

Tentative Agenda for January 13, 2025
SCHEDULE 1459A

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Monteforte Construction, Inc. Block 267 Lots 42, 43, 51 & 54 Seventh Avenue and Broadway	Long Branch	LBSB909	12-30-24	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.61 acres)				
Subdivision for Wesley Dasilva Block 242 Lot 12 Grand Avenue	Long Branch	LBSB912	1-2-25	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 0.26 acres)				
Subdivision for Christopher & Elizabeth Kaeli/ Jeffrey and Hattie Bollerman Block 27.01 Lots 8, 9, 10 Borden Street	Monmouth Beach	MBSB908	12-19-24	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 0.49 acres)				

SCHEDULE 1459B

Monmouth County Development Review Committee
 Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Charleston Beach, LLC Block 65, Lot 11 Main Street	Belmar (Proposed Use – Retail Apartments) (Total Area – 0.17 acres) (Impervious – 1.47 acres existing) <u>-1.34 acres proposed</u> 0.13 acres total	BLSP10636	12-18-24	County Approval Not Required
Site Plan for Tommy's at Freehold, LLC Block 71 Lot 17 & 18 Hwy 9	Freehold Township (Proposed Use – Parking Lot Expansion) (Total Area – 3.44 acres) (Impervious – 3.20 acres existing) <u>-0.98 acres proposed</u> 2.22 acres total	FRTSP10645 (Also FRTSP9811)	12-18-24	County Approval Not Required
Site Plan for Sireil Management, LLC Block 58 Lots 31 & 34 Route 35	Holmdel (Proposed Use – Childcare Center) (Total Area – 11.69 acres) (Impervious – 6.67 acres existing) <u>+0.01 acres proposed</u> 6.68 acres total	HLSP10640	12-11-24	County Approval Not Required

SCHEDULE 1459B

Monmouth County Development Review Committee
 Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Omnicon Realty Use Variance Block 175 Lot 35.01 Route 33	Howell (Proposed Use – Commercial) (Total Area – 6.54 acres) (Impervious – 0.33 acres existing) <u>+0.21 acres proposed</u> 0.54 acres total	HWSP10642	12-23-24	County Approval Not Required
Site Plan for ZS Mill I, LLC Block 25 Lots 54.03, 54.06, 54.07, 54.08, 54.10 Route 9 & Lanes Mill Road	Howell (Proposed Use – Retail, Restaurant, Office) (Total Area – 52.01 acres) (Impervious - 31.41 acres existing) <u>-0.26 acres proposed</u> 31.15 acres total	HWSP10646	1-7-25	County Approval Not Required
Site Plan for Seventh Avenue Development, LLC Block 267 Lots 51 & 54 Seventh Avenue	Long Branch (Proposed Use – 3 Story Mixed Use Building) (Total Area – 0.52 acres) (Impervious – 0.53 acres existing) <u>-0.44 acres proposed</u> 0.09 acres total	LBSP10649 (Also – LBSB909)	12-30-24	County Approval Not Required
Site Plan for 1264 Hwy 35, LLC Block 805 Lot 72 Hwy 35	Middletown (Proposed Use – Athletic Club/Day Care) (Total Area – 2.156 acres) (Impervious – 0.70 acres existing) <u>+0.28 acres proposed</u> 0.98 acres total	MDSP10643	12-13-24	County Approval Not Required

SCHEDULE 1459C

Monmouth County Development Review Committee
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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 1459D

Monmouth County Development Review Committee
Monday, January 13, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1459E

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 60 Bay Ave. Highlands, LLC Block 42 Lot 1 Bay Ave. (County Route 8)	Highlands	HSP10591	12-12-24	Waiver Request/ Request Information 9-23-24

(Proposed Use – Multi-Family – 1 proposed dwelling unit (4 existing)
(Total Area – 0.15 acres)
(Impervious – 0.05 acres existing)
+0.05 acres proposed
0.11 acres total

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

Site Plan for Zarelli Site Services, Inc. Block 48 Lot 7 Squankum Road (County Route 524)	Howell	HWSP10346	12-13-24	Waiver Request/ Request Information 11-14-24
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(Proposed Use – Warehouse & Office)
(Total Site Area – 1.931 acres)
(Impervious Area – 0.199 acres existing)
+0.110 acres proposed
0.310 acres total

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

SCHEDULE 1459E

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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 Hanna Group ABL, LLC Block 169 Lot 1.07 Okerson Road	Howell	HWSP10638	12-5-24	
	(Proposed Use – Warehouse Distribution) (Total Area – 2.80 acres) (Impervious – 1.82 acres new proposed)			

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

Site Plan for Sea Free Plaza, LLC Block 169.01 Lot 1.12 Highway 33	Howell	HWSP10644 (Also - HWSP9903)	12-16-24	
	(Proposed Use – Commercial/Industrial) (Total Area – 3.085 acres) (Impervious – 1.65 acres new proposed)			

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

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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 Wells Fargo Block 1072 Lot 37.01 Newman Springs Road County Route 520	Middletown	MDSP10596	12-10-24	Request Information 11-12-24

(Proposed Use – Sign Replacement)
(Total Site Area – 6.70 acres)
(Impervious Area – 4.69 acres total)

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

Site Plan for JCP&L/First Energy Block 600 Lots 1 & 2	Middletown	MDSP10613	12-18-24	Request Information 10-28-24
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(Proposed Use – Utility Substation)
(Total Area – 21.87 acres)
(Impervious – 1.31 acres existing)
+0.01 acres proposed
1.32 acres total

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

SCHEDULE 1459E

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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 Hollywood Golf Club Block 40 Lots 1,2,34,82,83,84,88,100&111 Roseld Avenue (Bridge # O-15, O-56)	Ocean	OSP10641	12-12-24	
	(Proposed Use – Golf Club) (Total Area – 155.64) (Impervious – 116.73 acres existing) <u>0 acres proposed</u> 116.73 acres total			

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

Site Plan for JCP&L/First Energy Block 2 Lot 21 Newman Springs Road (County Route 520)	Shrewsbury Borough	SHSP10620	10-22-24	Request Information 11/12/24
	(Proposed Use – Utility Transmission Line Structure) (Total Area – 6.51 acres) (Impervious – 3.84 acres existing) <u>0 acres proposed</u> 3.84 acres total			

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

SCHEDULE 1459E

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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 True Life Church Block 973 Lot 6 & 7 Herbertsville Road (County Route 549)	Wall	WSP10635	12-11-24	Incomplete 11-25-24
(Proposed Use – Residential/Farm/Religious Use) (Total Area – 27.49 acres) (Impervious – 1.54 acres existing) <u>+7.88 acres proposed</u> 9.42 acres total				

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

SCHEDULE 1459F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC Block 4302 Lot 1-2 Eighth Avenue	Asbury Park (Proposed Use – Residential) (Total Area – 1.25 acres) (Impervious - 1.14 acres existing) <u>-0.08 acres proposed</u> 1.06 acres total	APSP10653	1-9-25	Incomplete
Site Plan for MAOD Larrabee Collector Station Block 5 Lots 2 & 3 Randolph Road, Oak Glen Road, and Brook Road	Howell (Proposed Use – Electrical Substation) (Total Area – 99.6 acres) (Impervious – 1.80 acres existing) <u>2.32 acres proposed</u> 4.12 acres total	HWSP10647	12-24-3-24	Incomplete
Site Plan for Julie Richard, LLC Block 141 Lot 1 US 9	Howell (Proposed Use – Gas Station & Convenience Center) (Total Area – 2.84 acres) (Impervious – 1.23 acres existing) <u>+0.36 acres proposed</u> 1.59 acres total	HWSP10652	1-6-25	Incomplete
Site Plan for U.S. Tank Painting, Inc. Block 16 Lot 9.06 Rike Drive	Millstone (Proposed Use – Office/Warehouse) (Total Area – 2.98 acres) (Impervious – 0.85 acres existing) <u>+ 0.39 acres proposed</u> 1.24 acres total	MSSP10648	12-30-24	Incomplete