

Tentative Agenda for March 27, 2023
SCHEDULE 1416A

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Somerset Asbury Park Urban Renewal, LLC Block 4105 Lots 1, 3 and 4 Fourth Ave, Ocean Ave, Fifth Ave	Asbury Park	AP394 (Also APSP10397)	2-28-23	2	Exempt
Subdivision for Gustavo Bontempo Block 605 Lot 28 Magnolia Lane	Middletown	MD1487	3-16-23	2	Exempt
Subdivision for Raffaella Pagano Block 5405 Lot 7 Prospect Avenue	Neptune	N555	3-16-23	2	Exempt

SCHEDULE 1416B

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M & D Ventures, LLC Block 33.01 Lot 1 NJSH Route 71	Brielle	BRSP10408 (Also BRSP8922)	3-16-23	County Approval Not Required
(Proposed Use – Building Expansion for Restaurant) (Total Area – 1.50 acres) (Impervious – 1.16 acres existing) <u>-0.02 acres proposed</u> 1.14 acres total				
Site Plan for GF 620 Park LLC & Goldfinch Retail NJ LLC Block 110 Lot 9.02	Freehold Borough	FRSP10407	3-15-23	County Approval Not Required
(Proposed Use – Cannabis Dispensary) (Total Area – 1.05 acres) (Impervious – 0.73 acres existing) <u>+ 0.22 acres proposed</u> 0.95 acres total				
Site Plan for RCHP Affordable Housing Corporation Block 241 Lot 8 Broadway	Long Branch	LBSP10405	3-14-23	County Approval Not Required
(Proposed Use – Affordable Senior Housing) (Total Area – 0.53 acres) (Impervious – 0.33 acres existing) <u>+ 0.06 acres proposed</u> 0.39 acres total				

SCHEDULE 1416B

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Continental Land Developers, LLC Block 34 Lot 8 Poplar Road	Ocean	OSP10406	3-14-23	County Approval Not Required
	(Proposed Use – Landmark Continental Gardens Amenities Area) (Total Area – 36.68 acres) (Impervious – 0.61 acres existing) <u>-0.12 acres proposed</u> 0.49 acres total			
Site Plan for LMMP Partners, LLC Block 14.02 Lot 17.05 Apple Street	Tinton Falls	TFSP10404	3-14-23	County Approval Not Required
	(Proposed Use- Office) (Total Area – 0.33 acres) (Impervious – 0.18 acres new proposed)			

SCHEDULE 1416C

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Site Plan for
LM 537 Colts Neck, LLC
Block 30
Lot 18
Colts Neck Road
(County Route 537)

Colts Neck

CN466
ROW 537

3-8-23

2

(Proposed Use – Existing Residential Home to Remain
New Vacant Lot Conforming to B-3)
(Total Area – 2.98 acres)

	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
271 Adelphia, LLC
Block 157
Lots 1, 2, 3, 4 & 5
Adelphia Road
Squankum Yellow Brook Road
(County Routes 524 & 524A)

Howell

HW1439
ROW4029
(Also: HWSP9889A, HWSP9889)

3-6-23

2

(Proposed Use – Warehouse/Industrial)
(Total Area – 17.49 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 1416C

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Michael Gittleman Block 248.01 Lot 17 Belmar Blvd (County Route 18)	Wall	W1424 ROW4030	3-7-23	2	

(Proposed Use – Single Family)
(Total Area – 0.975)

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

SCHEDULE 1416D

Monmouth County Development Review Committee
Monday, March 27, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1416E

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Asbury Park Urban Renewal Block 4105 Lots 1, 3 and 4 Fourth Ave., Ocean Ave. Fifth Ave.	Asbury Park	APSP10397	2-28-23	
(Proposed Use – Residential/Commercial) (Total Area – 1.85 acres) (Impervious – 1.16 acres to be removed 1.85 acres new 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 271 Adelphia, LLC Block 157 Lots 1, 2, 3, 4, & 5 Adelphia Road Squankum Yellow Brook Road (County Routes 524 & 524A)	Howell	HWSP9889A (Also: HWSP9889) (Also: HW1439 ROW4029)	3-6-23	
(Proposed Use – Warehouse/Industrial) (Total Area – 17.49 acres) (Impervious – 8.81 acres new proposed)				

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

SCHEDULE 1416E

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
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Site Plan for The Atlantic Club Block 215 Lots 3 & 5.01 Ocean Blvd. (County Route 57)	Long Branch	LBSP10271	3-6-23	Request Information 1-9-23
(Proposed Use – New 8-story Residential Building with 154 Units) (Total Site Area – 3.68 acres) (Impervious Area – 2.53 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 CSH Marlboro, LLC Block 213 Lots 3 & 4 North Main Street	Marlboro Township	MRSP10230	3-21-23	Final Approval 5-9-22
(Proposed – 83-unit assisted living facility) (Total Site Area – 3.86 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						
Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1416E

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
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Site Plan for
AMDMB
Block 51
Lots 1 & 2
New Brunswick Ave.
(County Route 516)

Matawan

MTSP10402

3-2-23

(Proposed Use – Convenience Store with Fuel)
(Total Area – 0.46 acres)
(Impervious – 0.32 acres existing)
0.04 acres proposed
0.36 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
Proposed Self-Storage Facility
Block 113.02
Lot 5.03
Wayside Road
(County Route 38)

Tinton Falls

TFSP10399

3-1-23

(Proposed Use – Self-Storage Facility)
(Total Area – 10.21 acres)
(Impervious – 2.91 acres new proposed)

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

SCHEDULE 1416F

Monmouth County Development Review Committee
Monday, March 27, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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