

TENTATIVE AGENDA FOR MONDAY, APRIL 12, 2021

SCHEDULE 1369A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 12, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 1294 Eatontown Blvd. LLC Block 120 Lot 12 Roosevelt Avenue	Howell Township	HW1427	04-08-21	2 (1 new)	
Subdivision for 145 Morris, LLC Block 229 Lots 24, 25 & 34 Morris & Third Avenues	Long Branch City	LB590 (also LBSP10153)	03-16-21	2 (Lot Consolidation)	
Subdivision for Carmela Parziale Block 176 Lots 30 & 32 Fourth Avenue	Manasquan Borough	MQ388	04-06-21	3 (1 new)	
Subdivision for Edward Lilinshtein Block 178 Lot 9.01 Second Avenue	Manasquan Borough	MQ389	04-06-21	3 (2 new)	
Subdivision for Giovanni Scarpino Block 9 Lots 6.11 & 7.11 Larchwood Avenue	Ocean Township	O613	04-06-21	3 (1 new)	
Subdivision for Christopher Spagnoli Block 39 Lot 76 Sixth Street	Spring Lake Heights Borough	SLH287	03-22-21	2 (1 new)	
Subdivision for Bayview Enterprises, LLC Block 217 Lots 5.01 & 6 Bayview Avenue	Union Beach Borough	UB310	04-06-21	2 (Lot Line Adjustment)	

**SCHEDULE1369B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 12, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for George Green Block 62 Lot 16.02 <b>Stage Coach Road (County Route 524)</b>	Millstone Township  (Proposed Use – Residential) (Total Area – 9.575 acres)	MS817 ROW3986	02-12-21	2 (1 new)	Waiver Request  <b>PREVIOUS ACTION: REQUEST INFORMATION MARCH 8, 2021</b>

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

Subdivision for Bertram Riley, Jr & Samantha Riley Block 54 Lots 6 & 8 <b>Tinton Avenue (County Route 537) County Bridge S-37</b>	Tinton Falls Borough  (Proposed Use – Single Family Residential) (Total Area – 15.224 acres)	TF524 ROW3997	03-11-21	2	Reconsideration of Conditions (Lot Line Adjustment) <b>PREVIOUS ACTION: COND. FINAL APPROVAL MARCH 22, 2021</b>
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Charles Casagrande						
James Schatzle						

SCHEDULE1369C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 12, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Brookstone at Casola Farms, LLC Block 214 Lots 1 & 2 <b>Newman Springs Road (County Route 520)</b>	Marlboro Township  (Proposed Use – Single Family Residential) (Total Area – 6.96 acres)	MRMJ778		7	Authorization of Developer Agreement <b>PREVIOUS ACTION: COND. PRELIMINARY APPROVAL JANUARY 11, 2021</b>

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Glannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Charles Casagrande						
James Schatzle						

SCHEDULE 1369D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 12, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Edelman Investment Group LLC Block 110 Lots 12 & 13 Twelfth Avenue	Belmar Borough  (Proposed – New 24-unit condominiums) (Total Site Area – 0.482 acres) (Impervious Area – 0.386 acres new proposed)	BLSP10159	04-01-21	<b>CANR</b>

Site Plan for 501 Lake Terrace, LLC Block 7 Lot 2.03 <b>Lake Terrace (County Route 18)</b>	Bradley Beach Borough  (Proposed – Parking and exterior improvements at existing apartment complex) (Total Site Area – 1.463 acres) (Impervious Area – 0.878 acres existing <u>+ 0.124 acres proposed</u> 1.002 acres total)	BBSP10155	03-18-21	
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Charles Casagrande						
James Schatzle						

Site Plan for Payton Enterprises, LLC Block 85 Lots 1 & 2 Ashley Avenue	Brielle Borough  (Proposed – Parking improvements and 133 sq. ft. addition at existing marina/restaurant) (Total Site Area – 1.718 acres) (Impervious Area – 1.259 acres existing <u>+ 0.292 acres proposed</u> 1.551 acres total)	BRSP10156	03-19-21	<b>CANR</b>
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Martelli Development Group Block 501 Lot 1 <b>Hope Road/Tinton Avenue                  (County Routes 51 &amp; 537)</b>	Eatontown Borough  (Proposed – New 75 housing units and 3760 sq. ft. addition to banquet hall – Sun Eagles Golf Club) (Total Site Area – 171 acres) (Impervious Area – 21.03 acres existing + <u>2.91 acres proposed</u> 23.94 acres total)	ETSP10037	03-16-21	Consideration of Developer Agreement & Performance Guarantee <b>PREVIOUS ACTION:                  CONDITIONAL APPROVAL                  NOVEMBER 23, 2020</b>
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Charles Casagrande						
James Schatzle						

Site Plan for 183 Three Brooks Holdings, LLC Block 72.06 Lot 1 Halls Mill Road / Three Brooks Road <b>County Bridge F-26</b>	Freehold Township  (Proposed – 53,387 sq. ft. addition to existing warehouse) (Total Site Area – 15.72 acres) (Impervious Area – 5.892 acres existing + <u>2.482 acres proposed</u> 8.374 acres total)	FRTSP10068	03-16-21	<b>PREVIOUS ACTION:                  REQUEST INFORMATION                  JUNE 8, 2020</b>
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Joe Barris						
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Marcy McMullen						
Dave Schmetterer						
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James Schatzle						

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for 170-180 Center St. Properties, LLC Block 43 Lots 37 & 38 Center Street <b>County Bridge F-16</b>	Freehold Township	FRTSP10152	03-15-21	(Proposed – Change of Use to trucking facility and parking improvements) (Total Site Area – 5.964 acres) (Impervious Area – 3.537 acres existing + <u>0.105 acres proposed</u> 3.642 acres total)
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Charles Casagrande						
James Schatzle						

Site Plan for New Jersey Natural Gas Company Block 41 Lots 9.01,10,11,12,16,18 & 18.01 <b>Lakewood-Farmingdale Road</b> <b>(County Route 547)</b>	Howell Township	HWSP362E	03-19-21	<b>PREVIOUS ACTION:                  REQUEST INFORMATION                  MARCH 8, 2021</b>  (Proposed – 2400 sq. ft. addition to existing natural gas facility) (Total Site Area – 103.25 acres) (Impervious Area – 6.327 acres existing + <u>0.055 acres proposed</u> 6.382 acres total)
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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Charles Casagrande						
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for City of Long Branch Block 369 Lot 2 <b>Atlantic Avenue</b> <b>(County Route 29)</b>	Long Branch City  (Proposed – New pool and 3200 sq. ft. pool house at existing park) (Total Site Area – 5.19 acres) (Impervious Area – 0.02 acres existing + <u>0.08 acres proposed</u> 0.10 acres total)	LBSP7495A	03-30-21	Reconsideration of Conditions <b>PREVIOUS ACTION:</b> <b>CONDITIONAL APPROVAL</b> <b>MARCH 2, 2021</b>
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Charles Casagrande						
James Schatzle						

Site Plan for Roosevelt Avenue Properties, LLC Block 22 Lots 11, 12 & 22 Roosevelt Avenue	Ocean Township  (Proposed – New 22-unit residential complex with 88 parking spaces) (Total Site Area – 10.85 acres) (Impervious Area – 1.41 acres new proposed)	OSP10149	03-17-21	
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Charles Casagrande						
James Schatzle						

SCHEDULE1369E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for 145 Morris, LLC Block 229 Lots 24, 25 & 34 (24.01) Morris & Third Avenues	Long Branch City	LBSP10153 (also LB590)	03-16-21	03-29-21
(Proposed – New 124-unit residential complex with 247 parking spaces) (Total Site Area – 3.144 acres) (Impervious Area – 2.511 acres new proposed)				