

Tentative Agenda for June 10, 2024
SCHEDULE 1445A

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Albert Valentino Block 31.01 Lot 19 Woodland Avenue	Brielle (Proposed Use – Residential) (Total Area – 0.23 acres)	BRSB871	6-6-24	2	Exempt
Subdivision for Gino Realty, LLC Block 397 Lots 11 & 15 Liberty Street	Long Branch (Proposed Use – Lot Line Adjustment)	LBSB872	6-6-24	2	Exempt
Subdivision for Mirco Kaja Block 103 Lots 14, 15, 16 Sherman Avenue	West Long Branch (Proposed Use – Residential) (Total Area – 0.46 acres)	WLBSB869	5-31-24	2	Exempt

SCHEDULE 1445B

Monmouth County Development Review Committee
 Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 725 Mattison, LLC Block 2506 Lot 6 Bangs Avenue	Asbury Park (Proposed Use – Multi-Family Residential) (Total Area – 0.08 acres) (Impervious – 0.08 acres total)	APSP10546	5-29-24	County Approval Not Required
Site Plan for Vignor Dispensary, LLC Block 123.01 Lot 19 Route 34	Matawan (Proposed Use – Class 5 Cannabis Dispensary) (Total Area – 0.71 acres) (Impervious – 0.22 acres total)	MTSP10545	5-29-24	County Approval Not Required
Site Plan for PAG New Jersey P1, LLC Block 67 Lot 3.02 HWY 36	West Long Branch (Proposed Use – Automotive Sales & Service) (Total Area – 6.87 acres) (Impervious – 3.60 acres existing) <u>-0.03 acres proposed</u> 3.56 acres total	WL BSP10550	6-3-24	County Approval Not Required

SCHEDULE 1445C

Monmouth County Development Review Committee
Monday, June 10, 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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SCHEDULE 1445D

Monmouth County Development Review Committee
Monday, June 10, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yellow Brook Property Co., LLC Block 62.02 Lots 3 & 7 State Highway 35 / Rathjen Road	Brielle	BRMJ825	5-14-24	15	Amended Preliminary Approval

(Proposed Use – Single Family Residential)
(Total Area – 7.65 acres)

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

Subdivision for
Kenneth Ruby Jr., Enterprises, Inc.
Block 170
Lot 1
Washington Avenue

Union Beach UBSB867 5-20-24 5

(Proposed Use – Single Family Residential)
(Total Area – 1.10 acres)

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

SCHEDULE 1445E

Monmouth County Development Review Committee
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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
Country Club Associates, L.P.
Block 201
Lot 2
Tinton Avenue
(County Route 537)

Eatontown

ETSP10541

5-15-24

(Proposed Use – Existing apartments, adding a new clubhouse and pool)
(Total Area – 24.29 acres)
(Impervious – 9.90 acres existing)
+0.20 acres proposed
10.10 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
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

Request
Information
5-22-23

(Proposed Use – 70,280 sq.ft.- Warehouse)
(Total Site Area – 10.10 acres)
(Impervious Area – 4.143 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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Marcy McMullen						
Dave Schmetterer						
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 183 Three Brooks Holdings, LLC Block 72.06 Lot 1 Halls Mill Road / Three Brooks Road County Bridge F-26	Freehold Township	FRTSP10068	5-15-24	Amended Final Approval 10-12-21

(Proposed – 53,387 sq. ft. addition to existing warehouse)
(Total Site Area – 15.72 acres)
(Impervious Area – 5.892 acres existing
+ 2.482 acres proposed
8.374 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 Keyport Broad St. LLC Block 57 Lots 5 & 5.01 Broad Street (County Route 4)	Keyport	KPSP10017	5-15-24	Waiver Request/ Request Information 11-27-23
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(Proposed Use – New 1640 sq. ft. office/retail building with 2 apartment units)
(Total Area – 0.156 acres)
(Impervious Area – 0.038 acres existing
+ 0.052 acres proposed
0.090 acres total)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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 Detour Gallery, Kenneth Schwartz Block 21.01 Lot 4 Broad Street (County Route 4)	Keyport	KPSP10543	5-15-24	
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(Proposed Use – Restaurant/ Multifamily – 3 Dwelling Units)
(Total Area – 0.216 acres)
(Impervious Area – 0.074 acres existing)
+ 0.037 acres proposed
0.111 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 Coastal Quality Properties, LLC Block 60.01 Lot 12 Monmouth Road (County Route 537)	Millstone	MSSP10504	4-26-24	Waiver Request/ Request Information 5-13-24
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(Proposed Use – Commercial)
(Total Area – 1.61 acres)
(Impervious – 0.82 acre existing)
-0.03 acre proposed
0.79 acres total

	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 27 Burnt Tavern Road Block 57 Lot 16.03 Burnt Tavern Road	Millstone (Proposed Use – Affordable Housing - 67 Dwelling Units) (Total Area – 13.88 acres) (Impervious – 2.54 acres new proposed)	MSSP10540	5-14-24	

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

Site Plan for Proposed Self-Storage Facility Block 113.02 Lot 5.03 Wayside Road (County Route 38)	Tinton Falls (Proposed Use – 80,028 sq.ft Self-Storage Facility) (Total Area – 10.21 acres) (Impervious – 2.91 acres proposed)	TFSP10399	5-21-24	Request Information 3-27-23
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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Dave Schmetterer						
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 John D. & Laura Piccinich Block 6 Lots 11 & 12 Florence Avenue (County Route 39)	Union Beach	UBSP10487	5-23-24	Waiver Request/ Request Information 1-8-24

(Proposed Use – 1,290 sq. ft Retail & Residential – 8 Dwelling Units)
(Total Area – 0.398 acres)
(Impervious – 0.167 acres existing)
+ 0.171 acres proposed
0.338 acres total

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

SCHEDULE 1445F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Site Plan for Hindu American Temple & Cultural Center, Inc. Block 147 Lot 17.01 Wooleytown Road	Marlboro	MRSP10542	5-15-24	
	(Proposed Use – Place of Worship) (Total Area – 37.70 acres) (Impervious – 7.86 acres total)			
Site Plan for Mohammed Tahir Block 300 Lot 58 Tennent Road County Route 3	Marlboro	MRSP10548	5-30-24	
	(Proposed Use – House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total			
Site Plan for CS Middletown, LLC Block 871 Lot 4 Route 35 & Kanes Lane	Middletown	MDSP10549	5-31-24	
	(Proposed Use – 37,420 sq. ft Strip Retail & Self-Storage Facility) (Total Area – 2.37 acres) (Impervious - 0.65 acres existing) <u>+1.14 acres proposed</u> 1.79 acres total			

SCHEDULE 1445F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Subdivision for Sweetmans Lane Assoc., LLC Block 41 Lot 1.09 Sweetmans Lane (County Route 1)	Millstone	MS822 ROW4044	1-18-24	(2 LOTS)
	(Proposed Use – Residential) (Total Area 30.22 acres)			
Subdivision for K. Hovnanian Carriages at Wall Urban Renewal, LLC Block 270 Lot 24.01 18TH Avenue (County Route 30)	Wall	WSB868 (Also WMJ856)	5-29-24	(131 LOTS)
	(Proposed Use – Multi-Family Residential) (Total Area 0 31.99 acres)			
Site Plan for The Allegro at Old Mill, LLC Block 270 Lots 22 & 23(Existing), Portions of Lots 14 & 24, Proposed Lot 23.01 18th Avenue (County Route 30)	Wall	WSP10551 (Also WSB856)	6-4-24	
	(Proposed Use – 60,117 sq. ft - Multi-Family Residential 187 Dwelling Units) (Total Area – 8.34 acres) (Impervious – 2.64 acres existing) +2.01 acres proposed 4.65 acres total			