

Tentative Agenda for January 23, 2023

SCHEDULE 1412A

Monmouth County Development Review Committee
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 626 Cedarcrest Dr., LLC Block 43.01 Lot 3 Cedarcrest Drive	Brielle	BR363	1-17-23	3	Exempt
Subdivision for Juan Gutierrez Block 9 Lots 2.01 & 2.08 Ever Green Lane & Willow Brook Road	Colts Neck	CN464	1-13-23	2	Exempt

SCHEDULE 1412B

Monmouth County Development Review Committee
 Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 208 Main Street Realty, LLC Block 2402 Lot 16 Main Street	Asbury Park	APSP10377	1-12-23	CANR
(Proposed Use – Temporary Outdoor Bar w/ Temporary Tent) (Total Site Area – 0.319 acres) (Impervious - 0.263 acres existing) <u>+0.018 acres proposed</u> 0.281 acres total				

SCHEDULE 1412C

Monmouth County Development Review Committee
Monday, January 23, 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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SCHEDULE 1412D

Monmouth County Development Review Committee
Monday, January 23, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Bay Developers, LLC Block 23 Lot 7.02, 10 South Street (County Route 20)	Manasquan	MQMJ815	1-03-23	4	Request Information 11-28-22
	(Proposed Use – Residential) (Total Area – 0.631 acres)				

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

SCHEDULE 1412E

Monmouth County Development Review Committee
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Memorial Ave. Holdings, LLC Block 705 Lots 1-5 Memorial Drive (County Route 40A)	Asbury Park	APSP10316	1-12-23	Request Information 11-28-22

(Proposed Use – Mixed Use – Residential and Commercial)
(Total Site Area – 1.146 acres)
(Impervious – 0.618 existing)
+ 0.454 acres proposed
1.072 acres total

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

Site Plan for Calgo Gardens Block 178 Lot 30 Adelphia-Farmingdale Road (County Route 524)	Howell	HWSP9325B (Also: HWSP9325A) (Also: HWSP9325)	1-12-23	
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(Proposed Use – Construction of a Yurt & Greenhouse)
(Total Site Area – 6.67 acres)
(Impervious – 0.78 acres existing)
+0.04 acres proposed
0.82 acres total

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

SCHEDULE 1412E

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
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Site Plan for
Kelly 29, LLC
Block 75
Lot 8.01
Oceanport Ave.
(County Route 11)

Little Silver

LSSP10373
(Also: LSSP9819)

1-04-23

(Proposed Use – Restaurant)
(Total Area – 0.629 acres)
(Impervious – 0.33 acres existing)
+0.29 acres proposed
0.62 acres total

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

Site Plan for
Little Silver Donuts, LLC
Block 75
Lots 6.02 & 6.03
Sycamore Avenue
(County Route 13A)

Little Silver

LSSP10376

1-12-23

(Proposed Use – Dunkin Baked Goods Store)
(Total Area – 1.026 acres)
(Impervious – 0.455 acres existing)
-0.018 acres proposed
0.437 acres total

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

SCHEDULE 1412E

Monmouth County Development Review Committee
Monday, January 23, 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 Volunteers in Health, Inc. Block 74 Lot 7.02 Shrewsbury Avenue (County Route 13)	Red Bank	RBSP6959B (Also: RBSP6959A) (Also: RBSP6959)	1-12-13	
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(Proposed Use – Medical Office)
(Total Area – 0.2 acres)
(Impervious – 0.102 acres existing)
+ 0.034 acres proposed
0.136 acres total

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

Site Plan for ELRAC, LLC Block 10 Lots 4 & 5 Newman Springs Road (County Route 520)	Shrewsbury Borough	SHSP9698A	1-10-23	Request Information 8-22-22
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(Proposed Use – Rent-A-Car)
(Total Area – 1.663 acres)
(Impervious – 1.568 acres existing)
-0.001 acres proposed
1.567 acres total

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

SCHEDULE 1412E

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 Bull Bio Enterprise, LLC Block 22.01 Lot 1.04 Imlaystown-Hightstown Road (County Route 43) New Clayton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTSP10326	1-12-23	Request Information 9-12-22

(Proposed use – Commercial Site)
(Total Area – 4.674 acres)
(Impervious – 0.10 acres existing
+ 1.57 acres proposed
1.67 acres total)

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

Site Plan for Atlantic Manor Associates Block 810 Lot 6 Spur Atlantic Ave (County Route 524)	Wall	WSP10374	1-10-23	
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(Proposed Use – Residential)
(Total Area – 13.393 acres)
(Impervious – 4.687 acres existing)
+0.063 acres proposed
4.750 acres total

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

SCHEDULE 1412E

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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
Schulco Real Estate, LLC
Block 942
Lot 65.01
West Hurley Pond Road

Wall

WSP10375

1-12-23

(Proposed Use – Industrial Park)
(Total Area – 25.85 acres)
(Impervious – 1.689 acres existing)
+ 9.8 acres proposed
11.489 acres total

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

Site Plan for
Route 34 Gateway, LLC
Block 942
Lot 57.01
Route 34

Wall

WSP10378

1-13-23

(Proposed Use – Flex Warehouse Park)
(Total Area – 59.49 acres)
(Impervious – 0.489 acres existing)
+ 9.692 acres proposed
10.18 acres total

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

SCHEDULE 1412F

Monmouth County Development Review Committee
Monday, January 23, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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