

Tentative Agenda for March 24, 2025
SCHEDULE 1464A

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John & Kathleen Martin Block 149 Lot 5 Georgia Tavern Road	Howell (Proposed Use – Residential) (Total Area – 4.75 acres)	HWSB932	3-20-25	2	Exempt
Subdivision for Robert Horzepa Block 43 Lot 11.01 Forman Road	Millstone (Proposed Use – Agricultural and Residential) (Total Area – 15.56 acres)	MSSB930	3-17-25	2	Exempt
Subdivision for John Strevens Block 31 Lot 7 Neptune Place	Sea Girt (Proposed Use – Residential) (Total Area – 0.34 acres)	SGSB928	3-17-25	2	Exempt

SCHEDULE 1464B

Monmouth County Development Review Committee
 Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ryal Holding, LLC Block 3001 Lot 6 Hwy. 33	Neptune Township (Proposed Use – Lawn Care Co./Contractors Yard) (Total Area – 1.6 acres) (Impervious – 0.97 acres existing) <u>-0.12 acres proposed</u> 0.85 acres total	NSP10689	3-12-25	County Approval Not Required

SCHEDULE 1464C

Monmouth County Development Review Committee
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Minor Subdivision
 Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Maureen L. Cliff Block 5.02 Lot 27 W. Park Ave. (County Route 14)	Ocean	OSB911	2-8-25	2	Request Information/ Waiver Request
(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.08 acres)					

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

SCHEDULE 1464D

Monmouth County Development Review Committee
Monday, March 24, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shared Equities Co, LLC Block 501 Lots 1 & 2 Asbury Avenue (County Route 16)	Asbury Park	APSP10443	2-26-25	Request Information 5-28-24
	(Proposed Use – Mixed Use) (Total Area – 1.21 acres) (Impervious – 1.084 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 Cliff Bebout Block 39 Lot 8.01 Route 537 (County Route 537)	Colts Neck	CNSP10680	3-4-25	Incomplete 2-24-25
	(Proposed Use – Commercial) (Total Area – 20.40 acres) (Impervious – 0.74 acres existing) <u> -0.50 acres proposed</u> 0.24 acres total			

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

SCHEDULE 1464E

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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 60 Bay Ave. Highlands, LLC Block 42 Lot 1 Bay Ave. (County Route 8)	Highlands (Proposed Use – Multi-Family – 1 proposed dwelling unit (4 existing) (Total Area – 0.15 acres) (Impervious – 0.05 acres existing) +0.05 acres proposed 0.11 acres total	HSP10591	3-7-25	Request Information 1-13-25/ Waiver Request

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

Site Plan for Arjika Properties, Inc. Block 81 Lot 12 Bay Avenue (County Route 8)	Highlands (Proposed Use – Mixed-Use) (Total Area – 0.115 acres) (Impervious – 0.11 acres new proposed)	HSP10682	2-28-25	Incomplete 3-10-24/ Waiver Request
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
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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 New Jersey Natural Gas Block 139 Lot 7 Casino Drive & US Highway 9 Adjacent to County Property	Howell	HWSP10674	2-25-24	Incomplete 2-24-25
(Proposed Use – Natural Gas Regular Station) (Total Area – 0.29 acres) (Impervious – 0.29 acres existing) <u>-0.07 acres proposed</u> 0.22 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 Parker Willow, LLC Block 58 Lot 1 Willow Drive (County Route 13B)	Little Silver	LSSP10683	3-3-25	
(Proposed Use – Addition to Dental Office) (Total Area – 0.26 acres) (Impervious – 0.11 acres existing) <u>+0.01 acres proposed</u> 0.12 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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 The Wall Company, Inc. Block 18.02/19 Lots 1.02 and 15/1 Sycamore Ave (County Route 13A) Shrewsbury Ave (County Route 13) County Bridge S-39	Tinton Falls	TFSP10502	3-5-25	Request Information 2-26-24/ Waiver Request
(Proposed Use – Car dealership and Research facility) (Total Area – 7.26 acres) (Impervious – 5.25 acres existing) <u> + 0.55 acre proposed</u> 5.80 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 Spark Car Wash, LLC Block 1.01 Lots 2.02 & 5 Newman Springs Road, County Route 520 Shrewsbury Road, County Route 13	Tinton Falls	TFSP10512	3-3-25	Request Information 7-22-24
(Proposed Use – 4,841 sq. ft. - Car Wash) (Total Area – 1.5 acres) (Impervious – 1.132 acres existing) <u> -0.267 acre proposed</u> 0.865 acres total				

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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 AKL Home Management Block 198 Lot 1 Union Ave. (County Route 39)	Union Beach	UBSP10677	2-19-25	Incomplete 2-19-25
	(Proposed Use – Mixed Use) (Total Area – 0.26 acres) (Impervious – 0.13 acres existing) <u>+0.04 acres proposed</u> 0.17 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 RBK Real Estate, LLC Block 723 Lots 1 & 10 Route 35	Wall	WSP10563	3-6-25	Final Approval 7-22-25
	(Proposed Use – 10,147 sq. ft – Showroom/Service Building) (Total Area – 5.09 acres) (Impervious – 4.44 acres existing – to be removed) <u>-0.11 acre proposed</u> 4.33 acres total			

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

SCHEDULE 1463F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jemal's Braverman Building, LLC Block 203 Lot 5 Memorial Drive	Asbury Park (Proposed Use – Residential/Retail) (Total Area – 1.55 acres) (Impervious – 1.24 acres new proposed)	APSP10686	3-11-25	Incomplete
Site Plan for Jersey Shore University Medical Center Block 1201 Lots 1, 2, 4 & 5 Route 33	Neptune Township (Proposed Use – Parking Garage & Perioperative Expansion East) (Total Area – 34.59) (Impervious – 26.08 acres new proposed)	NSP10687	3-11-25	Incomplete