

SCHEDULE 1438A

Monmouth County Development Review Committee  
Monday, February 26, 2024

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 1438B

Monmouth County Development Review Committee  
Monday, February 26, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1438C

Monmouth County Development Review Committee  
 Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cannon Hill, LLC Block 13 Lots 16.05 & 21 <b>Main Street</b> <b>(County Route 520)</b>	Holmdel	HL429 ROW4023	1-30-24	2	Request Information 10-23-23
(Proposed Use – Office) (Total Area – 2.46 acres)					

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

SCHEDULE 1438D

Monmouth County Development Review Committee  
 Monday, February 26, 2024

Major Subdivision  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Amato Block 54 Lot 11 <b>Ocean Avenue (County Route 18)</b>	Avon-by-the Sea	ASMJ854	1-29-24	8	
(Proposed Use – Single Family/Lot Line Adjustment) (Total Area – 0.95 acre)					

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

Subdivision for K. Hovnanian at Preserve at Freehold, LLC Block 91 Lots 20, 20.01, 22, 23, 24 <b>Monmouth Road (County Route 537)</b> <b>Siloam Road (County Route 527)</b>	Freehold Township	FRTMJ847	1-29-24	171	Incomplete 1-8-24
(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.39 acres)					

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

SCHEDULE 1438E

Monmouth County Development Review Committee  
Monday, February 26, 2024

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  
Colts Neck Reformed Church  
Block 29.01/29.13  
Lots 13 14, 6, 17  
**Colts Neck Road**  
**(County Route 537)**

Colts Neck

CNSP10505  
(Also – CNSP2575C)

2-2-24

(Proposed Use – Church)  
(Total Area – 8.02 acres)  
(Impervious – 2.41 acres existing)  
      -0.02 acre proposed  
2.39 acres total

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

Site Plan for  
44 Main Farmingdale, LLC  
Block 4  
Lot 11  
**Main Street**  
**(County Route 524)**

Farmingdale

FMSP10284

2-7-24

Request  
Information  
6-13-22

(Proposed Use – Renovations and change of use at existing site)  
(Total Area – 1.22 acres)  
(Impervious Area – 0.522 acre existing – no change)

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

SCHEDULE 1438E

Monmouth County Development Review Committee  
Monday, February 26, 2024

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  
Coastal Quality Properties, LLC  
Block 60.01  
Lot 12  
**Monmouth Road  
(County Route 537)**

(Proposed Use – Commercial)  
(Total Area – 1.61 acres)  
(Impervious – 0.82 acre existing)  
-0.03 acre proposed  
0.79 acre total

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

Site Plan for  
Estate of Faye Hom  
Blocks 17/23  
Lots 10.01/2.02  
Millstone Road

(Proposed Use – Warehouse)  
(Total Area – 86.66)  
(Impervious – 0.87 acre existing)  
+14.81 acres proposed  
15.68 acres total

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

SCHEDULE 1438E

Monmouth County Development Review Committee  
Monday, February 26, 2024

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Group One Automotive, Inc. Block 3 Lot 14 <b>Shrewsbury Ave. (County Route 13)</b> <b>Sycamore Ave. (County Route 13A)</b>	Shrewsbury Borough	SHSP10452 (Also: SHSP205, SHSP205A-SHSP205D)	2-9-24	Request Information 1-22-24
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(Proposed Use – Car dealership)  
 (Total Area – 7.23 acres)  
 (Impervious – 4.36 acres existing)  
       +0.50 acre proposed  
       4.86 acres total

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

Site Plan for The Wall Company, Inc. Block 18.02/19 Lots 1.02 and 15/1 <b>Sycamore Ave (County Route 13A)</b> <b>Shrewsbury Ave (County Route 13)</b> <b>County Bridge S-39</b>	Tinton Falls	TFSP10502	1-29-24	
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(Proposed Use – Car dealership and Research facility)  
 (Total Area – 7.26 acres)  
 (Impervious – 5.25 acres existing)  
       + 0.55 acre proposed  
       5.80 acres total

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



SCHEDULE 1438F

Monmouth County Development Review Committee  
Monday, February 26, 2024

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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