

TENTATIVE SCHEDULE 1465A

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for KW Holdings Freehold 6, LLC Block 79 Lots 2-3 McDermott Street	Freehold Borough	FRSB936	4-1-25	2	Exempt
(Proposed Use – Two-lot minor subdivision (Total Area – 0.34 acre)					
Subdivision for Jeffrey Beekman Attorney for Applicant Block 134 Lots 7, 8, 9 & 11 Sairs Avenue & Hulick Street	Long Branch	LBSB935	4-1-25	3	Exempt
(Proposed Use – Lot Line Adjustment) (Total Area – 1.04 acres)					
Subdivision for 59 Pension Hill, LLC Block 14.06 Lot 59 Pension Hill Road	Manalapan	MNSB933	3-21-25	2	Exempt
(Proposed Use – Residential Duplex) (Total Area – 0.66 acre)					
Subdivision for Gerard Logan Construction, LLC Block 295 Lot 9 Railroad Avenue	Middletown	MDSB934	3-28-25	2	Exempt
(Proposed Use – Residential) (Total Area – 0.22 acre)					
Subdivision for 106 Leighton, LLC Block 72 Lot 11 Leighton Avenue	Red Bank	RBSB927	3-14-25	2	Exempt
(Proposed Use – Residential) (Total Area – 0.189 acre)					

SCHEDULE 1465B

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for William Stuckey Block 3901 Lots 2 & 3 Second Ave.	Asbury Park (Proposed Use – Multifamily residential) (Total Area – 0.32 acre) (Impervious - 0.25 acre new proposed)	APSP10696	3-31-25	County Approval Not Required
Site Plan for Sackman Asset Management Block 3101 Lot 2 Summerfield Avenue	Asbury Park (Proposed Use – Mixed Use Multi-Family) (Total Area – 0.13 acre) (Impervious – 0.13 acre new proposed)	APSP10698	4-1-25	County Approval Not Required
Site Plan for Eatontown Chicken, LLC Block 1001 Lot 21 NJ State Highway 35	Eatontown (Proposed Use - Fast food restaurant with drive thru) (Total Area - 0.78 acre) (Impervious - -0.04 acre new proposed)	ETSP10700	4-7-25	County Approval Not Required

SCHEDULE 1465C

Monmouth County Development Review Committee
 Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for
 95 Hope Road, LLC
 Block 1802
 Lots 1, 2, 3, 4 and 5
Hope Road
(County Route 51)

Eatontown

ETSB929

3-17-25

2

(Proposed Use –Office & Flex/Warehouse)
 (Total Area – 10.54 acres)

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

Subdivision for
 756 Holding, LLC
 Block 903, Lots 2 & 6
W. Bangs Ave.
(County Route 17)

Neptune

NSB906

3-24-25

11

Waiver Request/
 Request Information
 2-10-2025

(Proposed Use – Single Family Residential)
 (Total Area – 3.68 acres)

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

SCHEDULE 1465C

Monmouth County Development Review Committee
 Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for
 AAESUF Property, LLC
 Block 26
 Lots 1, 2 & 3
Old York Road
(County Route 524)

Upper Freehold

UFTSB931
 (Also – UFTSP10421)

3-18-25

2

(Proposed Use – Warehouse)
 (Total Area – 53.79 acres)

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

SCHEDULE 1465D

Monmouth County Development Review Committee
Monday, April 14, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Basser Kaufman of Matawan, LLC Block 234 Lot 1 Cliffwood Avenue (County Route 6A)	Aberdeen	ABTSP10690	3-12-25	
(Proposed Use – Restaurant) (Total Area – 6.79 acres) (Impervious – 6.09 acres existing) <u>-0.03 acre proposed</u> 6.06 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 Jemal's Braverman Building, LLC Block 203 Lot 5 Memorial Drive	Asbury Park	APSP10686	3-11-25	Waiver Request/ Incomplete
(Proposed Use – Residential/Retail) (Total Area – 1.55 acres) (Impervious – 1.24 acres new proposed)				

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

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION MUNICIPALITY FILE # DATE REC'D ACTION

Site Plan for
D&R Belmar Urban Renewal, LLC
Block 87
Lots 1, 2 & 3
River Road

Belmar

BLSP10692

3-25-25

(Proposed Use – Residential – 198 dwelling units)
(Total Area – 3.13 acres)
(Impervious – 2.58 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
Netflix, Inc.
Block 301
Lots 1 & 1.01
**Avenue of Memories, Saltzman Ave, Sherrill Ave., Wilson Ave.
(County Route 537)
Bridge # E-32**

Eatontown

ETSP10574
(Also: OPSP10575)

3-27-25

(Proposed Use – Motion Picture, Television & Broadcast Studio Campus)
(Total Area – 31.90 acres)
(Impervious – 24.30 acres new proposed)

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

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Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 5001 Kozloski Road, LLC Block 43.01 Lot 16.01 Kozloski Road (County Route 55) County Bridge F-11	Freehold Township	FRTSP10290A (FRTSP10290)	3-12-25	Request Information 4-22-25
(Proposed Use – Retail Shopping Center) (Total Area – 4.226 acres) (Impervious – 0.002 acre existing) <u> +2.207 acres proposed</u> 2.210 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 JCP&L/First Energy Block 101 Lots 37, 37.01, 38 & 39 Monmouth Road (County Route 537)	Freehold Township	FRTSP10693	3-25-25	
(Proposed Use – Utility Substation) (Total Area – 48.73 acres) (Impervious – 4.73 acres existing) <u> +2.85 acres proposed</u> 7.58 acres total				

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

SCHEDULE 1465E

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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 Zarelli Site Services, Inc. Block 48 Lot 7 Squankum Road (County Route 524)	Howell	HWSP10346	3-28-25	Waiver Request/ Request Information 1-13-25
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(Proposed Use – Warehouse & Office)
(Total Site Area – 1.931 acres)
(Impervious – 0.199 acre existing)
+0.110 acre proposed
0.310 acre 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 Vanderveer Industrial Partners, LLC Block 168.01 Lot 4 Industrial Court	Howell	HWSP10615	3-4-25	Request Information 11-25-24
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(Proposed Use – Industrial Building)
(Total Area – 4.99 acres)
(Impervious – 1.73 acres new proposed)

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

SCHEDULE 1465E

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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 Vanderveer Industrial Partners, LLC Block 168.01 Lot 5 Industrial Court	Howell	HWSP10626	3-17-25	Request Information 11-25-24
(Proposed Use – Warehouse with Office) (Total Area – 4.99 acres) (Impervious – 2.16 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 JCP&L/First Energy Blocks: (Various) Lots: (Various) Lakewood Farmingdale Road (County Route 547) County Bridge # HL-18, HL-18A, HL-20, HL-25	Howell	HWSP10691	3-20-25	
(Proposed Use – Utility Transmission Line) (Total Area – 182.4 acres) (Impervious - 0 acres)				

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

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Atlantic Health System Block 78.10 Lots 26 & 28 Route 9	Howell	HWSP10694 (Also: HWSP10282)	3-27-25	
(Proposed Use – Medical Office) (Total Area – 4.64 acres) (Impervious – 1.14 acres existing) <u>+3.03 acres proposed</u> 4.17 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 Adventure Crossing Block 3001 Lot 1 Monmouth Road (County Route 537)	Jackson	JSP9720 (Phases 3 & 4)	3-18-25	Advisory Comments 12-9-24
(Proposed – Multifamily Residential) (Total Site Area – 90.02 acres) (Impervious – 36.01 acres new proposed)				

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

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ECD NY, Inc. Barry McKenna Block 101 Lot 3 Monmouth Road (County Route 537)	Jackson	JSP10581	3-17-25	Advisory Comments 11-24-24
(Proposed Use – Contractor Warehouse) (Total Area – 10.61 acres) (Impervious - 3.74 acres existing) + 0.05 acre proposed <hr style="width: 20%; margin: auto;"/> 1.80 acres total				

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

North Light, LLC Block 268 Lots 1-7, 32 & 33 Broadway	Long Branch	LBSP10673	3-12-25	Incomplete 2-11-25
(Proposed Use – Mixed-Use: Residential & Retail) (Total Area – 1.88 acres) (Impervious – 1.50 acres new proposed)				

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

SCHEDULE 1465E

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Site Plans
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for MSK Manalapan, LLC Block 66 Lot 18.01 Woodward Road/Route 33 Bridge #MN-22	Manalapan	MNSP10681 (Also MNSP9362B)	2-25-24	Incomplete 3-10-25
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(Proposed Use – Recreation)
(Total Area – 22.35 acres)
(Impervious – 7.17 acres existing)
+1.34 acres proposed
8.51 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 Heck Avenue Supportive Housing, LP Block 304 Lot 1.02 Atkins Ave. (County Route 5)	Neptune Township	NSP10658	1-16-25	Incomplete
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(Proposed Use – Multifamily Residential)
(Total Area – 1.79 acres)
(Impervious – 1.00 acres existing)
+0.25 acre proposed
1.25 acres total

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

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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 Netflix, Inc. Block 301 Lots 1 & 1.01 Avenue of Memories, Saltzman Ave, Sherrill Ave., Wilson Ave. (County Route 537) Bridge # E-32	Oceanport	OPSP10575 (Also: ETSP10574)	3-27-25	
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(Proposed Use – Motion Picture, Television & Broadcast Studio Campus
(Total Area – 31.90 acres)
(Impervious – 24.30 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 Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza	Tinton Falls	TFSP10433 (Also TFSP7196)	3-25-25	Waiver Request/ Request Information 10-23-23
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(Proposed Use – Flex Space)
(Total Area – 6.25 acres)
(Impervious – 3.214 acres new proposed)

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

SCHEDULE 1465E

Monmouth County Development Review Committee
Monday, April 14, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jet Red TF, LLC Block 145 Lots 7, 8 & 9 Shafto Road (County Route 547)	Tinton Falls	TFSP10684	3-3-25	Incomplete 3-3-25
(Proposed Use – Active Adult Townhouse Community) (Total Area 40.88 acres) (Impervious – 7.54 acres new proposed)				

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

Wall Owner, LLC Block 922 Lot 5 Hwy. 34	Wall	WSP10409	3-21-25	Request Information 4-10-25
(Proposed Use – Warehousing & Non-Store Retailer) (Total Area – 294.60 acres) (Impervious – 109.968 new proposed)				

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

SCHEDULE 1465F

Monmouth County Development Review Committee
Monday, April 14, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC Block 4004 Lots 1-4 Ocean, Second and Third Avenues & Kingsley Street (Proposed Use – Mixed Use – 47 Units) (Total Area – 1.75 acres) (Impervious – 1.67 acres new proposed)	Asbury Park	APSP10699	4-4-25	Incomplete
Site Plan for 2G Mazza, LLC Block 302 Lot 27 Memorial Drive (Proposed Use – Multifamily residential -75 units) (Total Area – 1.85 acres) (Impervious – 1.35 acres new proposed)	Neptune	NSP10695	3-28-25	Incomplete