

Tentative Agenda for March 11, 2024
SCHEDULE 1439A

Monmouth County Development Review Committee
Monday, March 11, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Jean Holtz & John Loprete Block 26 Lot 17 Broad Street	Freehold Borough	FR325	2-16-24	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 0.606 acres)				
Subdivision for Adam Ponsi Block 241 Lot 28 Morford Ave.	Long Branch	LB602	2-16-24	2	Exempt
	(Proposed Use – Single Family Residential) (Total Aea – 0.269 acres)				
Subdivision for William & Michelle Reilly Block 71 Lots 3.02, 112.03 Morris Avenue	Manasquan	MQ393	2-28-24	2	Exempt
	(Proposed Use – Residential) (Total Area 1.34 acres)				
Subdivision for Christine Cromer Block 129 Lots 5.02 & 5.03 Marlboro Street & Wilson Avenue	Marlboro	MR566	3-4-24	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 3.698 acres)				
Subdivision for Hope Maguire Block 22/23 Lots 1/1 East Church Street	Sea Bright	SB226	2-28-24	2	Exempt
	(Proposed Use- Lot Line Adjustment) (Total Area – 14.00 acres)				

SCHEDULE 1439B

Monmouth County Development Review Committee
 Monday, March 11, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Armando & Maria Amorim Block 228 Lot 30 Pavilion Avenue	Long Branch (Proposed Use – Residential) (Total Area – 0.25 acres) (Impervious – 0.179 acres existing) <u>-0.015 acres proposed</u> 0.164 acres total	LBSP10509	2-20-24	County Approval Not Required
Site Plan for Keinwolf Pack, LLC Block 1105 Lot 5 Corlies Avenue	Neptune Township (Proposed Use – Commercial) (Total Area – 0.333 acres) (Impervious – 0.081 acres existing) <u>+0.121 acres proposed</u> 0.202 acres total	NSP10514	3-6-24	County Approval Not Required
Site Plan for Costco Wholesale Block 141 Lot 1 NJSH 66	Ocean (Proposed Use – Regional Shopping Center w/ Gasoline Station) (Total Area 14.6 acres) (Impervious – 11.89 acres existing) <u>-0.007 acres proposed</u> 11.88 acres total	OSP7203F	2-14-24	County Approval Not Required

SCHEDULE 1439C

Monmouth County Development Review Committee
Monday, March 11, 2024

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 1439D

Monmouth County Development Review Committee
Monday, March 11, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lennar Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 Wilson Avenue (County Route 527)	Manalapan	MNMJ789 (also MNSP10091)	3-6-24	184	Amended Final Approval
(Proposed Use – Residential with market rate townhomes) (Total Area – 31.88 acres)					

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

Subdivision for Ralph Arbia Block 60.02 Lots 3.02, 11.01-11.06 13, 14.01, 14.02, 19, 22, 23 & 24 Brookside Road	Millstone	MSMJ835	2-12-24	6	Request Information 5-8-23
(Proposed Use – Residential) (Total Area – 110.80 acres)					

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

SCHEDULE 1439E

Monmouth County Development Review Committee
 Monday, March 11, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 Halls Mill Road (County Route 55) Bridge # F24, F25	Freehold Township	FRTSP8221A (Also FRTSP8221)	2-16-24	Request Information 12-11-23
	(Proposed Use – Warehouse) (Total Site Area – 10.10 acres) (Impervious Area – 4.143 acres new proposed)			

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

Site Plan for Lennar Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 (176) Wilson Avenue (County Route 527)	Manalapan	MNSP10091	3-6-24	Amended Final Approval
	(Proposed - Residential – 75 affordable condominiums) (Total Site Area – 4.40 acres) (Impervious Area – 1.83 acres new proposed)			

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

SCHEDULE 1439E

Monmouth County Development Review Committee
Monday, March 11, 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
Michael Holzer
Block 43
Lot 16.02
**Sweetmans Lane
(County Route 1)**

Millstone

MSSP10508

2-14-24

(Proposed Use – Cidery)
(Total Area – 9.02 acres)
(Impervious – 0.53 acres existing)
 + 0.07 acres proposed
0.60 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
New Jersey America Water Co., Inc.
Block 3001
Lot 12
**Old Corlies Ave
(County Route 17)
County Bridge N-5**

Neptune
Township

NSP3621G

2-15-24

(Proposed Use – Small Hypochlorite Treatment Bldg.)
(Total Area – 19 acres)
(Impervious – 3.135 acres existing)
 +0.247 acres proposed
3.382 acres total

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

SCHEDULE 1439F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	.DATE INCOMPLETE
Site Plan for 32 Southard Avenue, LLC Block 219 Lot 8 Southard Avenue	Howell	HWSP10507	2-13-24	
	(Proposed Use – Glass Manufacturing Facility) (Total Area – 14.97 acres) (Impervious – 5.271 acres existing) <u>+5.409 acres proposed</u> 10.68 acres total			