

Tentative Agenda for January 9, 2023

SCHEDULE1411A

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for JLV Holdings, LLC Block 488 Lots 1, 4.01 & 4.02 Route 36	Middletown	MD1485	12-27-22	3	Exempt

SCHEDULE1411B

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Shaare Tefilah Ben Moshe Block 4002 Lots 22 & 23 Whalepond Road	Eatontown	ETSP10371	12-27-22	CANR
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(Proposed Use – House of Worship)
(Total Area – 1.49 acres)
(Impervious – 0.69 acre existing)
 + 0.25 acre proposed
0.94 acre total

Site Plan for Wen Claire Real Estate Block 130 Lot 51.03 Route 9	Howell	HWSP10367	12-14-22	CANR
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(Proposed Use – Wendy's Quick Serve Restaurant)
(Total Area – 1.84 acres)
(Impervious – 0.14 acre existing)
 + 0.76 acre proposed
0.90 acre total

SCHEDULE1411B

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Camp Royal Estates, LLC Block 154 Lot 13 West Farms Road	Howell	HWSP10369	12-15-22	CANR
	(Proposed Use – Day Care/Summer Camp) (Total Area – 2.05 acres) (Impervious – 0.47 acre existing) <u>+ 0.08 acre proposed</u> 0.27 acre total			
Site Plan for PMB Group Keyport Block 112 Lot 1.02 Route 35	Keyport	KPSP10372	12-28-22	CANR
	(Proposed Use – Car Dealership) (Total Area – 4.04 acres) (Impervious – 3.44 acres existing) <u>+0.02 acre proposed</u> 3.46 acres total			

SCHEDULE1411B

Monmouth County Development Review Committee
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Exempt Site Plans
 No impact, <1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
 JLV Holdings, LLC
 Block 488,
 Lots 1, 4.01 & 4.02
 Route 36

Middletown

MDSP10370

12-27-22

CANR

(Proposed Use – Equipment Sales)
 (Total Area – 2.13 acres)
 (Impervious – 0.47 acre existing)
0 acre proposed
 0.47 acre total

Site Plan for
 One Globe Court, LLC
 Block 28
 Lot 4
 Mechanic Street

Red Bank

RBSP10368

12-15-22

CANR

(Propose Use – Residential)
 (Total Area – 0.68 acre)
 (Impervious – 0.67 acre existing)
-0.02 acre proposed
 0.65 acre total

SCHEDULE1411C

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Zukas Properties, LLC Block 29 Lot 14 Manalapan Avenue (County Route 24)	Freehold Borough	FR324 ROW4017	12-21-22	3	Request Information 7-25-22
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(Proposed Use – Residential)
(Total Area – 1.48 acres)

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

SCHEDULE1411D

Monmouth County Development Review Committee
Monday, January 9, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for A2 Solutions, LLC Block 69.01 Lot 33.01 Rt. 33 Business	Freehold Township	FRTMJ830 (Prior FRTMJ619 - PA)	12-08-22	10	
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(Proposed Use – Residential Subdivision)
(Total Area – 0.527 acre)

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

Subdivision for D.R. Horton, LLC Block 150.03 Lots 1-109 Hovchild Boulevard County Bridge W-38	Tinton Falls	TFMJ831	12-20-22	40	
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(Proposed Use – 90 Townhomes with 18 Affordable Flats)
(Total Area – 15.11 acres)

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

SCHEDULE1411E

Monmouth County Development Review Committee
Monday, January 9, 2023

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
Countryside Developers, Inc.
Block 42
Lot 4
Stone Hill Road
County Bridges A-12 & A-13

Colts Neck
CNSP10366
12-12-22

(Proposed – Multifamily residential)
(Total Site Area – 15.217 acres)
(Impervious – 0.43 acre existing)
+4.46 acre proposed
4.89 acres total

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

Site Plan for
Barclay Square at Holmdel, LLC
Block 52
Lots 17 & 18
**Palmer Avenue
(County Route 7)**

Holmdel
HLSP10069
12-21-22

(Proposed – New 60-unit multi-family residential)
(Total Site Area – 6.74 acres)
(Impervious Area – 1.06 acres new proposed)

Request
Information
10-11-22

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

SCHEDULE1411E

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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 The Atlantic Club Block 215 Lots 3 & 5.01 Ocean Blvd. (County Route 57)	Long Branch	LBSP10271	12-19-22	Request Information 11-28-22
(Proposed Use – New 8-story Residential Building with 154 Units) (Total Site Area – 3.68 acres) (Impervious Area – 2.53 acres proposed)				

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

Site Plan for Triplet Square Site Plan Block 27 Lot 34.011 Main Street (County Route 3)	Manalapan	MNSP10360	12-02-22	
(Proposed Use – Self Storage) (Total Area – 6.66 acres) (Impervious – 1.34 acres proposed)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
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Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE1411E

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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 Michael and Barbara Augun Block 32 Lot 13 Manalapan Avenue (County Route 24)	Freehold Borough	FRSP10315	12-16-22	Request Information 08-22-22

(Proposed Use – Auto Repair and Service Shop)
(Total Site Area – 1.1 acres)
(Impervious – 0.16 acre existing)
+ 0.20 acre proposed
0.36 acre total

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

Site Plan for Pond Road Associates Block 5 Lot 6 NJSH Route 9 County Bridges F-1 & F-1A	Freehold Township	FRTSP10365	12-08-22	
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(Proposed Use – Shake Shack Restaurant w/ Drive-Thru)
(Total Area – 20.76 acres)
(Impervious – 10.00 acres existing)
-0.06 acre proposed
9.94 acres total

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

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

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Site Plan for
Enology Holdings, LLC
Cream Ridge Winery
Block 42
Lot 1.02

Upper Freehold

UFTSP10362

12-06-22

(Propose Use – Commercial Vineyard)
(Total Area – 6.0 acres)
(Impervious – 0.76 acre existing)
0 acre proposed
0.76 acre total

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

Site Plan for
TFJ Wall, LLC
Block 745
Lot 1
East Hurley Pond Road

Wall

WSP10342

10-06-22

(Proposed Use – Self-Storage Facility)
(Total Area – 5.95 acres)
(Impervious – 1.44 acres new proposed)

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

SCHEDULE1411F

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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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