehold, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	12-1-23	171(Lots)	
	(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.387 acres)				
Site Plan for Yeshivas Emek Hatorah, Inc. Block 6 Lots 15, 22, 23, 23.01 Kent Road	Howell	HWSP10451	11-27-23		
	(Proposed Use – Religious School) (Total Area – 16.03 acres) (Impervious – 1.45 acres existing) <u>+1.74 acres proposed</u>				