

Tentative Agenda for April 22, 2024
SCHEDULE 1442A

Monmouth County Development Review Committee
Monday, April 22, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|-----------|--------|
|-------------|--------------|--------|------------|-----------|--------|

SCHEDULE 1442B

Monmouth County Development Review Committee
Monday, April 22, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------|--------------|--------|------------|--------|
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SCHEDULE 1442C

Monmouth County Development Review Committee
Monday, April 22, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|-----------|--------|
|-------------|--------------|--------|------------|-----------|--------|

SCHEDULE 1442D

Monmouth County Development Review Committee
Monday, April 22, 2024

Major Subdivision
Four (4) or more lots

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|----------------------|----------|------------|-----------|----------------------------------|
| Subdivision for Hearn, LLC Block 31 Lot 23 Dutch Lane Road (County Route 46) | Freehold Township | FRTMJ810 | 4-3-24 | 4 | Request Information 5-8-23 |
| (Proposed Use – Single Family Residential) (Total Area – 6.83 acres) | | | | | |

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

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|--|-----------|-----------------------------|---------|-----|----------------------------------|
| Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17 | Manalapan | MNMJ812 (also MNSP10228) | 3-26-24 | 132 | Request Information 1-8-24 |
| (Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres) | | | | | |

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

SCHEDULE 1442E

Monmouth County Development Review Committee
Monday, April 22, 2024

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 Lot 1 & 2 Asbury Avenue (County Route 16) | Asbury Park (Proposed Use – Mixed Use) (Total Area – 1.21 acres) (Impervious – 1.084 acres new proposed) | APSP10443 | 3-28-24 | Request Information 7-10-23/ Waiver Request |

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

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|---|---|-------------------------------------|--------|--|
| Site Plan for Sunrise Holding 1, LLC Block 2301 Lots 3, 4, 5 & 6 Wyckoff Road (County Route 547) | Eatontown (Proposed Use – Cannabis Retail) (Total Area – 5.59 acres) (Impervious - 5.03 acres existing) <u>0 acres proposed</u> 5.03 acres total | ETSP10524 (Also: ETSP1903-1903E) | 4-1-24 | |
|---|---|-------------------------------------|--------|--|

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

SCHEDULE 1442E

Monmouth County Development Review Committee
Monday, April 22, 2024

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 5001 Kozloski Road, LLC Block 43.01 Lot 16.01 Kozloski Road (County Route 55) County Bridge F-11 | Freehold Township | FRTSP10290A (Also: FRTSP10290) | 4-2-24 | |
|---|----------------------|-----------------------------------|--------|--|

(Proposed Use – Retail Shopping Center)
(Total Area – 4.226 acres)
(Impervious – 0.002 acres existing)
+2.207 acres proposed
2.210 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
| Joseph Ettore | | | | | | |
| James Giannell | | | | | | |
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|---|--------|-----------|---------|--|
| Site Plan for 4461 Route 9 Realty, LLC Block 35.82 Lot 43, 44 & 45.01 Route 9 | Howell | HWSP10521 | 3-26-24 | |
|---|--------|-----------|---------|--|

(Proposed Use – Retail/Fabrication)
(Total Area – 3.88 acres)
(Impervious Area – 2.46 acres existing)
+0.20 acres proposed
2.66 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
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| James Giannell | | | | | | |
| Marcy McMullen | | | | | | |
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SCHEDULE 1442E

Monmouth County Development Review Committee
Monday, April 22, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--------------|-----------------------------|------------|----------------------------------|
| Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17 | Manalapan | MNSP10228 (also MNMJ812) | 3-26-24 | Request Information 1-8-24 |
| (Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed) | | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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|--|----------|-----------|---------|--|
| Site Plan for Red Bank School District Block 108 Lots 1 & 1.01 Harding Road (County Route 34) Branch Ave. (County Route 11) | Red Bank | RBSP10523 | 3-27-24 | |
| (Proposed Use – School Site Improvements) (Total Area – 6.65 acres) (Impervious – 3.62 acres existing) <u> +0.41 acres proposed</u> 4.03 acres total | | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| James Giannell | | | | | | |
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| James Schatzle | | | | | | |

SCHEDULE 1442F

Monmouth County Development Review Committee
Monday, April 22, 2024

Applications deemed incomplete by staff

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | DATE INCOMPLETE |
|--|--|-----------|------------|-----------------|
| Subdivision for JKCH of New Jersey, LLC Block 364 Lots 63.01 – 63.09 Ruffians Run | Marlboro | MRMJ857 | 3-25-24 | (7 Lots) |
| | (Proposed Use – Residential) (Total Area – 23.3 acres) | | | |
| Site Plan for 334 Main Street Lock 47.02 Lots 13, 14, 17.02, 17.03 New Brunswick Avenue (County Road 516) | Matawan | MTSP10522 | 3-27-24 | |
| | (Proposed Use – Restaurant) (Total Area – 1.065 acres) (Impervious - | | | |
| Site Plan for Port Belford Solar Farm, LLC Block 306 Lot 66 MT-7, MT-96 Beverly Way | Middletown | MDSP10526 | 4-3-24 | |
| | (Proposed Use – Solar Panel Field) (Total Area – 228.62 acres) (Impervious – | | | |