

Tentative Agenda for May 22, 2023
SCHEDULE 1420A

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Marta Sajdak Block 51 Lot 3.02 Tracy Station Road	Manalapan	MN1067	5-9-23	3	Exempt
Subdivision for Wayside Road, LLC Block 1904 Lot 23 Wayside Road	Neptune Township	N556	5-17-23	2	Exempt
Subdivision for Alessandro & Maria Nascimento Block 17.01 Lot 8 Adams Avenue	Ocean	O623	5-10-23	2	Exempt
Subdivision for RMH Select Properties, LLC Block 76 Lots 28, 29, 30 & 31 Throckmorton Avenue	West Long Branch	WLB325	5-8-23	2	Exempt

SCHEDULE 1420B

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Interfaith Neighbors, Inc. Block 1103 Lots 43 & 44 Atkins Avenue	Asbury Park (Proposed Use – Urban Farm) (Total Area – 0.258 acres) (Impervious – 0.058 acres existing) <u>+0.061 acre proposed</u> 0.120 acres total	APSP10429	5-11-23	County Approval Not Required
Site Plan for Avon Lakeview, LLC Block 3 Lot 5.01 & 5.02 Main Street	Avon-by-the-Sea (Proposed Use – Residential) (Total Site Area – 1.04 acres) (Impervious Area – 0.420 acres existing) <u>+ 0.336 acres proposed</u> 0.756 acres total	ASSP10426	5-9-23	County Approval Not Required
Site Plan for Royalty 19, LLC Block 37 Lot 24.02 Miller Road	Howell (Proposed Use – Storage & Office) (Total Area – 3.0 acres) (Impervious – 3.0 acres existing) <u>0 acres proposed</u> 3.0 acres total	HWSP10428 (Also HWSP8753-CANR)	5-10-23	County Approval Not Required

SCHEDULE 1420B

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for GF United Realty, LLC Block 141 Lot 13.01 & 14 Route 9	Howell	HWSP10430	5-15-23	County Approval Not Required
	(Proposed Use – Auto Repair & Car Rental) (Total Area – 0.96 acres) (Impervious – 0.489 acres existing) <u>+0.304 acres proposed</u> 0.793 acres total			
Site Plan for Diamond Communications, LLC Block 5 Lot 8 Randolph Road	Howell	HWSP10435	5-17-3	County Approval Not Required
	(Proposed Use – Public Utility/Telecommunications) (Total Area – 38.17 acres) (Impervious – 12.73 acres existing) <u>+0.164 acres proposed</u> 12.90 acres total			
Site Plan for 1 Carr Enterprises, LLC Block 10 Lots 3, 4, 5, 6, & 7 Carr Avenue	Keansburg	KSSP10427	5-10-23	County Approval Not Required
	(Proposed Use – Mixed Use/Residential) (Total Area – 0.46 acres) (Impervious – 0.459 acres existing) <u>-0.023 acres proposed</u> 0.435 acres total			

SCHEDULE 1420C

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for LM 537 Colts Neck, LLC Block 30 Lot 18 Colts Neck Road (County Route 537)	Colts Neck	CN466 ROW4031	3-8-23	2	Waiver Request/ Request Information 3-27-23

(Proposed Use – Existing Residential Home to Remain
New Vacant Lot Conforming to B-3)
(Total Area – 2.98 acres)

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

Subdivision for Walter Gil DeRubio Block 12 Lot 31 Waterwork Road County Bridge F-18	Freehold Township	FRT656 ROW4033	4-24-23	2	
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1420C

Monmouth County Development Review Committee
Monday, May 22, 2023

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 Becikoglu Real Estate Investment, LLC Block 135 Lots 10 & 11 1st Street (County Route 6/39)	Keyport	KP301 ROW4032	4-23-23	2	
(Proposed Use – Single Family Residential – 1 additional) (Total Area – 0.386 acres)					

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

Subdivision for Vittorio & Michelle Tartara Block 840 Lot 69.03 Navesink River Road (County Route 12A)	Middletown	MD1488 ROW4035	5-5-23	2	
(Proposed Use – Residential) (Total Area – 10.45 acres)					

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

SCHEDULE 1420C

Monmouth County Development Review Committee
Monday, May 22, 2023

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
Ann Van Hise
Block 51
Lot 2.01
**Holmes Mill Road
(County Route 27)**

Upper Freehold UFT710 ROW4034 5-1-23 2

(Proposed Use – Subdivide existing lot creating 2 new conforming lots)
(Total Area – 17.6 acres)

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

Site Plan for
Michael Gittleman
Block 248.01
Lot 17
**Belmar Blvd
(County Route 18)**

Wall W1424 ROW4030 5-4-23 2 Request Information 3-27-23

(Proposed Use – Single Family)
(Total Area – 0.975)

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

SCHEDULE 1420D

Monmouth County Development Review Committee
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Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rene Rofe Block 9 Lot 10 Park Avenue	Ocean	OMJ836	4-24-23	10	
(Proposed Use – Single Family Residential) (Total Area 14.8 Acres)					

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

SCHEDULE 1420E

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CentraState Healthcare System Block 86 Lots 5.01, 8, 8.03 W. Main Street (County Route 537)	Freehold Township	FRTSP8118E	5-10-23	Request Information 6-13-22
	(Proposed – Improvements to CentraState Hospital) (Total Site Area – 76.95 acres) (Impervious Area – 2.031 existing <u>+ 0.062 acres proposed</u> 2.094 acres total			

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

Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 Halls Mill Road (County Route 55) Bridge # F24, F25	Freehold Township	FRTSP8221A (Also – FRTSP8221)	5-8-23	
	(Proposed Use – Warehouse) (Total Site Area – 10.10 acres) (Impervious Area – 4.143 acres new proposed)			

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

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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 Smith Family Properties, LLC Block 49 Lot 7 Lakewood-Farmingdale Road (County Route 524)	Howell	HWSP9950	4-27-23	Request Information 9-13-21
(Proposed Use – New 139,550 sq. ft. warehouse/office flex space site) (Total Site Area – 10.03 acres) (Impervious Area – 6.50 acres new proposed)				

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

Site Plan for Richard Sieb Block 49 Lots 24 & 24.01 Lakewood-Farmingdale Road (County Route 524)	Howell Township	HWSP10118	05-11-23	Request Information 10-11-22
(Proposed Use – Change of use from residential to commercial office & storage) (Total Site Area – 4.677 acres) (Impervious Area – 0.260 acres existing - <u>0.015 acres proposed</u>)				

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

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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
2 Carr Enterprises, LLC
Block 13
Lots 2.2, 3, 4, 5.01, 5.03, 7 & 8
Carr Avenue

Keansburg

KSSP10419
(Also – KSSP10427)

4-26-23

(Proposed Use – Retail & Residential)
(Total Area – 1.06 acres)
(Impervious – 0.924 acres existing)
+ 0.075 acres proposed
1.000 acres total

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

Site Plan for
The Marina at Oceanport
Block 104
Lot 1
Oceanport Ave.
(County Route 11)

Oceanport

OPSP10422

5-3-23

(Proposed Use – Marina & Restaurant)
(Total Area – 4.100 acres)
(Impervious – 1.646 acres existing)
0 acres proposed
1.646 acres total

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

SCHEDULE 1420E

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Site Plans
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
Plug Naturals, LLC
Block 6
Lot 20
**West Front Street
(County Route 10)**

Red Bank

RBSP10424

5-8-23

(Proposed Use – Cannabis Dispensary)
(Total Area – 0.158 acres)
(Impervious – 0.111 acres existing)
+0.011 acres proposed
0.122 acres total

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

Site Plan for
800 Shrewsbury Avenue
Block 21
Lot 5
**Shrewsbury Avenue
(County Route 13)**

Tinton Falls

TFSP10425

5-9-23

(Proposed Use – Retail Sales & Services)
(Total Area – 2.15 acres)
(Impervious – 1.728 acres existing)
+ 0.318 acres proposed
2.047 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1420E

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

Upper
Freehold

UFTSP10421

5-3-23

(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						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for
William Kurtz
Block 819
Lots 14.01, 14.02
Atlantic Ave.
(County Route 524 SPUR)

Wall

WSP10418

4-24-23

(Proposed Use – Office)
(Total Site Area – 0.66 acres)
(Impervious – 0.32 acres new proposed)

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

SCHEDULE 1420F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION

MUNICIPALITY

FILE #

DATE REC'D

DATE
INCOMPLETE
