

Tentative Agenda for March 10, 2025  
SCHEDULE 1463A

Monmouth County Development Review Committee  
Monday, March 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
Subdivision for Robert Madison Block 138 Lot 7 Liberty Place	Hazlet  (Proposed Use – Residential (Total Area – 0.389)	HZSB926	2-26-25	2	Exempt

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SCHEDULE 1463B

Monmouth County Development Review Committee  
Monday, March 10, 2025

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

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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	2-12-25	County Approval Not Required

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SCHEDULE 1463C

Monmouth County Development Review Committee  
 Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Neil & Monica Slattery Block 225 Lot 7 <b>Belmar Boulevard</b> <b>(County Routes 524/547)</b>	Howell	HW1444 ROW4045	2-14-25	2	Amended Conditional Final Approval
(Proposed Use – Two Lot Subdivision) (Total Area – 0.725 acres)					

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

Subdivision for Scott Rathburn Block 436 Lot 15 <b>Leonardville Road</b> <b>(County Route 516)</b>	Middletown	MDSB925	2-21-25	2	
(Proposed Use – Residential) (Total Area – 0.69 acres)					

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

SCHEDULE 1463D

Monmouth County Development Review Committee  
 Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Kalian Management, LLC Block 101 Lot 3 Garfield Avenue	Atlantic Highlands	AHSB922	2-12-25	4	
	(Proposed Use – Residential) (Total Area – 0.93 acres)				

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

Subdivision for Borough of Keyport Blocks 21.01; 21.02 Lots 34, 49-51; 20-22 <b>West Front Street, Broad Street (County Route 6)</b>	Keyport	KPSB920	2-12-25	24	
	(Proposed Use – Realignment of ex American Legion Drive ROW) (Total Area – 7.51 acres)				

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

SCHEDULE 1463D

Monmouth County Development Review Committee  
 Monday, March 10, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 3601 Route 66, LLC Block 3901.01 Lot 1 Route 66	Neptune Township	NSB919 (Also: NSP10667, NSP10668, NSP10670, NSP10671)	2-12-25	5	Incomplete 2-10-25
(Proposed Use – Commercial) (Total Area – 21.58 acres)					

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

SCHEDULE 1463E

Monmouth County Development Review Committee  
Monday, March 10, 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 2-10-25

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

Subdivision for Kellenyi Johnson Wagner Block 1201 Lot 27.01, 27.02 <b>Wyckoff Road</b> <b>(County Route 547)</b>	Eatontown	ETSP10676	2-12-25	
	(Proposed Use – Two Wing Building Expansion) (Total Area – 10.02 acres) (Impervious – 3.69 acres existing) <u>+1.05 acres proposed</u> 4.74 acres total			

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

SCHEDULE 1463E

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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 Chabad Jewish Center of BCC, Inc. Block 29 Lot 35 <b>Holmdel Road</b> <b>(County Route 4)</b>	Holmdel	HLSP10585	2-20-25	Request Information 9-23-24

(Proposed Use – House of Worship/Parsonage/Rabbi’s Residence)  
(Total Area – 9.37 acres)  
(Impervious – 0.09 acres existing)  
      +2.27 acres proposed  
2.36 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 Eosso Brothers Paving Block 184 Lot 24 Cranberry Road	Howell	HWSP10665	2-14-25	Incomplete 1-30-25
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(Proposed Use – Construction Office)  
(Total Area – 3.04 acres)

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

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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 Keyport Yacht Club, Inc. Block 94 Lots 17, 17.01, 18-20, 20.01, 23 & 25.01 <b>First Street</b> <b>(County Route 6)</b>	Keyport	KPSP10612	10-11-24	Request Information 10-28-24

(Proposed Use – New Parking Lot for Marina)  
(Total Area – 1.33 acres)  
(Impervious – 1.02 acres existing)  
          +0.11 acres proposed  
1.13 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 PV Condo, LLC Block 218 Lot 4.01 <b>Ocean Blvd</b> <b>(County Route 57)</b>	Long Branch	LBSP10672 (Prior - LBSP10302)	2-7-25	Incomplete 2-7-25
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(Proposed Use – 46 Unit Condominium)  
(Total Area – 1.72 acres)  
(Impervious – 1.13 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 1463E

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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 Navesink Country Club, Inc. Blocks 983/983.01 Lots 4/ 1, 4, 5, 12, 13 & 15 <b>Navesink River Road</b> <b>(County Route 12A)</b> <b>Bridge Number MT-37, MT-38</b>	Middletown	MDSP10619 (Prior - MDSP464A-464D)	2-19-25	Request Information 11-12-24

(Proposed Use – Golf Course – 10<sup>th</sup> Hole Renovation)  
(Total Area – 134 acres)  
(Impervious – 9.78 acres existing  
-0.13 acres proposed  
9.65 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 Hexa Builders Block 11 Lot 19 <b>Perrineville Road</b> <b>(County Route 571)</b>	Millstone	MSSP10259	2-13-25	Request Information 1-27-25
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(Proposed Use – Residential)  
(Total area – 36.49 acres)  
(Impervious – 0.768 acres existing)  
+ 8.656 acres proposed  
9.424 acres total

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

SCHEDULE 1463E

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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 ACRO/Murray, Kevin Nowak Block 3901.01 Lot 1.01 Route 66	Neptune Township	NSP10667	2-12-25	Incomplete 2-10-25
	(Proposed Use – Golf Range) (Total Area – 11.24 acres) (Impervious – 7.86 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 3601 Route 66, LLC Block 3901.01 Lot 1.02 Route 66	Neptune Township	NSP10668	2-12-24	Incomplete 2-10-25
	(Proposed Use – Hotel) (Total Area – 2.59 acres) (Impervious – 1.95 acres new proposed)			

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

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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 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	2-12-24	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						

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	2-12-25	Incomplete 2-10-25
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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 1463F

Monmouth County Development Review Committee  
Monday, March 10, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Arjika Properties, Inc. Block 81 Lot 12 <b>Bay Avenue</b> <b>(County Route 8)</b>	Highlands  (Proposed Use – Mixed-Use) (Total Area – 0.115 acres) (Impervious – 0.11 acres new proposed)	HSP10682	2-28-25	Incomplete
Site Plan for MSK Manalapan, LLC Block 66 Lot 18.01 Woodward Road/Route 33	Manalapan  (Proposed Use – Recreation) (Total Area – 22.35 acres) (Impervious – 7.17 acres existing) <u>+1.34 acres proposed</u> 8.51 acres total	MNSP10681 (Also MNSP9362B)	2-25-24	Incomplete
Site Plan for Spruce Liquors Block 73 Lot 11.01, 11.02, 11.03 <b>Shrewsbury Ave.</b> <b>(County Route 13)</b>	Red Bank  (Proposed Use – Liquor Store) (Total Area – 0.32 acres) (Impervious – 0.28 acres total)	RBSP10679	2-24-25	Incomplete
Site Plan for Jet Red TF, LLC Block 145 Lots 7, 8, & 9 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls  (Proposed Use – Active Adult Townhouse Community) (Total Area 40.88 acres) (Impervious – 7.54 acres new proposed)	TFSP10684	3-3-25	Incomplete