

TENTATIVE AGENDA FOR MONDAY, MAY 24, 2021

SCHEDULE1372A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 24, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian Holdings NJ, LLC Block 4003 Lots 1, 2, 12, 13, 14 & 16 Bergh Street	Asbury Park City	AP390	05-12-21	2 (Lot Consolidation)	
Subdivision for Donald C. Haynie & Samuel Farruggio, Jr. Block 91 Lot 24 Fifth Avenue	Neptune City Borough	NC249	05-12-21	2 (1 new)	

**SCHEDULE1372B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 24, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bernstein-Broder Properties Block 97.09 Lot 50 <b>Jackson Mills Road (County Route 23)</b>	Freehold Township	FRT653 ROW3999	05-07-21	2 (1 new)	
	(Proposed Use – Residential) (Total Area – 4.0 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 Subhash Warrior Block 29 Lot 39 <b>Holmdel Road (County Route 4) County Bridge H-18</b>	Holmdel Township	HL426 ROW3983	05-13-21	2 (1 new)	Waiver Request
	(Proposed Use – Single Family Residential) (Total Area – 5.126 acres)				<b>PREVIOUS ACTION: COND. FINAL APPROVAL FEBRUARY 26, 2021</b>

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

SCHEDULE1372C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 24, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eatontown 36, LLC Block 2902 Lot 2 State Highway 36	Eatontown Borough  (Proposed Use – Commercial – shopping center) (Total Area – 18.944 acres)	ETMJ800	05-10-21	6	

	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 American Properties at Manalapan LLC Block 7200 Lot 3.02 State Highway 33	Manalapan Township  (Proposed Use – Residential / Retail) (Total Area – 24.46 acres)	MNMJ799 (also MNSP10169)	05-13-21	66	
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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						

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Barry Jost Block 87 Lots 12 & 12.01 Marconi Road	Wall Township  (Proposed Use – Single Family Residential) (Total Area – 3.512 acres)	WMJ798	04-30-21	4	

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

SCHEDULE1372D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 24, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 501 Lake Terrace, LLC Block 7 Lot 2.03 <b>Lake Terrace (County Route 18)</b>	Bradley Beach Borough  (Proposed – Parking and exterior improvements at existing apartment complex) (Total Site Area – 1.463 acres) (Impervious Area – 0.878 acres existing <u>+ 0.124 acres proposed</u> 1.002 acres total)	BBSP10155	05-13-21	<b>PREVIOUS ACTION: REQUEST INFORMATION APRIL 12, 2021</b>

	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 RDM Group, Inc. Block 79 Lots 4 & 6.01 Halls Mill Road	Freehold Township  (Proposed – New 141,140 sq. ft. warehouse/office) (Total Site Area – 13.378 acres) (Impervious Area – 6.341 acres new proposed)	FRTSP10049	05-13-21	<b>PREVIOUS ACTION: REQUEST INFORMATION OCTOBER 13, 2020</b>
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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						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
 Michael Margarella  
 Block 47  
 Lots 2, 3, 5 & 6  
**Munroe Avenue**  
**(County Route 7)**

Hazlet  
 Township

HZSP10168

05-04-21

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

Site Plan for  
 Black Rock Enterprises, LLC  
 Block 177  
 Lot 131  
 Fairfield Road

Howell  
 Township

HWSP10150

05-12-21

**PREVIOUS ACTION:  
 INCOMPLETE  
 MARCH 22, 2021**

(Proposed – 1250 sq. ft. addition and other improvements at existing site)  
 (Total Site Area – 5.24 acres)  
 (Impervious Area – 1.59 acres existing  
+ 1.79 acres proposed  
 3.38 acres total)

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey American Water Company Block 177 Lot 69 Yellowbrook Road	Howell Township  (Proposed – Renovation and modification of existing site) (Total Site Area – 12.12 acres) (Impervious Area – 4.69 acres existing - <u>0.40 acres proposed</u> 4.29 acres total)	HWSP10170	05-10-21	<b>CANR</b>
Site Plan for IPP Solar, LLC Block 41 Lots 17, 27 & 28 Victory Road	Howell Township  (Proposed – New solar facility) (Total Site Area – 28 acres) (Impervious Area – 0.25 acres new proposed)	HWSP10177	05-20-21	<b>CANR</b>
Site Plan for James LoBiondo Block 470 Lots 3 and 4.01 Atlantic Avenue (County Route 29)	Long Branch City  (Proposed - 4-unit Multi-Family Residential) (Total Site Area – 0.268 acres) (Impervious Area – 0.155 acres new proposed)	LBSP10151	05-04-21	<b>PREVIOUS ACTION: REQUEST INFORMATION MARCH 22, 2021</b>

	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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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Broad Street 34, LLC Block 64 Lots 25.01, 25.02, 26 & 27 <b>Broad Street</b> <b>(County Route 20)</b>	Manasquan Borough  (Proposed – New 22-unit multi-family residential & affordable housing) (Total Site Area – 0.840 acres) (Impervious Area – 0.630 acres new proposed)	MQSP10104	05-13-21	<b>PREVIOUS ACTION:                  REQUEST INFORMATION                  MARCH 8, 2021</b>
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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						

Site Plan for Millstone Plaza, LLC Block 24 Lot 4 State Highway 33	Millstone Township  (Proposed – New 4,400 sq. ft. retail building) (Total Site Area – 1.225 acres) (Impervious Area – 0.339 acres new proposed)	MSSP10176	05-18-21	<b>CANR</b>
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Site Plan for M & M at Neptune, LLC Block 701 Lot 1 <b>Asbury Avenue</b> <b>(County Route 16)</b> <b>County Bridge N-2</b>	Neptune Township  (Proposed – New 36,042 sq. ft. commercial development) (Total Site Area – 13.5 acres) (Impervious Area – 4.699 acres new proposed)	NSP10129	05-14-21	<b>PREVIOUS ACTION:                  REQUEST INFORMATION                  FEBRUARY 22, 2021</b>
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
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Judy Martinelly						
James Schatzle						

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for GSZ Realty, LLC Block 808 Lots 5, 6, 7 & 8 <b>West Bangs Avenue</b> <b>(County Route 17)</b>	Neptune Township  (Proposed – New Mixed-Use – 42 residential units & 4250 sq. ft. commercial) (Total Site Area – 1.35 acres) (Impervious Area – 1.077 acres new proposed)	NSP10171	05-11-21	
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Glannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for Shaan Realty, LLC Block 141 Lot 3 State Highway 66	Ocean Township  (Proposed – Renovations at existing site for fueling station/ convenience store/drive-thru restaurant) (Total Site Area – 0.783 acres) (Impervious Area – 0.623 acres existing - <u>0.195 acres proposed</u> 0.428 acres total)	OSP10174	05-14-21	<b>CANR</b>
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Site Plan for Shrewsbury Manor, Inc. Block 5 Lots 5, 6.01, 8 & 9.02 State Highway 35	Red Bank Borough  (Proposed – New 10-unit residential building) (Total Site Area – 0.934 acres) (Impervious Area – 0.616 acres new proposed)	RBSP10173	05-13-21	<b>CANR</b>
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Micro-Air Realty, LLC Block 23 Lot 8.02 <b>Allentown-Red Valley Road</b> <b>(County Route 526)</b>	Upper Freehold Township  (Proposed – New 2300 sq. ft. addition at existing manufacturing site) (Total Site Area – 1.28 acres) (Impervious Area – 0.717 acres existing - <u>0.025 acres proposed</u> 0.692 acres total)	UFTSP10148	05-13-21	<b>PREVIOUS ACTION:                  REQUEST INFORMATION                  MARCH 22, 2021</b>
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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						

Site Plan for 1981 Holdings, LLC Block 43 Lot 1.01 <b>Allentown-Davis Station Road</b> <b>(County Route 539)</b>	Upper Freehold Township  (Proposed – 4125 sq. ft. addition at existing auto storage/maintenance site) (Total Site Area – 1.58 acres) (Impervious Area – 0.867 acres existing - <u>0.180 acres proposed</u> 0.687 acres total)	UFTSP10165	04-28-21	
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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						

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
 Belmar Gateway Solar, LLC  
 Block 6  
 Lot 6, 7 & 12  
**18<sup>th</sup> Avenue**  
**(County Route 30)**

Wall  
 Township

(Proposed – New Solar Energy System)  
 (Total Site Area – 9.08 acres)  
 (Impervious Area – 6.613 acres new proposed)

WSP10172

05-12-21

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

Site Plan for  
 853 Broadway, LLC  
 d/b/a Lee's Garage, Inc.  
 Block 13  
 Lots 11, 12, 13, 14 & 14.01  
**Broadway / Oceanport Avenue**  
**(County Route 547 / 11)**

West Long Branch  
 Borough

(Proposed – 2,777 sq. ft. addition to existing auto body shop)  
 (Total Site Area – 0.92 acres)  
 (Impervious Area – 0.896 acres existing – no change)

WLBSP8609A

04-26-21

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
 Kelly Builders & Developers  
 Block 28  
 Lots 87 & 88  
**Norwood Avenue**  
**(County Route 25)**

West Long Branch  
 Borough

WL BSP10063

05-10-21

**PREVIOUS ACTION:  
 REQUEST INFORMATION  
 MAY 10, 2021**

(Proposed – New 53-unit multi-family residential)  
 (Total Site Area – 6.4 acres)  
 (Impervious Area – 3.526 acres new proposed)

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

SCHEDULE1372E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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