

Tentative Agenda for Monday, March 25, 2024
SCHEDULE 1440A

Monmouth County Development Review Committee
Monday, March 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hestea Group, LLC Block 83 Lot 4 Silverside Avenue	Little Silver	LS254	3-21-24	3	Exempt
	(Proposed Use- Single Family) (Total Area – 1.603 acres)				
Subdivision for Sudler Monmouth, LLC Block 114 Lots 13.02, 14.01, 18.02, 32 Park Road	Tinton Falls	TF526 (Also: TFSP10501)	3-19-24	2	Exempt
	(Proposed Use – Warehouse) (Total Area 8.04 acres)				
Subdivision for Cherlanne & John Roche Block 180 Lots 6,7,8,9 Sydney Avenue	Union Beach	UB312	3-14-24	2	Exempt
	(Proposed Use – Single Family) (Total Area – 0.172 acres)				

SCHEDULE 1440B

Monmouth County Development Review Committee
Monday, March 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Azoulas Seduikis Block 78.02 Lot 7 Euclid Avenue	Brielle (Proposed Use- Multi-Family/Commercial) (Total Area – 0.253) (Impervious – 0.095 acres existing) <u>+0.079 acres proposed</u> 0.174 acres total	BRSP10519	3-21-24	County Approval Not Required

SCHEDULE 1440C

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 Walter Gil DeRubio Block 12 Lot 31 Waterworks Road County Bridge F-18	Freehold Township	FRT656 ROW4033	3-6-24	2	Request Information 5-22-23
	(Proposed Use – Residential) (Total Area – 6.217 acres)				

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

SCHEDULE 1440D

Monmouth County Development Review Committee
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Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gerard F. Merla Block 183 Lot 7 Bath Avenue	Long Branch	LBMJ855	3-8-24	4	

(Proposed Use – Single Family Residential)
 (Total Area – 0.745 acres)

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

SCHEDULE 1440E

Monmouth County Development Review Committee
Monday, March 25, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RW Real Estate Block 6 Lots 30, 31 Route 9	Freehold Township	FRTSP10510	2-28-24	
	(Proposed Use- Auto Dealership Service Center) (Total Area 12.49 acres) (Impervious – 6.282 acres existing) <u>+7.431 acres proposed</u> 13.713 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 SMC Properties, LLC Block 183 Lot 22 Route 33	Howell	HWSP10511	2-28-24	
	(Proposed Use – Contractor Trades) (Total Area – 3.06 acres) (Impervious – 1.6 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 1440E

Monmouth County Development Review Committee
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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 Galway Builders, LLC Block 357 Lots 2, 2.01, 3, 4 & 5 Branchport Avenue & Atlantic Avenue County Route 29 E-20	Long Branch	LBSP10513	3-4-24	
(Proposed Use – Mixed Use) (Total Area – 1.96 acres) (Impervious – 1.383 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 Canopy Crossroad Dispensary Block 34 Lot 1 West Front Street (County Route 10)	Red Bank	RBSP10475	1-26-24	Waiver Request
(Proposed Use – Dispensary) (Total Area – 0.1379) (Impervious – 0.122 acres existing) <u>0 acres proposed</u> 0.122 acres total				

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

SCHEDULE 1440E

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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 Frank Matthews Block 14 Lot 9 1st Avenue (County Route 49)	Sea Girt	SGSP10337	3-21-24	Conditional Approval 4-24-2023
(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						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

Site Plan for Sudler Monmouth, LLC Block 114 Lots 13.02, 14.01, 18.02 & 32 Park Road	Tinton Falls	TFSP10501	3-8-24	Request Information 2-12-24
(Proposed Use – Warehouse) (Total Area – 8.94 acres) (Impervious – 4.379 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 1440E

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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 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	3-1-24	

(Proposed Use – Car Wash)
 (Total Area – 1.5 acres)
 (Impervious – 1.132 acres existing)
-0.267 acres proposed
 0.865 acres total

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

SCHEDULE 1440F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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