

Tentative Agenda for February 24, 2025
SCHEDULE 1462A

Monmouth County Development Review Committee
Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for MLF Management, LLC Block 30 Lot 1.01 Shore Blvd.	Keansburg (Proposed Use – Residential) (Total Area – 0.367)	KSSB923	2-14-25	2	Exempt
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 (Also NSP10660)	1-28-25	3	Exempt
Subdivision for Hazlet Township Board of Education Block 166.09 Lot 16 Sycamore Drive	Hazlet (Proposed Use – Elementary School and Residential) (Total Area – 6.98 acres)	HZSB921	2-12-25	2	Exempt

SCHEDULE 1462B

Monmouth County Development Review Committee
 Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 210 Route 36, LLC Block 134 Lot 1 Hwy 66	Hazlet (Proposed Use – Car Wash) (Total Area 0.865 acres) (Impervious – 0.48 acres existing) <u>+0.07 acres proposed</u> 0.55 acres total	HZSP10627	2-11-25	County Approval Not Required
Site Plan for 195 Route 36, LLC Block 69 Lot 2 Hwy 66	West Long Branch (Proposed Use - Office) (Total Area – 0.74 acres) (Impervious – 0.50 acres existing) <u>+0.01 acres proposed</u> 0.51 acres total	WL BSP10675	2-12-25	County Approval Not Required

SCHEDULE 1462C

Monmouth County Development Review Committee
Monday, February 24, 2025

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 1462D

Monmouth County Development Review Committee
 Monday, February 24, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for K. Hovnanian at Preserve at Freehold, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	4-19-24	171	Request Information 5-13-24
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(Proposed Use – Single Family Detached & Duplex Affordable Housing)
 (Total Area – 128.38 acres)

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

Subdivision for Consumer Centre Paramount 1, LLC Block 67 Lot 8.01 Route 36	West Long Branch	WLBSB918	1-28-25	5	
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(Proposed Use – Residential)
 (Total Area – 28.30 acres)

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

SCHEDULE 1462E

Monmouth County Development Review Committee
Monday, February 24, 2025

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

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	Incomplete 1-24-25

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

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	2-3-25	Incomplete 1-7-25
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

SCHEDULE 1462E

Monmouth County Development Review Committee
Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for LPG Capital, LLC Block 79 Lots 21.01 & 21.02 Sweetmans Lane (County Route 527)	Manalapan	MNSP10328	1-28-25	Waiver Request/ Request Information 10-11-22

(Proposed – Flex Space
(Total Site Area – 9.93 acres)
(Impervious – 4.08 acres new proposed)

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

Site Plan for 3501 Route 66, LLC Block 3903 Lots 12 & 13 Route 66	Neptune Township	NSP10660 (Also – NSB916)	1-29-25	Incomplete 1-27-25
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(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

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

SCHEDULE 1462E

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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 RMH at Sea Glass Block 819 Lot 13 Atlantic Avenue (County Route 524)	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	2-7-25	Incomplete 2-10-25

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

SCHEDULE 1462F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey Natural Gas Block 139 Lot 7 Casino Drive & US Highway 9 Adjacent to County Property	Howell	HWSP10674	2-12-25	Incomplete
	(Proposed Use – Natural Gas Regular Station)a (Total Area – 0.29 acres) (Impervious – 0.29 acres existing) $\begin{array}{r} -0.07 \text{ acres proposed} \\ \hline 0.22 \text{ acres total} \end{array}$			
Site Plan for AKL Home Management Block 198 Lot 1 Union Ave. (County Route 39)	Union Beach	UBSP10677	2-19-25	Incomplete
	(Proposed Use – Mixed Use) (Total Area – 0.26 acres) (Impervious – 0.13 acres existing) $\begin{array}{r} +0.04 \text{ acres proposed} \\ \hline 0.17 \text{ acres total} \end{array}$			
Subdivision Plan for 5310 Highway 34, LLC Block 907 Lot 2 & 25 Hwy 33 & 34	Wall	WSB924 (Also WSP10678)	2-19-25	73
	(Proposed Use – Residential) (Total Area – 8.08 acres)			
Site Plan for 5310 Highway 34, LLC Block 907 Lot 2 & 25 Hwy 33 & 34	Wall	WSP10678 (Also WSB924)	2-19-25	
	(Proposed Use – Residential) (Total Area – 8.08 acres) (Impervious – 1.70 acres existing) $\begin{array}{r} +1.57 \text{ acres proposed} \\ \hline 3.27 \text{ acres total} \end{array}$			