

Tentative Agenda for May 28, 2024
SCHEDULE 1444A

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1444B

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
AC Power 22, LLC Block 91 Lots 51, 52, 53, & 54 Burke Road	Freehold Township (Proposed Use – Landfill – Solar Facilities) (Total Area 110.51 acres) (Impervious – 0)	FRTSP10544	5-21-24	County Approval Not Required

SCHEDULE 1444C

Monmouth County Development Review Committee
 Monday, May 28, 2024

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
 John Fitzpatrick
 Block 105
 Lot 42
Jackson Mills Road
(County Route 23)

Freehold
 Township

FRTSB865

5-3-24

2

(Proposed Use – Residential)
 (Total Area – 2.71 acres)

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

Subdivision for
 CCG Real Estate, LLC
 Block 49
 Lot 7
Wood Ave.
(County Route 522)

Manalapan

MNSB866

5-3-24

3

(Proposed Use – Single Family Residential)
 (Total Area – 3.76 acres)

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

SCHEDULE 1444D

Monmouth County Development Review Committee
 Monday, May 28, 2024

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Eatontown Monmouth Mall, LLC Eatontown Block 2201/2202 Lots 1.01, 1.02, 2, 3, 4, & 5/1 Wyckoff Road (County Route 547)	Howell	ETMJ851	5-23-24	10	Reconsideration of Conditions
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(Proposed Use – Retail, Entertainment, Medical & Residential)
 (Total Area – 104 acres)

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

Subdivision for Wadsworth Development LLC Block 3 Lot 25 Ramtown-Greenville Road	Howell	HWMJ796	4-26-24	10	Amended Preliminary Approval
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(Proposed Use – Single Family Residential)
 (Total Area – 19.91 acres)

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

SCHEDULE 1444D

Monmouth County Development Review Committee
Monday, May 28, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Zagari Block 183 Lot 15 County Route 520	Marlboro	MRMJ675	5-2-24	4	Amended Final Approval
(Proposed Use – Residential) (Total Area – 2.490 acres)					

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

Subdivision for JKCH of New Jersey, LLC Block 364 Lots 63.01 – 63.09 Ruffians Run	Marlboro	MRMJ857	3-25-24	7 Lots	Incomplete 4-22-24
(Proposed Use – Residential) (Total Area – 23.3 acres)					

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

SCHEDULE 1444E

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Glassworks Redevelopment Block 155 Lot 1 Cliffwood Avenue (County Route 6A)	Aberdeen (Proposed – Mixed Use (Total Site Area – 51.24 acres) (Impervious Area – 35.87 acres existing - <u>3.42acres proposed</u> 32.45 acres total)	ABTSP9344	5-20-24	Amended Final Approval

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

Site Plan for Shared Equities Co, LLC Block 501 Lot 1 & 2 Asbury Avenue (County Route 16)	Asbury Park (Proposed Use – Mixed Use) (Total Area – 1.21 acres) (Impervious – 1.084 acres new proposed)	APSP10443	5-17-24	Request Information 4-22-24
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

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Monday, May 28, 2024

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	5-17-24	Request Information 5-13-24
(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						
Judy Martinelly						
James Schatzle						

Site Plan for Lynx Waste & Recycling Center Solutions, Inc. Block 49 Lot 15 Squankum Yellowbrook Road (County Route 524A)	Howell	HWSP10537	5-3-24	
(Proposed Use – Office/Maintenance Building) (Total Site Area – 10.98 acres) (Impervious – 3.10 acres proposed)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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 37 Burnt Tavern, LLC Block 57 Lots 17.02, 17.03 Burnt Tavern Road	Millstone	MSSP10236	5-8-24	Request Information 4-8-24
(Proposed Use – Warehouse/Office) (Total Area – 10.88 acres) (Impervious – 5.763 acres new proposed)				

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

Site Plan for Ster Developers, LLC Block 405 Lots 5, 6, 7 Memorial Drive (County Route 40A)	Neptune Township	NSP10436	4-23-24	Waiver Request/ Conditional Approval 3-20-24
(Proposed Use – Multi-Family Building (Permitted Use)) (Total Area – 1.81 acres) (Impervious – 0.122 acres existing) <u>+1.225 acres proposed</u> 1.347 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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James Schatzle						

SCHEDULE 1444E

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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
Two River Greens, LLC
Block 2
Lot 18
Rector Place
(County Route 13)

Red Bank

RBSP10539

5-9-24

(Proposed Use – Cannabis Retailer)
(Total Site Area – 0.202 acres)
(Impervious – 0.002 acres existing)
+0.006 acres proposed
0.008 acres total

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

Site Plan for
301 Commerce Holdings
Formerly Donato Realty
Block 144
Lot 5.01
Shafto Road
(County Route 547)

Tinton Falls

TFSP10249

5-2-24

Request
Information
4-8-24

(Proposed Use – 35,400 sq. ft. Light Industrial/flex space)
(Total Site Area – 3.79 acres)
(Impervious Area – 1.94 acres proposed)

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

SCHEDULE 1444F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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