

Tentative Agenda for May 12, 2025
SCHEDULE 1467A

Monmouth County Development Review Committee
Monday, May 12, 2025

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|--|---------|------------|-----------|--------|
| Subdivision for Jet Red, AP, LLC Block 2604 Lots 13 & 14 Sewall Avenue | Asbury Park | APSB943 | 5-5-25 | 2 | Exempt |
| | (Proposed Use – Merging & Subdividing 2 Existing Lots into 2 Equal Sized Lots) (Total Area -0.27 acres) | | | | |
| Subdivision for Frank Verange Block 1063 Lot 6.01 West Front Street | Middletown | MDSB941 | 4-30-35 | 2 | Exempt |
| | (Proposed Use – 2 Lot Subdivision) (Total Area – 4.23 acres) | | | | |
| Subdivision for Lawrence & Jennifer Schorr Block44 Lots 2 & 3 Beacon Blvd. | Sea Girt | SGSB942 | 5-5-25 | 2 | Exempt |
| | (Proposed Use – Lot Line Adjustment) (Total Area – 0.57 acres) | | | | |

SCHEDULE 1467B

Monmouth County Development Review Committee
Monday, May 12, 2025

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--|-----------|------------|---------------------------------|
| Site Plan for 700 First Avenue, LLC Block 2602 Lot 6 First Avenue | Asbury Park (Proposed Use – 12 Space Parking Lot) (Total Area – 0.27 acres) (Impervious – 0.14 acres existing) <u>+0.09 acres proposed</u> 0.22 acres total | APSP10707 | 4-25-25 | County Approval Not Required |
| Site Plan for 6249 US 9, LLC Block 25 Lot 24.03 US HWY 9 | Howell (Proposed Use – Two-Story Office Building) (Total Area – 4.17 acres) | HWSP10704 | 5-5-25 | County Approval Not Required |
| Site Plan for Richard N. Schibell Block 56 Lots 13 & 14 Rustic Drive | Howell (Proposed Use – Office Building) (Total Area – 0.716 acres) (Impervious – 0.21 acres existing) <u>+0.28 acres proposed</u> 0.50 acres total | HWSP10709 | 4-29-25 | County Approval Not Required |
| Site Plan for Divine Exchange, LLC Block 40 Lot 10 Broad Street | Shrewsbury Borough (Proposed Use – Ski Barn) (Total Area – 1.10 acres) (Impervious - 0.51 acres existing) <u>+0.14 acres proposed</u> 0.65 acres total | SHSP10712 | 5-5-25 | County Approval Not Required |

SCHEDULE 1467C

Monmouth County Development Review Committee
 Monday, May 12, 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 Jason Johnson Block 143 Lots 2 & 6 Shafto Road (County Route 547) | Tinton Falls | TF940 | 4-24-25 | 2 | |
|--|--------------|-------|---------|---|--|

(Proposed Use – Single Family Residential)
 (Total Area – 4.31 acres)

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

SCHEDULE 1467D

Monmouth County Development Review Committee
Monday, May 12, 2025

Major Subdivision
Four (4) or more lots

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|--------------|--------------------------|------------|-----------|------------------------------|
| 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) | 9-16-24 | 132 | Request Information 10-15-24 |
| (Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Area – 162.34 acres) | | | | | |

| | 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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|--|---------|--------|---------|----|--|
| Subdivision for 756 Holding, LLC Block 903, Lots 2 & 6 W. Bangs Ave. (County Route 17) | Neptune | NSB906 | 3-24-25 | 11 | Request Information 4-14-25/ Waiver Request |
| (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 1467E

Monmouth County Development Review Committee
Monday, May 12, 2025

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|--------------|-----------|------------|------------------------------------|
| Site Plan for Michael Margarella Block 47 Lots 2, 3, 5 & 6 Munro Avenue (County Route 7) | Hazlet | HZSP10168 | 4-21-25 | Request Information 10-28-24 |
| (Proposed – New professional bldg. – 4,900 sq. ft. commercial with 4 apartments) (Total Site Area – 0.809 acres) (Impervious Area – 0.430 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 Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17 | Manalapan | MNSP10228 (also MNMJ812) | 9-16-24 | Request Information 10-15-24 |
| (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 | | | | | | |
| Joseph Ettore | | | | | | |
| Marcy McMullen | | | | | | |
| Judy Martinelly | | | | | | |
| David Schmetterer | | | | | | |
| James Schatzle | | | | | | |
| Charles Casagrande | | | | | | |

SCHEDULE 1467F

Monmouth County Development Review Committee
 Monday, May 12, 2025

Applications deemed incomplete by staff

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|-----------|------------|------------|
| Site Plan for Laird & Company, Inc. Block 35 Lots 12 & 12.01 Colts Neck Road (County Route 537) | Colts Neck (Proposed Use – Distillery/Bottling Plant) (Total Area – 23.04 acres) (Impervious – 7.39 acres existing) <u>+0.24 acres proposed</u> 7.64 acres total | CNSP10713 | 5-7-25 | Incomplete |
| Site Plan for Willow Recovery Center, LLC Block 106 Lot 1 Highway 36 | Keyport (Proposed Use – Willow Recovery Center) | KPSP10710 | 5-1-25 | Incomplete |