

Tentative Agenda for April 28, 2025
SCHEDULE 1466A

Monmouth County Development Review Committee
Monday, April 28, 2025

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

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

SCHEDULE 1466B

Monmouth County Development Review Committee
 Monday, April 28, 2025

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|-----------|------------|---------------------------------|
| Site Plan for Phil Saada, LLC, LB648, LLC Block 93 Lot 1 Second Avenue | Long Branch | LBSP10705 | 4-22-25 | County Approval Not Required |
| | (Proposed Use – Mixed-Use Building) (Total Area – 0.43 acres) (Impervious – 0.39 acres existing) <u>-0.01 acres proposed</u> 0.38 acres total | | | |

SCHEDULE 1466C

Monmouth County Development Review Committee
Monday, April 28, 2025

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

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

SCHEDULE 1466D

Monmouth County Development Review Committee
 Monday, April 28, 2025

Major Subdivision
 Four (4) or more lots

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|-------------------|----------|------------|-----------|---------------|
| Subdivision for Renaissance Estates at Freehold, LLC Block 92 Lot 17 Elton Adelpia Road (County Route 524) (County Bridge F-43) | Freehold Township | FRTMJ827 | 1-15-25 | 26 | Amended Final |
| (Proposed Use – Residential) (Total Area – 18.589 acres) | | | | | |

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

SCHEDULE 1466E

Monmouth County Development Review Committee
Monday, April 28, 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 for APW Redeveloper, LLC Block 4004 Lots 1, 2 & 3 Ocean Ave., Third Ave., Second Ave. & Kingsley) | Asbury Park | APSP10699 | 4-4-25 | |
|---|-------------|-----------|--------|--|

(Proposed Use – 47 – Unit Mixed Use Development)
(Total Area – 1.75 acres)
(Impervious – 1.67 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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|--|------------|-----------|--------|--|
| Site Plan for Cliff Bebout Block 39 Lot 8.01 Colts Neck Road (County Route 537) | Colts Neck | CNSP10680 | 4-1-25 | Request Information 3-24-25 Waiver Request |
|--|------------|-----------|--------|--|

(Proposed Use – Commercial Farm Stand)
(Total Area – 20.40 acres)
(Impervious – 0.74 acres existing)
 -0.50 acres proposed
0.24 acres total

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

SCHEDULE 1466E

Monmouth County Development Review Committee
Monday, April 28, 2025

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

APPLICATION MUNICIPALITY FILE # DATE REC'D ACTION

Site Plan for
315 Main Street, LLC
Block 69.05
Lot 35.03
**West Main Street
(County Route 537)**

Freehold
Township

FRTSP10570

4-1-25

Request
Information
8-12-24/
Waiver
Request

(Proposed Use – 12,428 Dental Office)
(Total Area – 1.58 acres)
(Impervious – 0.96 acres existing
+0.18 acres proposed
1.14 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
Christ Church of Howell, Inc.
Block 66
Lot 36.17
Oak Glen Road

Howell

HWSP6643B
(Also: HWSP6643A)

3-31-25

Request
Information
12-9-24

(Proposed Use – House of Worship)
(Total Area – 27.387 acres)
(Impervious – 1.822 acres existing)
+1.698 acres proposed
1.520 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| Marcy McMullen | | | | | | |
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SCHEDULE 1466E

Monmouth County Development Review Committee
Monday, April 28, 2025

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--------------|-----------|------------|---|
| Site Plan for Ronald & Susan Springer Block 51 Lot 54 Lakewood-Farmingdale Road (County Route 547), (County Bridge HL-51) | Howell | HWSP10598 | 4-4-25 | Request Information 2-10-25/ Waiver Request |

(Proposed Use – Farm)
(Total Area – 14.80)
(Impervious – 13.97 acres existing)
0 acres proposed
13.97 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| Charles Casagrande | | | | | | |

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|---|-----------|-----------|--------|------------------------|
| Site Plan for Hexa Builders Block 11 Lot 19 Perrineville Road (County Route 571) | Millstone | MSSP10259 | 1-2-25 | Request Information |
|---|-----------|-----------|--------|------------------------|

(Proposed Use – Residential)
(Total area – 36.49 acres)
(Impervious – 0.768 acres existing)
+ 8.656 acres proposed
9.424 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| Judy Martinelly | | | | | | |
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SCHEDULE 1466E

Monmouth County Development Review Committee
Monday, April 28, 2025

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|---|-----------|------------|-----------------------|
| Site Plan for U.S. Tank Painting, Inc. Block 16 Lot 9.06 Rike Drive | Millstone (Proposed Use – Office/Warehouse) (Total Area – 2.98 acres) (Impervious – 0.85 acres existing) <u>+ 0.39 acres proposed</u> 1.24 acres total | MSSP10648 | 4-4-25 | Incomplete 1-13-25 |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| Marcy McMullen | | | | | | |
| Judy Martinelly | | | | | | |
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|---|--|----------|---------|-----------------------|
| Site Plan for Jersey Shore University Medical Center Block 1201 Lots 1, 2, 4 & 5 Route 33 | Neptune Township (Proposed Use – Parking Garage & Perioperative Expansion East) (Total Area – 34.59) (Impervious – 26.08 acres new proposed) | NSP10687 | 3-11-25 | Incomplete 3-24-25 |
|---|--|----------|---------|-----------------------|

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
| Joseph Ettore | | | | | | |
| Marcy McMullen | | | | | | |
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SCHEDULE 1466E

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Monday, April 28, 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 for Thrive RB, LLC Block 77 Lots 1, 2.01, 2, 3, 25.02 Shrewsbury Avenue (County Route 13) | Red Bank | RBSP10495 | 3-31-25 | Request Information 1-22-24/ Waiver Request |
|--|----------|-----------|---------|---|

(Proposed Use – Neurodiverse Residential Housing)
(Total Area – 0.3816 acres)
(Impervious – 0.225 acres existing)
+0.093 acres proposed
0.3186 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
| Joseph Ettore | | | | | | |
| Marcy McMullen | | | | | | |
| Judy Martinelly | | | | | | |
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|---|------------|-----------|---------|-----------------------------------|
| Site Plan for JCP&L/First Energy Block 2 Lot 21 Newman Springs Road (County Route 520) | Shrewsbury | SHSP10620 | 4-22-25 | Request Information 1-13-25 |
|---|------------|-----------|---------|-----------------------------------|

(Proposed Use – Utility Transmission Line Structure)
(Total Area – 6.51 acres)
(Impervious – 3.84 acres existing)
0 acres proposed
3.84 acres total

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|--------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| Marcy McMullen | | | | | | |
| Judy Martinelly | | | | | | |
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SCHEDULE 1466E

Monmouth County Development Review Committee
Monday, April 28, 2025

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

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

Site Plan for
Stavola Realty Company - Wawa
Block 109.04
Lots 1, 2 and 3
Wayside Road
County Route 38)

Tinton Falls

TFSP10701

4-7-25

(Proposed Use – Convenience store with fuel sales)
(Total Area – 2.64 acres)
(Impervious – 0.0 acre existing)
+1.81 acres proposed
1.81 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
AAESUF Property LLC
Block 26
Lots 1, 2, 3
Old York Road
(County Route 524)

Upper
Freehold

UFTSP10421
(Also: UFTSB931)

4-2-25

Request
Information
10-10-23

(Proposed Use – Warehouse/Industrial)
(Total Area – 54.62 acres)
(Impervious – 0.155 acres existing)
+ 22.84 acres proposed
22.99 acres total

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

SCHEDULE 1466F

Monmouth County Development Review Committee
Monday, April 28, 2025

Applications deemed incomplete by staff

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|--|-------------------------------|------------|------------|
| Subdivision for A-Life Residential, LLC Block 164 Lot 5.01 Okerson Road & Howell Road | Howell | HWSB938 | 4-16-25 | Incomplete |
| | (Proposed Use – 264 – Townhouse Dwelling & Stacked Townhouse Dwelling) (Total Area – 29.54 acres) | | | |
| Site Plan for 6249 US 9, LLC Block 25 Lot 24.03 US HWY 9 | Howell | HWSP10704 | 4-22-25 | Incomplete |
| | (Proposed Use – Two-Story Office Building) (Total Area – 4.17 acres) | | | |
| Subdivision for Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32 | Middletown | MDSB939 (Also – MDSP10703) | 4-16-25 | Incomplete |
| | (Proposed Use – Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 acres) | | | |
| Subdivision for Avalon Middletown Urban Renewal, LLC Block 1131 Lots 30, 31 & 32 | Middletown | MDSP10703 (Also – MDSB939) | 4-16-25 | Incomplete |
| | (Proposed Use – Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building) (Total Area – 35.19 acres) (Impervious - | | | |