

TENTATIVE AGENDA FOR FEBRUARY 27, 2023
SCHEDULE 1414A

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for North Potters Partners, LLC Block 162 Lots 1.01, 1.02 1.03, 2.01, 2.02 North Potter Avenue	Manasquan	MQ391	2-14-23	3	Exempt

SCHEDULE 1414B

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for James National Guard Armory, LLC Block 2406/2404 Lot 1/11 Lake Avenue	Asbury Park	APSP10102A (Also- APSP10102(CANR))	02-23-23	County Approval Not Required
	(Proposed Use – Multi-Family Residential) (Total Area – 0.628 acres) (Impervious – 0.544 acres existing) <u>-0.007 acres proposed</u> 0.537 acres total			
Site Plan for Northbridge Associates, LLC Block 114 Lot 5 Highway 34	Aberdeen	ABTSP10391	2-14-23	County Approval Not Required
	(Proposed Use- Commercial Office) (Total Area – 2.989 acres) (Impervious – 0.560 acres existing) <u>+ 0.156 acres proposed</u> 0.716 acres total			
Site Plan for Alfred E & Eleanor Peskoe Block 110 Lot 9.04 Park Avenue	Freehold Borough	FRSP10393	2-16-23	County Approval Not Required
	(Proposed Use – Electric Automotive Vehicle Repair) (Total Site Area – 0.413 acres) (Impervious – 0.8689 existing) <u>0 acres proposed</u> 0.8689 acres total			

SCHEDULE 1414B

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 164 Franklin Avenue, LLC Block 229 Lots 5 & 6 Franklin Avenue	Long Branch City	LBSP10394	2-21-23	County Approval Not Required
	(Proposed Use – Residential – Condominiums) (Total Area – 0.94 acres) (Impervious – 0.308 acres existing) <u>+ 0.249 acres proposed</u> 0.558 acres total			
Site Plan for Outfront Media, LLC Block 175 Lot 1 NJSH Route 9	Marlboro	MRSP10392	2-15-23	County Approval Not Required
	(Proposed Use – Sign Face Modernization) (Total Area – 4.90 acres) (Impervious – 3.650 acres existing) <u>0 acres proposed</u> 3.650 acres total			
Site Plan for DISH Wireless, LLC Block 17 Lot 4 State HWY 33	Millstone	MSSP10388	2-10-23	County Approval Not Required
	(Proposed Use – Telecom) (Total Site Area – 2.45 acres) (Impervious – 1.634 acres existing) <u>+0.002 acres proposed</u> 1.636 acres total)			
Site Plan for John Angelucci Block 13 Lots 10 & 11 – Proposed 11.01 Broad Street	Shrewsbury Borough	SHSP10396	2-23-23	County Approval Not Required
	(Proposed Use – Commercial) (Total Site Area – 0.583) (Impervious – 0.515 acres existing) <u>-0.034 acres proposed</u> 0.481 acres total			

SCHEDULE 1414C

Monmouth County Development Review Committee
 Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Gateway Industrial 175, LLC Block 49 Lots 30.01, 31.01, 45.02, 46.01 Squankum Road (County Route 524)	Howell	HW1437 ROW4028 (Also HWSP10384)	1-31-23	2	
	(Proposed Use – 190,400 SF Industrial Building) (Total Site Area – 50.06 acres)				

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

SCHEDULE 1414D

Monmouth County Development Review Committee
Monday, February 27, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Catcherman, LLC Block 76 Lots 4, 5, 7.01 Sea Drift Avenue	Highlands Borough	HMJ833	2-9-23	4	

(Proposed Use – Single Family Residential)
(Total Area – 0.214 acres)

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

Subdivision for RMH at County Woods, LLC Block 3101 Lot 1 Jumping Brook Road	Neptune Township	NMJ832	2-7-23	32	
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(Proposed Use – Single Family Residential)
(Total Area – 29.1 acres)

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

SCHEDULE 1414E

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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 Countryside Developers, Inc. Block 42 Lot 4 Stone Hill Road County Bridges A-12 & A-13	Colts Neck	CNSP10366	2-7-23	Request Information 1-9-23

(Proposed Use– Multifamily Residential)
(Total Site Area – 15.217 acres)
(Impervious – 0.426 acre existing)
+4.464 acre proposed
4.890 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 Michael and Barbara Augun Block 32 Lot 13 Manalapan Avenue (County Route 24)	Freehold Borough	FRSP10315	2-10-23	Request Information 1-9-23
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(Proposed Use – Auto Repair and Service Shop)
(Total Site Area – 1.095 acres)
(Impervious – 0.159 acres existing)
+ 0.197 acres proposed
0.356 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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
Jack Fernandez
Block 97
Lot 39.01
Jackson Mills Road
(County Route 23)

Freehold
Township

FRTSP6157A

2-8-23

(Proposed Use – Residential/Commercial)
(Total Site Area – 7.15 acres)
(Impervious – 1.726 acres existing)
-0.141 acres proposed
1.584 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
Sea Grass NJ, LLC
Block 72/73
Lot 12/2
Bay Ave
(County Route 8)

Highlands

HSP10385

2-7-23

(Proposed Use – Dispensary)
(Total Site Area – 0.213 acres)
(Impervious – 0.057 acres existing)
+ 0.015 acres proposed
0.073 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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 Zarelli Site Services, Inc. Block 49 Lot 11 Lakewood-Farmingdale Road (County Routes 524/547)	Howell	HWSP8754A	2-7-23	Request Information 6-13-22

(Proposed – Improvements at existing warehouse/storage facility)
(Total Site Area – 14.09 acres)
(Impervious Area – 4.102 acres existing – no change)

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Joe Barris						
Joseph Ettore						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for Gateway Industrial 175, LLC Block 49 Lots 30.01, 31.01, 45.02, 46.01 Squankum Road (County Route 524)	Howell	HWSP10384	1-31-23	
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(Proposed Use – 190,400 SF Industrial Building)
(Total Site Area – 50.06 acres)
(Impervious – 12.51 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 1414E

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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 Little Silver Donuts, LLC Block 75 Lots 6.02 & 6.03 Sycamore Avenue (County Route 13A)	Little Silver	LSSP10376	2-10-23	Request Information 1-23-23
(Proposed Use – Dunkin Baked Goods Store) (Total Area – 1.026 acres) (Impervious – 0.455 acres existing) <u>-0.018 acres proposed</u> 0.437 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 James Lawson & Augustine Difigia Block 27 Lot 39 Freehold Road (County Route 522)	Manalapan	MNSP3937B	01-26-23	Revised Plans/ Waiver Request 2-13-23
(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) <u>- 0.03 acres proposed</u> 1.33 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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Site Plans
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1100 5 th Ave, LLC Block 1 Lot 1 Memorial Drive (County Route 40A) Steiner Avenue (County Route 5)	Neptune City	NCSP10389	2-10-23	
(Proposed Use – Residential) (Total Area – 2 acres) (Impervious – 0.389 acres existing – to be removed) 1.768 acres new proposed)				

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

Site Plan for West Park 35 Developers, LLC Block 3 Lots 13-15 & 16.02 West Park Ave. (County Route 14)	Ocean	OSP10382	1-30-23	
(Proposed Use – Outback Steakhouse Restaurant) (Total Site Area – 3.313 acres) (Impervious – 2.107 existing) + 0.074 acres proposed 2.181 acres total)				

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

SCHEDULE 1414F

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Applications deemed incomplete by staff .

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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