

SCHEDULE 1469A

Monmouth County Development Review Committee  
Monday, June 9, 2025

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

---

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

---

SCHEDULE 1469B

Monmouth County Development Review Committee  
 Monday, June 9, 2025

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

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)	5-28-25	County Approval Not Required
Site Plan for Morris Ave. Commons, LLC Block 230 Lots 13 & 14 Broadway & Division Street	Long Branch  (Proposed Use – Renovate Existing Building to and Apartment Building) (Total Area – 0.34 acres) (Impervious – 0.28 acres existing) <u>0 acres proposed</u> 0.28 acres total	LBSP10724	6-5-25	County Approval Not Required
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)	5-28-25	County Approval Not Required

SCHEDULE 1469C

Monmouth County Development Review Committee  
 Monday, June 9, 2025

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

---

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

---

Subdivision for Township of Middletown Block 524 Lots 84, 101.01 <b>Cherry Tree Farm Road</b> <b>(County Route 516)</b> <b>County Bride # MT-9, MT-10, MT-57</b>	Middletown	MDSB945	5-14-25	2	
--	------------	---------	---------	---	--

(Proposed Use - Lot Line Adjustment)  
 (Total Area – 56.13 acres)

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

---

SCHEDULE 1469D

Monmouth County Development Review Committee  
 Monday, June 9, 2025

**Major Subdivision**  
 Four (4) or more lots

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

Subdivision for  
 Countryside Developers, Inc.  
 Block 42  
 Lot 4  
 Stone Hill Road

Colts Neck

CNSB947 5-22-25 53  
 (Also: CNSP10366)

(Proposed Use – Multi Family)  
 (Total Area – 15.22 acres)

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

Subdivision for  
 Avalon Middletown  
 Urban Renewal, LLC  
 Block 1131  
 Lots 30, 31 & 32  
**Newman Springs Road**  
**(County Route 22)**

Middletown

MDSB939 5-16-25 5 Incomplete  
 (Also – MDSP10703) 4-28-25

(Proposed Use – Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building)  
 (Total Area – 35.19 acres)

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

SCHEDULE 1469E

Monmouth County Development Review Committee  
Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for City of Asbury Park Block 608 Lot 1 <b>Memorial Drive (County Route 40A)</b>	Asbury Park	APSP10347	6-4-25	Waiver Request/ Conditional Approval 10/7/24

(Proposed Use – Municipal Fire House)  
(Total Site Area – 0.955 acres)  
(Impervious Area – 0.913 acres existing)  
-0.065 acres proposed  
0.848 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 Cliff Bebout Block 39 Lot 8.01 <b>Colts Neck Road (County Route 537)</b>	Colts Neck	CNSP10680	5-12-25	Request Information 4-28-25/ Waiver Request
--	------------	-----------	---------	--

(Proposed Use – Commercial Farm Stand)  
(Total Area – 20.40 acres)  
(Impervious – 0.74 acres existing)  
-0.50 acres proposed  
0.24 acres total

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

SCHEDULE 1469E

Monmouth County Development Review Committee  
Monday, June 9, 2025

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

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

Site Plan for Laird & Company, Inc. Block 35 Lots 12 & 12.01 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck	CNSP10713	5-7-25	Incomplete 5-6-25
--	------------	-----------	--------	----------------------

(Proposed Use – Distillery/Bottling Plant)  
(Total Area – 23.04 acres)  
(Impervious – 7.39 acres existing)  
+0.24 acres proposed  
7.64 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 315 Main Street, LLC Block 69.05 Lot 35.03 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township	FRTSP10570	5-16-25	Request Information 4-28-25
---	----------------------	------------	---------	-----------------------------------

(Proposed Use – 12,428 Dental Office)  
(Total Area – 1.58 acres)  
(Impervious – 0.96 acres existing)  
+0.18 acres proposed  
1.14 acres total

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

SCHEDULE 1469E

Monmouth County Development Review Committee  
Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Adventure Crossing Block 3001 Lot 1 <b>Monmouth Road (County Route 537)</b>	Jackson	JSP9720 (Phases 3 & 4)	5-16-25	Advisory Comments 4-14-25
(Proposed –510 Unit Multifamily Residential) (Total Site Area – 90.02 acres) (Impervious – 36.01 acres new proposed)				

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

Site Plan for Keyport Yacht Club, Inc. Block 94 Lots 17, 17.01, 18-20, 20.01, 23 & 25.01 <b>First Street (County Route 6)</b>	Keyport	KPSP10612	10-11-24	Request Information 3-10-25/ Waiver Request
(Proposed Use – New Parking Lot for Marina) (Total Area – 1.33 acres) (Impervious – 1.02 acres existing) <u>+0.11 acres proposed</u> 1.13 acres total				

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

SCHEDULE 1469E

Monmouth County Development Review Committee  
Monday, June 9, 2025

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

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

Site Plan for  
Ian Holdings, LLC  
Block 287.01  
Lot 21  
**Ocean Blvd.**  
**(County Route 57)**

Long Branch

LBSP10715

5-13-25

(Proposed Use – Residential Townhouses – 10 dwelling units)  
(Total Area – 0.85 acres)  
(Impervious – 0.79 acres existing)  
          -0.18 acres proposed  
0.61 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  
Avalon Middletown  
Urban Renewal, LLC  
Block 1131  
Lots 30, 31 & 32  
**Newman Springs Road**  
**(County Route 22)**

Middletown

MDSP10703  
(Also – MDSB939)

5-16-25

Incomplete  
4-28-25

(Proposed Use –340 Unit Multi-Family Dwellings, Drive-Thru, Coffee Shop, Office Building)  
(Total Area – 35.19 acres)  
(Impervious – 18.68 acres existing)  
          +0.11 acres proposed  
18.80 acres total

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

SCHEDULE 1469E

Monmouth County Development Review Committee  
Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 2G Mazza, LLC Block 302 Lot 27 Memorial Drive <b>(County Route 40A)</b>	Neptune	NSP10695	5-12-25	Incomplete 4-14-25
(Proposed Use – 75 Unit Multifamily residential -) (Total Area – 1.85 acres) (Impervious – 1.35 acres new proposed)				

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

Site Plan for Jet Red TF, LLC Block 145 Lots 7, 8 & 9 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls	TFSP10684	5-16-25	Waiver Request Incomplete 4-14-25
(Proposed Use – 90 Unit Active Adult Townhouse Community) (Total Area 40.88 acres) (Impervious – 7.54 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 1469E

Monmouth County Development Review Committee  
Monday, June 9, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company – Wawa Block 109.04 Lots 1, 2 and 3 <b>Wayside Road County Route 38)</b>	Tinton Falls	TFSP10701	4-7-25	Request Information 4-28-25

(Proposed Use – Convenience store with fuel sales)  
(Total Area – 2.64 acres)  
(Impervious – 0.0 acre existing)  
+1.81 acres proposed  
1.81 acres total

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

SCHEDULE 1469F

Monmouth County Development Review Committee  
Monday, June 9, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	LOTS	ACTION
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck     (Proposed Use – Residential) (Total Area – 15.52 acres)	CNMJ849 (Also: CNMJ715, CNSP10060)	5-30-25	4	Incomplete 1-8-24