

Tentative Agenda  
SCHEDULE 1461A

Monmouth County Development Review Committee  
Monday, February 10, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1461B

Monmouth County Development Review Committee  
 Monday, February 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Starcap Holdings, LLC Block 74 Lot 16.03 Kent Road	Howell  (Proposed Use – Day Care Facilities) (Total Area – 1.84 acres) (Impervious – 0.57 acres existing) <u>+0.24 acres proposed</u> 0.81 acres total	HWSP10666	1-31-25	County Approval Not Required

SCHEDULE 1461C

Monmouth County Development Review Committee  
Monday, February 10, 2025

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1461D

Monmouth County Development Review Committee  
 Monday, February 10, 2025

**Major Subdivision**  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Renaissance Estates at Freehold, LLC Block 92 Lot 17 <b>Elton Adelpia Road</b> <b>(County Route 524)</b> <b>(County Bridge F-43)</b>	Freehold Township	FRTMJ827	1-15-25	26	Final Approval 8-1-24/ Waiver Request
(Proposed Use – Residential) (Total Area – 18.589 acres)					

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

Subdivision for 756 Holding, LLC Block 903, Lots 2 & 6 <b>W. Bangs Ave.</b> <b>(County Route 17)</b>	Neptune	NSB906	1-21-25	11	Incomplete 12-9-24
(Proposed Use – Single Family Residential) (Total Area – 3.68 acres)					

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

SCHEDULE 1461E

Monmouth County Development Review Committee  
Monday, February 10, 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 <b>Bay Ave. (County Route 8)</b>	Highlands	HSP10591	2-3-25	Request Information 1-13-25
		(Proposed Use – Multi-Family – 1 proposed dwelling unit (4 existing) (Total Area – 0.15 acres) (Impervious – 0.05 acres existing) <u>+0.05 acres proposed</u> 0.11 acres total		

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

Site Plan for JABE Howell, LLC Block 182 Lot 4 Cranberry Road	Howell	HWSP10458	1-16-25	Incomplete 8-22-23
		(Propose Use – Trade Contractor Business) (Total Area – 3.494 acres) (Impervious – 0.14 acres existing) <u>+1.99 acres proposed</u> 2.13 acres total		

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

SCHEDULE 1461E

Monmouth County Development Review Committee  
Monday, February 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ronald & Susan Springer Block 51 Lot 54 <b>Lakewood-Farmingdale Road</b> <b>(County Route 547)</b> <b>(County Bridge HL-51)</b>	Howell	HWSP10598	1-14-25	Waiver Request/ Request Information 12-9-24
	(Proposed Use – Farm) (Total Area – 14.80) (Impervious – 13.97 acres existing) <u>0 acres proposed</u> 13.97 acres total			

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

Site Plan for Squankum Fire District #1 Block 49 Lot 9 <b>Squankum Road</b> <b>(County Route 547)</b>	Howell	HWSP10655	1-13-25	
	(Proposed Use – Firehouse Upgrade) (Total Area – 2.15 acres) (Impervious – 1.18 acres existing) <u>+0.08 acres proposed</u> 1.26 acres total			

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

SCHEDULE 1461E

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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 Gated Investments, LLC Block 54 Lots 37, 38, 42 & 43 <b>Sycamore Avenue (County Route 13A)</b> <b>Willow Drive (County Route 13B)</b>	Little Silver	LSSP10661	1-21-25	
	(Proposed Use – Residential) (Total Area - 1.07 acres) (Impervious – 0.46 acres existing) <u>+0.23 acres proposed</u> 0.69 acres total			

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

Site Plan for Genesis Redevelopment, LLC Block 13 Lot 1 Rosewood Place	Neptune City	NCSP10656	1-14-25	
	(Proposed Use – Self Storage) (Total Area – 1.687 acres) (Impervious – 1.43 acres new proposed)			

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

SCHEDULE 1461F

Monmouth County Development Review Committee  
Monday, February 10, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eosso Brothers Paving Block 184 Lot 24 Cranberry Road	Howell  (Proposed Use – Construction Office) (Total Area – 3.04 acres)	HWSP10665	1-30-25	Incomplete
Subdivision for 3601 Route 66, LLC Block 3901.01 Lot 1 Route 66	Neptune Township  (Proposed Use – Commercial) (Total Area – 21.58 acres)	NSB919	2-5-25 (5 LOTS)	Incomplete
Site Plan for ACRO/Murray, Kevin Nowak Block 3901.01 Lot 1.01 Route 66	Neptune Township  (Proposed Use – Golf Range) (Total Area – 11.24 acres) (Impervious – 7.86 acres new proposed)	NSP10667	2-5-25	Incomplete
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.02 Route 66a	Neptune Township  (Proposed Use – Hotel) (Total Area – 2.59 acres) (Impervious – 1.95 acres new proposed)	NSP10668	2-5-24	Incomplete

SCHEDULE 1461F

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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.03 Route 66	Neptune Township  (Proposed Use – Take-Out Restaurant) (Total Area – 2.53 acres) (Impervious – 0.98 acres new proposed)	NSP10669	2-5-24	Incomplete
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.04 Route 66	Neptune Township  (Proposed Use – Quick Check) (Total Area – 2.53 acres) (Impervious – 2.13 acres new proposed)	NSP10670	2-5-24	Incomplete
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.05 Route 66	Neptune  (Proposed Use – Restaurant) (Total Area – 2.65 acres) (Impervious 1.17 acres new proposed)	NSP10671	2-5-25	Incomplete
Site Plan for RMH at Sea Glass Block 819 Lot 13 <b>Atlantic Avenue</b> <b>(County Route 524)</b>	Wall  (Proposed Use – Residential – 38 Dwelling Units) (Total Area – 4.052 acres) (Impervious – 0.20 acres existing) <u>+2.17 acres proposed</u> 2.37 acres total	WSP10664	1-30-25	Incomplete