Tentative Agenda for January 27, 2025
SCHEDULE 1460A

Monmouth County Development Review Committee
Monday, January 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hobert Street, LLC Block 223 Lots 15, 16, 17 Hobart Street	Marlboro (Proposed Use – Residential) (Total Area – 1.25 acres)	MRSB913	1-15-25	3	Exempt
Subdivision for Vernon Henderson Block 71 Lot 1 Hawthorne Avenue	Neptune City (Proposed Use – Single Family Residential) (Total Area – 0.28 acres)	NCSB917	1-23-25	2	Exempt
Subdivision for Kirsh Kraft, LLC Block 57 Lot 8 & 9 Fifth Street	Highlands (Proposed Use – Single Family Homes) (Total Area – 0.13 acres)	HSB914	1-15-25	2	Exempt
Subdivision for Lesette Cholula Block 110 Lot 128 Freewood Street	Howell (Proposed Use – Residential) (Total Area – 0.53 acres)	HWSB915	1-16-25	2	Exempt

SCHEDULE 1460B

Monmouth County Development Review Committee
Monday, January 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for VFR Enterprise, LLC Block 32 Lots 4 & 5 Main Street	Bradley Beach (Proposed Use – Vacuum Stations for Car wash on Lot 5) (Total Area – 0.94 acres) (Impervious – 0.70 acres existing) +0.07 acres proposed 0.77 acres total	BBSP10657	1-14-25	County Approval Not Required
Site Plan for Julie Richard, LLC Block 141 Lot 1 US 9	Howell (Proposed Use – Gas Station and Convenience Center) (Total Area – 2.84 acres) (Impervious - 1.23 acres existing) +0.36 acres proposed 1.59 acres total	HWSP10652	1-14-25	County Approval Not Required
Site Plan for Gio Associates, LLC Block 305, Lot 9 University Place	Long Branch (Proposed Use – Mixed Use Development) (Total Area - 0.37 acres) (Impervious – 0.06 acres existing) +0.26 acres proposed 0.31 acres total	LBSP10639	1-22-25	County Approval Not Required

SCHEDULE 1460B

Monmouth County Development Review Committee
Monday, January 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JL Walker III Architect, LLC Block 80 Lot 8 Third Avenue	Spring Lake (Proposed Use – Market/Restaurant) (Total Area – 0.344 acres) (Impervious - 0.32 acres existing) -0.02 acres proposed 0.30 acres total	SLSP10662	1-23-25	County Approval Not Required
Site Plan for Amazon.com Services, LLC Block 128.03 Lot 47.01 Jumping Brook Road	Tinton Falls (Proposed Use – EV Modification) (Total Area – 50 acres) (Impervious – 17.50 acres existing) 0 acres proposed 17.50 acres total	TFSP10654	1-13-25	County Approval Not Required

SCHEDULE 1460C

Monmouth County Development Review Committee
Monday, January 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Maureen L. Cliff Block 5.02 Lot 27 **W. Park Ave.** **(County Route 14)**	Ocean	OSB911ROW	1-2-25	2	Waiver Request

(Proposed Use – 2 Lot Residential Subdivision)
(Total Area – 1.08 acres)

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

Subdivision for Brick City Reconstruction Block 74 Lot 4 **Florence Ave.** **(County Route 39)**	Union Beach	UBSB910ROW	1-2-25	2	

(Proposed Use – One Single Family Dwelling/One Family Dwelling)
(Total Area – 0.34 acres)

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

SCHEDULE 1460D

Monmouth County Development Review Committee
Monday, January 27, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Surrey Equities, LLC Block 2701 Lot 69.06 Monmouth Road State Highway 36 (Proposed Use – Residential Development – 145 Units) (Total Area -72.50 acres)	Eatontown	ETSB900 (Also - ETSB878)	11-13-24	152	Incomplete 10-28-24

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Zagari Block 183 Lot 15 Newman Springs Road **(County Route 520)** (Proposed Use – Residential) (Total Area – 2.490 acres)	Marlboro	MRMJ675	1-7-25	4	Amended Final Approval 10-15-24

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

SCHEDULE 1460D

Monmouth County Development Review Committee
Monday, January 27, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
K. Hovnanian New Jersey Operations, LLC Block 913 Lot 25.01 & 35.01 Wycoff Road	Wall (Proposed Use – Multi-Family Residential) (Total Area – 35.36 acres)	WSB891 (Also – WSP10588)	8-21-24	124	Amended Preliminary Approval

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

SCHEDULE 1460E

Monmouth County Development Review Committee
Monday, January 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CS Eatontown 36, LLC Block 2701 Lot 69.02 Monmouth Road State Highway 36	Eatontown	ETSP10593 (Also - ETSB878)	1-3-25	Incomplete 10-22-24

(Proposed Use - 33,780 sq. ft. – Self Storage Unit)
(Total Area – 5.00 acres)
(Impervious – 0.13 acres existing)
+1.89 acres proposed
2.02 acres total

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

Site Plan for CarMax Auto Superstores, Inc. Block 2701 Lot 69.04 Monmouth Road State Highway 36	Eatontown	ESTP10594 (Also - ETSB878)	1-3-25	Incomplete 10-22-24

(Proposed Use –8,630 sq. ft - Auto Dealership and Service Facility)
(Total Area – 8.21 acres)
(Impervious – 0.27 acres existing)
+4.22 acres proposed
4.49 acres total

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

SCHEDULE 1460E

Monmouth County Development Review Committee
Monday, January 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.01 & 18.02 **West Main Street** **(County Route 537)**	Freehold Township	FRTSP10651	1-6-25	

(Proposed Use – Mall Freestanding Signage Upgrade)
(Total Area – 0.45)
(Impervious – 0.0 acres proposed)

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Manalapan Grove Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 (176) **Wilson Avenue** **(County Route 527)**	Manalapan	MNSP10091 (also MNMJ789)	1-3-24	Waiver Request

(Proposed - Residential – 75 market rate townhomes)
(Total Site Area – 4.40 acres)
(Impervious Area – 1.83 acres new proposed)

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

SCHEDULE 1460E

Monmouth County Development Review Committee
Monday, January 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hexa Builders Block 11 Lot 19 **Perrineville Road** **(County Route 571)**	Millstone	MSSP10259	1-2-25	Request Information 12-9-24

(Proposed Use – Residential)
(Total area – 36.49 acres)
(Impervious – 0.768 acres existing)
+ 8.656 acres proposed
9.424 acres total

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

Site Plan for MPCC II, LLC Block 127 Lot 4 **Eatontown Boulevard** **(County Route 537)**	Oceanport	OPSP10200	1-6-25	Request Information 4-10-23

(Proposed – 373 additional parking spaces at existing site)
(Total Area – 29.23 acres)
(Impervious Area – 16.548 acres existing
+ 2.720 acres proposed
19.268 acres total)

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

SCHEDULE 1460F

Monmouth County Development Review Committee
Monday, January 27, 2025

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 new proposed	APSP10653	1-23-25	
Site Plan for 148 South Main Street, LLC Block 414 Lots 1, 2, 3, 4, & 14.02 Main Street	Marlboro (Proposed Use – Commercial) (Total Area – 15.36 acres) (Impervious – 4.94 acres existing) +1.27 acres proposed 6.21 acres total	MRSP10659	1-16-25	Incomplete
Site Plan for Heck Avenue Supportive Housing, LP Block 304 Lot 1.02 **Atkins Ave.** **(County Route 5)**	Neptune Township (Proposed Use – Multi Family Residential) (Total Area – 1.79 acres) (Impervious – 1.00 acres existing) +0.25 acres proposed 1.25 acres total	NSP10658	1-16-25	Incomplete
Site Plan for 3501 Route 66, LLC Block 3903 Lots 12 & 13 Route 66	Neptune Township (Proposed Use – General Warehousing, Retail Stores & Public Park) (Total Area – 47.38 acres) (Impervious – 10.00 acres existing) +3.33 acres proposed 13.33 acres total	NSP10660	1-17-25	Incomplete

Subdivision for 3501 Route 66, LLC Block 3903 Lots 12 & 13 Route 66	Neptune Township (Proposed Use – General Warehousing, Retail Stores & Public Park) (Total Area – 47.38 acres)	NSB916	1-17-25	Incomplete