

Tentative Agenda for February 13, 2023
SCHEDULE 1413A

Monmouth County Development Review Committee
Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|-------------------|--------|------------|-----------|--------|
| Subdivision for Antler Ridge/LLC c/o Jim Spinella Block 22 Lots 6 & 7 Montrose Road | Colts Neck | CN465 | 1-25-23 | 2 | Exempt |
| Subdivision for 108 Jerome, LLC Block 8 Lot 3 Jerome Avenue & Roosevelt Avenue | Deal | D224 | 1-27-23 | 2 | Exempt |
| Subdivision for Lesette Cholula Block 110.01 Lot 65 West Third Street | Howell | HW1436 | 1-19-23 | 2 | Exempt |
| Subdivision for Elis Management Block 120 Lot 14 East Third Street | Howell | HW1438 | 2-8-23 | 2 | Exempt |
| Subdivision for 9 Dakota, LLC Block 176 Lot 1 Dakota Avenue | Middletown | MD1486 | 2-8-23 | 2 | Exempt |
| Subdivision for Islander, LLC Block 15 Lots 2.01 & 3 Ocean Avenue | Monmouth Beach | MB387 | 2-8-23 | 2 | Exempt |
| Subdivision for 121 Monmouth Street, LLC c/o Michael Salerno Block 42 Lots 7,8,9,10,11,11.01 Monmouth Street | Red Bank | RB324 | 2-9-23 | 2 | Exempt |

SCHEDULE 1413B

Monmouth County Development Review Committee
Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--|-----------|------------|---------------------------------|
| Site Plan for Enclave at West End, LLC Block 117 Lot 25 Brighton Ave. | Long Branch (Proposed Use- Town Homes) (Total Site Area – 0.773 acres) (Impervious – 0.414 acres existing) <u>-0.052 acres proposed</u> 0.362 acres total | LBSP10386 | 2-8-23 | County Approval Not Required |
| Site Plan for 121 Monmouth Street c/o Michael Selerno Block 42 Lots 7,8,9,10,11,11.01 Monmouth Street | Red Bank (Proposed Use – Multi-Family Residential, Retail & Office) (Total Site Area - .88 acres) (Impervious – 0.725 acres existing) <u>+ 0.047 acres proposed</u> 0.772 acres total | RBSP10387 | 2-9-23 | County Approval Not Required |
| Site Plan for Thomas Fuller Block 72 Lot 27 Route 35 | Wall (Proposed Use – Car Wash) (Total Site Area – 0.891 acres) (Impervious – 0.452 acres existing) <u>+ 0.126 acres proposed</u> 0.578 acres total | WSP10383 | 1-30-23 | County Approval Not Required |

SCHEDULE 1413C

Monmouth County Development Review Committee
Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|-----------|--------|
|-------------|--------------|--------|------------|-----------|--------|

Subdivision for
Ilya Rimerov &
Vincent Barletta, Jr.
Block 273
Lot 10
**Lower Main Street
(County Road 516)**

Aberdeen

ABT477
ROW4027

1-19-23

2

(Proposed Use – Residential)
(Total Area – 0.29 acres)

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

Subdivision for
Cannon Hill, LLC
Block 13
Lots 16.05 & 21
**Main Street
(County Route 520)**

Holmdel

HL429
ROW4023

1-23-23

2

Request
Information
11-14-22

(Proposed Use – Office)
(Total Area – 2.46 acres)

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

SCHEDULE 1413C

Monmouth County Development Review Committee
 Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|--|------------------|------------|-----------|------------------------------------|
| Subdivision for John Babbitt Block 51 Lot 8 Millstone Road (County Route 571) | Millstone | MS818 ROW4002 | 1-19-23 | 2 | Request Information 08-23-21 |
| | (Proposed Use – Residential) (Total Area – 38.75 acres) | | | | |

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

SCHEDULE 1413D

Monmouth County Development Review Committee
Monday, February 13, 2023

Major Subdivision
Four (4) or more lots

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|-------------|--------------|--------|------------|-----------|--------|
| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|-----------|--------|

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|---|----------------------|----------|---------|---|------------------------------------|
| Subdivision for Hearn, LLC Block 31 Lot 23 Dutch Lane Road (County Route 46) | Freehold Township | FRTMJ810 | 1-24-23 | 4 | Request Information 11-08-21 |
| (Proposed Use – Single Family Residential) (Total Area – 6.83 acres) | | | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
| Joseph Ettore | | | | | | |
| Marcy McMullen | | | | | | |
| Dave Schmetterer | | | | | | |
| Ray Bragg | | | | | | |
| Judy Martinelly | | | | | | |
| James Schatzle | | | | | | |
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|--|-----------------------|-----------------------------|---------|-----|------------------------------------|
| Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17 | Manalapan Township | MNMJ812 (also MNSP10228) | 1-18-23 | 132 | Request Information 12-13-21 |
| (Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres) | | | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
| Joseph Ettore | | | | | | |
| Marcy McMullen | | | | | | |
| Dave Schmetterer | | | | | | |
| Ray Bragg | | | | | | |
| Judy Martinelly | | | | | | |
| James Schatzle | | | | | | |
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SCHEDULE 1413E

Monmouth County Development Review Committee
Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|----------------------|------------|------------|------------------------------------|
| Site Plan for Lidl U.S. Operations, LLC Block 69.01 Lot 18.02 West Main Street (County Route 537) | Freehold Township | FRTSP10322 | 1-24-23 | Request Information 10-24-22 |

(Proposed – Shopping Center – Grocery-Retail)
(Total Site Area – 42.5 acres)
(Impervious – 17.83 acres existing)
+ 0.014 acres proposed
17.84 acres total

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

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|--|----------------------|------------|---------|-----------------------------------|
| Site Plan for PIRHL Developers, LLC Block 83 Lot 9 Jackson Mills Road (County Route 23) | Freehold Township | FRTSP10323 | 1-23-23 | Request Information 9-12-22 |
|--|----------------------|------------|---------|-----------------------------------|

(Proposed – Multi- Family Residential – 60 Units)
(Total Site Area – 17.44 acres)
(Impervious – 5.302 acres new proposed)

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

SCHEDULE 1413E

Monmouth County Development Review Committee
Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--------------|----------|------------|------------------------------------|
| Site Plan for Monmouth Commerce Center, LLC Block 5 Lots 2 & 3 Randolph Road | Howell | HWSP9986 | 1-17-23 | Request Information 11-14-22 |
| (Proposed Use – New 1,192,500 sq. ft. warehouse/ distribution facility with 558 parking spaces) (Total Site Area – 99.57 acres) (Impervious Area – 50.847 acres new proposed) | | | | |

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

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|---|--------|-----------|---------|--|
| Site Plan for Eagle Oaks Golf Club Block 185 Lot 40.104 | Howell | HWSP10380 | 1-17-23 | |
| (Propose Use – Golf Club/Country Club) (Total Site Area – 235.3 acres) (Impervious Area – 8.25 acres existing) <u>+1.04 acres proposed</u> 9.29 acres total | | | | |

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

SCHEDULE 1413E

Monmouth County Development Review Committee
Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|----------|------------|---------|
| Site Plan for Yosef Rothenberg Block 102 Lot 1 Monmouth Road (County Route 537) | Jackson Township (Proposed – New 96,000 sq. ft. warehouse/office facility) (Total Site Area – 11.68 acres) (Impervious Area – 6.844 acres new proposed) | JSP10238 | 1-20-23 | 1-24-22 |

| | | | | |
|--|---|-----------------------------|---------|------------------------------------|
| Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17 | Manalapan Township (Proposed – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed) | MNSP10228 (also MNMJ812) | 1-18-23 | Request Information 12-13-21 |
|--|---|-----------------------------|---------|------------------------------------|

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

SCHEDULE 1413E

Monmouth County Development Review Committee
Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|--------------|-----------|------------|----------------------------------|
| Site Plan for James Lawson & Augustine Difigia Block 27 Lot 39 Freehold Road (County Route 522) | Manalapan | MNSP3937B | 01-26-23 | Revised Plans/ Waiver Request |

(Proposed – demolish existing restaurant and construct new
6,250 sq. ft. restaurant – Old Silver Tavern)
(Total Site Area – 5.795 acres)
(Impervious Area – 1.36 acres existing
- 0.03 acres proposed
1.33 acres total

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

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|---|---------|-----------|---------|------------------------------------|
| Site Plan for Matawan Junction Urban Renewal, LLC Block 5 Lots 6, 7, 8 and 9 Main Street (County Route 516) | Matawan | MTSP10319 | 1-19-23 | Request Information 08-22-22 |
|---|---------|-----------|---------|------------------------------------|

(Proposed use – Multi-Family and Retail)
(Total area – 1.999 acres)
(Impervious – 1.30 acres existing)
-0.12 acres proposed
1.18 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
| Joseph Ettore | | | | | | |
| Marcy McMullen | | | | | | |
| Dave Schmetterer | | | | | | |
| Ray Bragg | | | | | | |
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SCHEDULE 1413E

Monmouth County Development Review Committee
Monday, February 13, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------|--------------|--------|------------|--------|
|-------------|--------------|--------|------------|--------|

Site Plan for
ELRAC, LLC
Block 10
Lots 4 & 5
**Newman Springs Road
(County Route 520)**

Shrewsbury
Borough

SHSP9698A

1-24-23

Waiver
Request

(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 | | | | | | |

Site Plan for
Deputy Ventures, LLC
Block 210
Lots 25 & 26
**Union Avenue
(County Route 39)**

Union Beach

UBSP10179

1-24-23

Conditional
Approval
12-31-21

(Proposed – New mixed-use / 4 residential units & 3472 sq. ft. commercial)
(Total Site Area – 0.411 acres)
(Impervious Area – 0.321 acres new proposed)

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

SCHEDULE 1413E

Monmouth County Development Review Committee
Monday, February 13, 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 Louchuck, LLC Block 35 Lot 4.02 Monmouth Road (County Route 537) | Upper Freehold Township | UFTSP10379 | 1-17-23 | |
|---|----------------------------|------------|---------|--|

(Proposed Use – Warehouse/Office)
(Total Site Area – 2.43 acres)
(Impervious Area – 0.25 acres existing)
+0.94 acres proposed
1.2 acres total

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

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|--|------------------|------------|---------|--|
| Site Plan for McDonald's Corporation Block 20 Lot 8 Locust Avenue (County Route 15) | West Long Branch | WLBSP10381 | 1-24-23 | |
|--|------------------|------------|---------|--|

(Proposed Use – Side-by-Side Drive-Thru McDonalds)
(Total Site Area – 1.285 acres)
(Impervious Coverage – 0.845 acres existing)
-0.007 acres proposed
0.838 acres total

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

SCHEDULE 1413F

Monmouth County Development Review Committee
Monday, February 13, 2023

Applications deemed incomplete by staff

APPLICATION

MUNICIPALITY

FILE #

DATE REC'D

DATE
INCOMPLETE
