

# Tentative Agenda for June 12, 2023

## SCHEDULE 1421A

Monmouth County Development Review Committee  
Monday, June 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Edelson Block 25.24 Lot 4 Pinecrest Road	Ocean	O624	6-5-23	2	Exempt
Subdivision for Cambridge Custom Homes, LLC Block 12 Lot 10 New Street	Sea Bright	SB225	6-6-23	2	Exempt
Subdivision for Richard & Sharon Pisegna Block 799 Lots 47 & 63 Hidden Brook Drive & Tilttons Corner Road	Wall	W1425	6-5-23	2	Exempt
Subdivision for Hyde Associates, LLC Block 2 Lots 15, 16, 17 & 18 Curtis Avenue	Wall	W1426	6-8-23	3	Exempt

SCHEDULE 1421B

Monmouth County Development Review Committee  
Monday, June 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MA 917 3 <sup>rd</sup> Avenue Block 302 Lot 11 3 <sup>rd</sup> Avenue	Asbury Park	APSP10437	5-24-23	County Approval Not Required
(Proposed Use – Reconstruct Buildings, Construct New Parking, Landscaping & Lighting) (Total Area – 0.327 acres) (Impervious – 0.311 acres existing) <u>-0.004 acres proposed</u> 0.307 acres total				
Site Plan for JMZ Realty Assoc., LLC Block 109 Lot 2 Hwy 70	Brielle	BRSP10439	6-2-23	County Approval Not Required
(Proposed Use – Dunkin restaurant w/drive -thru pick up window & Automobile Service Station) (Total Area – 0.5156 acres) (Impervious – 0.358 acres existing) <u>-0.036 acres proposed</u> 0.321 acres total				
Site Plan for US Tank Painting Inc. Block 16 Lot 9.06 Rike Drive	Millstone	MSSP9791A (MSSP9791 -CANR)	6-8-23	County Approval Not Required
(Proposed Use – Second Story Addition to Office Building With 5 additional parking spaces) (Total Area – 2.984 acres) (Impervious – 1.065 acres existing) <u>0 acres proposed</u> 1.065 acres total				

SCHEDULE 1421C

Monmouth County Development Review Committee  
Monday, June 12, 2023

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1421D

Monmouth County Development Review Committee  
Monday, June 12, 2023

Major Subdivision  
Four (4) or more lots

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for  
US Home, LLC  
Blocks 601 & 701  
Lots 1 & 1  
**Hope Road**  
**(County Route 51)**

Eatontown

ETMJ837  
(Also ETSP10431)

5-15-23

157

(Proposed Use – Mixed Use- Retail & Residential)  
(Total Area – 59.92 acres)

	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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Subdivision for  
LDN Real Estate, LLC  
Block 54  
Lot 7.01  
Miller Road

Highlands

HMJ838

5-16-23

5

(Proposed Use – Single Family Dwellings)  
(Total Area – 0.305)

	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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SCHEDULE 1421E

Monmouth County Development Review Committee  
Monday, June 12, 2023

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Colts Neck Building Associates, LLC Block 22 Lot 18 <b>Colts Neck Road (County Route 537)</b>	Colts Neck Township	CNSP10160	6-7-23	Request Information 9-12-22
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(Proposed – New 360-unit residential apartments with 698 parking spaces)  
(Total Site Area – 39.6 acres)  
(Impervious Area – 11.9 acres new proposed)

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

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US Home, LLC  
Blocks 601 & 701  
Lots 1 & 1  
**Hope Road  
(County Route 51)**

Eatontown

ETSP10431  
(Also ETMJ837)

5-15-23

(Proposed Use – Mixed Use – Retail & Residential)  
(Total Area – 59-92 acres)  
(Impervious – 17.76 acres new proposed)

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

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SCHEDULE 1421E

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  
Mark Freehold, LLC  
Block 101  
Lots 13 & 13.02  
**Siloam Road**  
**(County Route 527)**

Freehold  
Township

FRTSP10353

11-14-22

Request  
Information  
12-12-22

(Proposed Use – Wawa Store with Fuel Sales)  
(Total Site Area – 29.57 acres)  
(Impervious Area – 0.274 acres existing)  
+1.396 acres proposed  
1.670 acres total

	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  
Christ Church of Howell, Inc.  
Block 66  
Lot 36.17  
Oak Glen Road

Howell

HWSP6643B  
(Also: HWSP6643A)

5-18-23

(Proposed Use – House of Worship)  
(Total Area – 27.387 acres)  
(Impervious – 1.822 acres existing)  
+1.698 acres proposed  
3.520 acres total

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

SCHEDULE 1421E

Monmouth County Development Review Committee  
Monday, June 12, 2023

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for PV Broadway, LLC Blocks 274, 283.01, 311 Lots 1, 1.01, 1.02, 1.01 & 1.02 Liberty Street, Broadway Ave. & Belmont Ave.	Long Branch	LBSP10434	5-16-23	
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(Proposed Use – Mixed Use – Commercial & Multi-Family)  
(Total Area – 8.613 acres)  
(Impervious – 1.239 acres existing)  
      +5.584 acres proposed  
6.824 acres total

	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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Site Plan for 1100 5 <sup>th</sup> Ave, LLC Block 1 Lot 1 Memorial Drive (County Route 40A) Steiner Avenue (County Route 5)	Neptune City	NCSP10389	5-16-23	Request Information 2-27-23
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(Proposed Use – Residential)  
(Total Area – 2 acres)  
(Impervious – 0.389 acres existing – to be removed)  
      1.768 acres new proposed  
1.769

	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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SCHEDULE 1421E

Monmouth County Development Review Committee  
Monday, June 12, 2023

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  
West Congregation of  
Neptune of Jehovah's  
Witness, Inc.  
Block 2601  
Lot 33  
**West Bangs Ave**  
**(County Route 17)**

Neptune

NSP10432

5-16-23

(Proposed Use – House of Worship)  
(Total Area – 5.387 acres)  
(Impervious – 1.388 acres existing)  
      +0.121 acres proposed  
1.510 acres total

	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  
Stavola Realty Company  
Block 115  
Lots 4.02 & 4.03  
Centre Plaza

Tinton Falls

TFSP10433  
(Also TFSP7196)

5-16-23

(Proposed Use – Flex Space)  
(Total Area – 6.25 acres)  
(Impervious – 3.214 acres new proposed)

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



SCHEDULE 1421F

Monmouth County Development Review Committee  
 Monday, June 12, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Jack Saadia Block 49 Lots 46.01 & 46.02 Willow Brook Road	Freehold Township	FRTSP10438	5-24-23	6-2-23
	(Proposed Use – Warehouse) (Total Area – 53.509 acres) (Impervious -			