

Tentative Agenda for May 27, 2025
SCHEDULE 1468A

Monmouth County Development Review Committee
Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Juliya Bogdanova & Derek Cannon Block 11 Lot 20, 21 Johnson Ave.	Matawan (Proposed Use – Residential) (Total Area – 0.98 acres)	MTSB944	5-13-25	2	Exempt
Site Plan for Christopher Lopresti Block 76 Lots 9 & 10 Conover Street	Freehold (Proposed Use – Residential Duplex) (Total Area – 0.15)	FRSB946	5-13-25	2	Exempt

SCHEDULE 1468B

Monmouth County Development Review Committee
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JP&L/First Energy Block 101; 103 Lots 54.01, 54.03, 55; 11 Hendrickson Road	Freehold Township (Proposed Use – Storage Yard) (Total Area – 13.63 acres) (Impervious - 0.59 acres proposed)	FRTSP10711	5-5-25	County Approval Not Required
Site Plan for K-9 Pet paradise, LLC Block 288 Lots 374 & 375 Route 9	Marlboro (Proposed Use – Pet Hotel/Daycare) (Total Area – 7.38 acres) (Impervious – 4.86 acres existing) <u>0 acres proposed</u> 4.86 acres total	MRSP10720	5-21-25	County Approval Not Required

SCHEDULE 1468C

Monmouth County Development Review Committee
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Power Station at Allenhurst, LLC Block 31 Lot 3 Lake Drive/Hume Street/Main Street (County Bridge #O-12)	Allenhurst	ASB870 (Also: ASP10568)	5-9-25	3	Request Information 7-22-24

(Proposed Use – Multifamily Residential)
 (Total Area – 2.49 acres)

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

Subdivision for AAESUF Property, LLC Block 26 Lots 1, 2 & 3 Old York Road (County Route 524)	Upper Freehold	UFTSB931 (Also – UFTSP10421)	5-13-25	2	Request Information 4-14-25
---	----------------	---------------------------------	---------	---	-----------------------------------

(Proposed Use – Warehouse)
 (Total Area – 53.79 acres)

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

SCHEDULE 1468D

Monmouth County Development Review Committee
 Tuesday, May 27, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cody Milch 2011 Trust Block 3 Lot 27.01 Ramtown Greenville Road	Howell	HWSB937	5-9-25	3 (New Street)	Incomplete 4-11-25
(Proposed Use – 3 Lot Residential Subdivision) (Total Area – 6.51 acres)					

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

Subdivision for A-Life Residential, LLC Block 164 Lot 5.01 Okerson Road and Howell Road	Howell	HWSB938	5-6-25	264	Incomplete 4-16-25
(Proposed Use – Townhouse Dwelling and Stacked Townhouse Dwelling – 280 Units) (Total Area – 29.54 acres)					

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

SCHEDULE 1468E

Monmouth County Development Review Committee
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Power Station at Allenhurst Blocks 18/21/31 Lots 1/4-7/3 Lake Drive/Hume Street/Main Street (County Bridge # O-12)	Allenhurst (Proposed Use – Multifamily Residential – 113 Dwelling Units) (Total Area – 6.01 acres) (Impervious – 4.11 acres existing) _____ -0.38 acre proposed 3.73 acres total	ASP10568 (Also: ASB870)	5-9-25	Request Information 7-22-24

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

Site Plan for Tesla, Inc., Block 2303 Lot 1 Wyckoff Road (County Route 547)	Eatontown (Proposed Use – Installation of Tesla EV Charging Stations) (Total Area – 6.14 acres) (Impervious – 3.83 acres total)	ETSP10706 (Related: ETSP9231)	5-9-22	Incomplete 4-22-25
--	--	----------------------------------	--------	-----------------------

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

SCHEDULE 1468E

Monmouth County Development Review Committee
Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tuscan Gold, LLC (Lot 11) HDI, LLC (Lot 10.01) Block 25 Lots 10.01 & 11 River Road (County Route 10)	Fair Haven	FHSP10520	5-9-25	Request Information 4-8-24 Waiver Request
(Proposed Use – Office, Warehouse, Fish Market) (Total Area – 0.41 acres) (Impervious – 0.619 acres existing) <u> -0.004 acres proposed</u> 0.615 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 Ronald & Susan Springer Block 51 Lot 54 Lakewood-Farmingdale Road (County Route 547) (County Bridge HL-51)	Howell	HWSP10598	5-1-25	Request Information 4-28-25/ Waiver Request
(Proposed Use – Expanding Use on Existing Farm) (Total Area – 14.80 acres) (Impervious – 13.97 acres existing) <u> 0 acres proposed</u> 13.97 acres total				

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

SCHEDULE 1468E

Monmouth County Development Review Committee
 Tuesday, May 27, 2025

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

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

Site Plan for
 Gated Investments, LLC
 Block 54
 Lots 37, 38, 42 & 43
Sycamore Avenue & Willow Drive
(County Route 13A & 13B)

Little Silver

LSSP10661

5-6-25

(Proposed Use – Gate Investments – 1 Sycamore Avenue)
 (Total Area – 1.07 acres)
 (Impervious – 0.46 acres existing)
 +0.23 acres proposed
 0.69 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
 Cross Builders, LLC
 Block 14.01
 Lot 1.03
Hance Avenue
(County Route 51)

Tinton Falls

TFSP10461

5-1-25

Request
 Information
 9-23-24

(Proposed Use -Commercial & Residential – 2 Units)
 (Total Area – 0.44 acres)
 (Impervious – 0.166 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 1468E

Monmouth County Development Review Committee
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Spark Car Wash, LLC Block 1.01 Lots 2.02 & 5 Newman Springs Road & Shrewsbury Road (County Route 520 & County Route 13)	Tinton Falls	TFSP10512	5-1-25	Request Information 3-24-25

(Proposed Use – 4,841 sq. ft. - Car Wash)
 (Total Area – 1.5 acres)
 (Impervious – 1.132 acres existing)
 -0.267 acre proposed
 0.865 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	9-19-23	Request Information
---	-------------------	------------	---------	------------------------

(Proposed Use – 473,259 Sq. Feet 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 1468F

Monmouth County Development Review Committee
 Tuesday, May 27, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Consumer Centre Paramount 1, LLC Block 2801 Lot 6 NJSH Route 36	Eatontown (Proposed Use – Starbucks with Drive-Thru.) (Total Area – 25.99 acres) (Impervious – 21.90 acres existing) <u>-0.10 acres proposed</u> 21.90 acres total	ETSP10717 (Also: WL BSP10718)	5-15-25	Incomplete
Site Plan for Marlboro Corporate Park Block 179 Lot 1 Tennet Road (County Route 3)	Marlboro (Proposed Use – Flex Warehouse) (Total Area – 12.43 acres) (Impervious – 5.89 acres new proposed)	MRSP10719	5-21-25	Incomplete
Site Plan for Consumer Centre Paramount 1, LLC Block 67 Lot 8.03 NJSH Route 36	West Long Branch (Proposed Use – Starbucks with Drive-Thru.) (Total Area – 25.99 acres) (Impervious – 21.90 acres existing) <u>-0.10 acres proposed</u> 21.90 acres total	WL BSP10718) (Also: ETSP10717)	5-15-25	Incomplete