

# TENTATIVE AGENDA FOR MARCH 13, 2023

## SCHEDULE 1415A

Monmouth County Development Review Committee  
Monday, March 13, 2023

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 1415B

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 32 Chestnut GF, LLC Block 23 Lot 2 Chestnut Street	Farmingdale  (Proposed Use- Warehouse Office) (Total Area – 3.377 acres) (Impervious – 3.213 acres existing) <u>-0.030 acres proposed</u> 3.183 acres total	FMSP10398	2-28-23	County Approval Not Required
Site Plan for Walter Gil DeRubio Block 74 Lot 1.03 Lloyd Street	Freehold Borough  (Proposed Use – Multi-Family) (Total Area – 0.238) (Impervious – 0.200 acres existing) <u>-0.030 acres proposed</u> 0.170 acres total	FRSP10400	3-1-23	County Approval Not Required
Site Plan for NJF Worldwide, LLC Block 43 Lot 41.09 Ginesi Drive	Freehold Township  (Proposed Use – 2,200 SF Photo/Video Studio within existing 12,000 SF Bldg) (Total Area – 1.732 acres) (Impervious – 0.791 acres existing) <u>0 acres proposed</u> 0.791 acres total	FRTSP10403	3-2-23	County Approval Not Required

SCHEDULE 1415B

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bayshore Medical Center Block 36 Lots 24, 35.01, 36, 37, 38.01 & 38.02 Beers Street	Holmdel	HLSP1352T (Also: HLSP1352-1352S)	3-6-23	County Approval Not Required
	(Proposed Use – Medical – Emergency Department Addition) (Total Area – 17.067 acres) (Impervious – 11.09 acres existing)??? <u>+0.017 acres proposed</u> 11.11 acres total			
Site Plan for Helen Motzenbecker Block 59 Lot 39 Hwy Rte. 71	Spring Lake Heights	SLHSP10401	3-1-23	County Approval Not Required
	(Proposed Use – 2-1/2 Story Mixed Use Building/Retail/Office/ Residential (Affordable Housing) (Total Area – 0.387 acres) (Impervious – 0.044 acres existing) <u>0.236 acres proposed</u> 0.281 acres total			

SCHEDULE 1415C

Monmouth County Development Review Committee  
 Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Anthony Mazzei Block 19 Lot 40.01 <b>Tennent Road (County Route 3) County Bridge MN-69</b>	Manalapan	MN1064 ROW4001	2-14-23	2	Request Information 8-9-21
(Proposed Use – Single Family Residential) (Total Area – 9.263 acres)					

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

SCHEDULE 1415D

Monmouth County Development Review Committee  
 Monday, March 13, 2023

Major Subdivision  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for 500 Central AH, LLC Block 720 Lots 4 Central Avenue	Middletown (Also: MDSP9931 -CANR)	MDMJ834	2-15-23	5	

(Proposed Use – Single Family Residential)  
 (Total Area – 2.03 acres)

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

SCHEDULE 1415E

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Frank Preston/ Pumo Real Estate, LLC Block 301 Lot 51 Broad Street	Eatontown	ETSP10390	2-13-23	
	(Proposed Use – School/Office) (Total Area – 2.07 acres) (Impervious – 1.110 acres existing) <u>+0.095 acres proposed</u> 1.205 acres total			

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

Site Plan for Pioneer at Howell, LLC Block 182 Lots 69, 69.01 & 70 <b>Colts Neck Road (County Route35)</b>	Howell	HWSP9925 (Also: HW101ROW2005)	2-14-23	Request Information 2-11-19
	(Proposed – New 11,500 sq. ft. commercial building with 78 spaces) (Total Site Area – 0.92 acres) (Impervious Area – 0.589 acres new proposed)			

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1415E

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Triplet Square Site Plan Block 27 Lot 34.011 <b>Main Street (County Route 3)</b>	Manalapan	MNSP10360	2-16-23	Request Information 01-09-23
(Proposed Use – Self Storage) (Total Area – 6.66 acres) (Impervious – 1.34 acres proposed)				

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

Site Plan for Frank Matthews Block 14 Lot 9 <b>1<sup>st</sup> Avenue (County Route 49)</b>	Sea Girt	SGSP10337	2-14-23	Request Information 10-11-22
(Proposed Use– Hotel/Bar) (Total Site Area – 0.4304 acres) (Impervious Area - 0.288 existing) <u>+ 0.005 acres proposed</u> 0.292 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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SCHEDULE 1415E

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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 Bull Bio Enterprise, LLC Block 22.01 Lot 1.04 <b>Imlaystown-Hightstown Road (County Route 43) New Clayton-Stone Tavern Road (County Route 524)</b>	Upper Freehold Township	UFTSP10326	2-14-23	Request Information 1-23-23
	(Proposed Use – Commercial Site) (Total Area – 4.674 acres) (Impervious – 0.10 acres existing) <u>+ 1.57 acres proposed</u> 1.67 acres total)			

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

Site Plan for Sea Girt Center II, LLC Block 723 Lots 2 & 9 Route 35 & Ocean Road <b>Bridge # W-24</b>	Wall	WSP10395	2-21-23	
	(Proposed Use – Commercial) (Total Area – 6.36 acres) (Impervious – 1.939 acres existing) <u>+ 0.392 acres proposed</u> 2.332 acres total			

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



SCHEDULE 1415F

Monmouth County Development Review Committee  
Monday, March 13, 2023

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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