

TENTATIVE AGENDA FOR MONDAY, JUNE 14, 2021

SCHEDULE1373A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 14, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 3500 Sunset, LLC Block 176 Lots 3 & 4 Sunset Avenue	Ocean Township	O615 (also OSP10175)	05-18-21	2	Lot Line Adjustment

SCHEDULE1373B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 14, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for The Place at Marlboro, LLC Blocks 148 / 149 Lots 31 / 16 Tennent Road (County Route 3)	Marlboro Township (Proposed Use – Multi-Family Residential) (Total Area – 21.1 acres)	MR554 ROW3987 (also MRSP10092)	05-21-21	3 (1 new)	PREVIOUS ACTION: REQUEST INFORMATION MARCH 22, 2021

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

Subdivision for Seth Beller Trust Block 807 Lot 1.02 New Monmouth Road (County Route 50)	Middletown Township (Proposed Use – Commercial - Convenience Store) (Total Area – 12.669 acres)	MD1469 ROW3963 (also MDSP9922)		2 (1 new)	Reconsideration PREVIOUS ACTION: COND. FINAL APPROVAL NOVEMBER 23, 2020
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannelli						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Adrian Gennusa & Tracey Gennusa Block 755 Lot 45 Belmar Boulevard (County Route 18)	Wall Township (Proposed Use – Residential) (Total Area – 16.184 acres)	W1417 ROW3995	05-28-21	2 (1 new)	Request Information PREVIOUS ACTION: REQUEST INFORMATION MARCH 8, 2021

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

SCHEDULE1373C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 14, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Adam Buchman Block 157 Lots 21.01, 21.03 & 22 Newman Springs Road (County Route 520) County Bridge A-19	Marlboro Township	MRMJ699A	05-19-21	22	PREVIOUS ACTION: REQUEST INFORMATION MARCH 9, 2020
	(Proposed Use – Residential – Gina Hill Farms) (Total Area – 105.0 acres)				

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

Subdivision for W & B Riding Club at Assunpink WNA, LLC Block 9 Lot 3.01 Imlaystown-Hightstown Road	Upper Freehold Township	UFTMJ801	05-20-21	5	
	(Proposed Use – Single Family Residential) (Total Area – 34.5 acres)				

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

SCHEDULE1373D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 14, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 13 Grand Point Way, LLC d/b/a Ocean View Development, LLC Block 2805 Lot 5 Fourth Avenue	Asbury Park City	APSP10178	05-24-21	CANR
	(Proposed – New 3-unit residential building) (Total Site Area – 0.172 acres) (Impervious Area – 0.109 acres new proposed)			
Site Plan for Michael Marzovilla c/o 73 Third Avenue, LLC Block 99 Lot 15 Third Avenue	Atlantic Highlands Borough	AHSP10181	06-01-21	CANR
	(Proposed – Conversion of existing building to 3 residential units) (Total Site Area – 0.24 acres) (Impervious Area – 0.115 acres existing <u>+ 0.035 acres proposed</u> 0.150 acres total)			
Site Plan for DCH Investments, Inc. Block 2902 Lots 5.02 & 5.03 State Highway 36	Eatontown Borough	ETSP5511B	06-08-21	CANR
	(Proposed – 6,719 sq. ft. addition at existing auto dealership) (Total Site Area – 6.36 acres) (Impervious Area – 4.09 acres existing <u>+ 0.52 acres proposed</u> 4.61 acres total)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for 500 Halls Mill Holding, LLC Block 78.02 Lots 8 & 8.01 Halls Mill Road	Freehold Township (Proposed – New 206,642 sq. ft. office/warehouse) (Total Site Area – 19.02 acres) (Impervious Area – 10.04 acres new proposed)	FRTSP10061	05-19-21	PREVIOUS ACTION: REQUEST INFORMATION MAY 26, 2020
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	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 Kenneth S. Pizzo, Sr. Block 52 Lot 17 Palmer Avenue (County Route 7)	Holmdel Township (Proposed – 25,110 sq. ft. office building w/ 114 parking spaces) (Total Site Area – 4.8 Acres) (Impervious Area – 1.3 Acre)	HLSP7401	05-25-01	PREVIOUS ACTION: FINAL APPROVAL OCTOBER 20, 2009	Project Withdrawal
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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Marcy McMullen						
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James Schatzle						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Barclay Square at Holmdel, LLC Block 52 Lots 17 & 18 Palmer Avenue (County Route 7)	Holmdel Township (Proposed – New 60-unit multi-family residential) (Total Site Area – 6.74 acres) (Impervious Area – 1.058 acres new proposed)	HLSP10069	05-26-21	PREVIOUS ACTION: REQUEST INFORMATION JANUARY 25, 2021
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Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris					
Joseph Ettore					
James Glannell					
Marcy McMullen					
Dave Schmetterer					
Ray Bragg					
Judy Martinely					
James Schatzle					

Site Plan for Oak Glen Road, LLC Block 42 Lots 23 & 34 Oak Glen Road	Howell Township (Proposed – New 14,607 sq. ft. office building with 49 parking spaces) (Total Site Area – 14.88 acres) (Impervious Area – 0.848 acres new proposed)	HWSP10184	06-02-21	CANR
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Site Plan for 21 N. Main Street LLC Block 31 Lot 1.01 N. Main Street	Manasquan Borough (Proposed – New 2751 sq. ft. retail with 4 residential units) (Total Site Area – 0.325 acres) (Impervious Area – 0.195 acres new proposed)	MQSP10185	06-04-21	CANR
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for The Place at Marlboro, LLC Blocks 148 / 149 Lots 31 / 16 Tennent Road (County Route 3)	Marlboro Township (Proposed – New 258-unit Multi-Family Residential) (Total Site Area – 21.1 acres) (Impervious Area – 8.229 acres new proposed)	MRSP10092 (also MR554 ROW3987)	05-21-21	PREVIOUS ACTION: REQUEST INFORMATION MARCH 22, 2021
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Glannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for Tennent Road Wash & Lube, LLC Block 122 Lot 33 Tennent Road (County Route 3)	Marlboro Township (Proposed – New 3320 sq. ft. car wash) (Total Site Area – 0.874 acres) (Impervious Area – 0.524 acres new proposed)	MRSP10180	05-27-21	
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Glannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 394 Route 79, LLC Block 153 Lot 7 State Route 79	Marlboro Township (Proposed – 15,180 sq. ft. addition at existing site) (Total Site Area – 2.441 acres) (Impervious Area – 0.138 acres existing <u>+ 0.837 acres proposed</u> 0.975 acres total)	MRSP10189	06-10-21	CANR

Site Plan for Seth Belier Trust Block 807 Lot 1.02 New Monmouth Road (County Route 50)	Middletown Township (Proposed – New 5585 sq. ft. Wawa Convenience Store with Fueling Station) (Total Site Area – 12.669 acres) Impervious Area – 1.837 acres existing <u>+ 0.133 acres proposed</u> 1.970 acres total)	MDSP9922 (also MD1469 ROW3963)		Reconsideration PREVIOUS ACTION: REQUEST INFORMATION MAY 13, 2019
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Glannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for Kenneth & Lauren Aravich Block 962 Lot 14 State Highway 35	Middletown Township (Proposed – Conversion of existing rear building to medical office – existing dwelling to remain) (Total Site Area – 0.45 acres) (Impervious Area – 0.209 acres existing <u>+ 0.060 acres proposed</u> 0.269 acres total)	MDSP10182	06-01-21	CANR
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for WCS Group, LLC Block 3902 Lots 2 & 3 Block 128.03 Lot 1.03 Essex Road	Neptune Township	NSP9961A	05-24-21	CANR
	Tinton Falls Borough (Proposed – Renovations and parking improvements to existing building) (Total Site Area – 2.35 acres) (Impervious Area – 0.736 acres existing <u>+ 0.398 acres proposed</u> 1.134 acres total)	TFSP9961A		
Fort Monmouth Business Center, LLC Block 110 Lot p/o 1 Oceanport Avenue/Russell Avenue (County Routes 11/537 Ext.)	Oceanport Borough (Proposed – 2 existing and 4 new buildings (188,308 sq. ft. total) for office/restaurant/hotel) (Total Site Area – 12.134 acres) (Impervious Area – 4.785 acres existing <u>+ 4.291 acres proposed</u> 9.076 acres total)	OPSP10023	05-21-21	PREVIOUS ACTION: REQUEST INFORMATION FEBRUARY 8, 2021

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Glennell						
Marcy McMullen						
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Ray Bragg						
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James Schatzle						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
Somerset Development, LLC
Block 110
Lot p/o 1 (1.01, 1.02 & 1.03)
Signal Avenue

Oceanport
Borough

(Proposed – New 180-unit multi-family residential)
(Total Site Area – 15.37 acres)
(Impervious Area – 10.49 acres new proposed)

06-02-21

**PREVIOUS ACTION:
REQUEST INFORMATION
APRIL 26, 2021**

	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
Deputy Ventures, LLC
Block 210
Lots 25 & 26
**Union Avenue
(County Route 39)**

Union Beach
Borough

(Proposed – New mixed-use / 4 residential units & 3472 sq. ft. commercial)
(Total Site Area – 0.411 acres)
(Impervious Area – 0.321 acres new proposed)

05-25-21

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
 American Properties at Wall, LLC
 Block 912
 Lots 2 & 4.02
Wyckoff Road
(County Route 547)

Wall
 Township

WSP10126

05-28-21

**PREVIOUS ACTION:
 REQUEST INFORMATION
 FEBRUARY 22, 2021**

(Proposed – New 160-unit multi-family residential)
 (Total Site Area – 16.46 acres)
 (Impervious Area – 7.67 acres new proposed)

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

SCHEDULE1373E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Stavola Asphalt Company Block 7232 Lot 1.06 (1.03) Woodward Road	Manalapan Township	MNSP10186	06-09-21	06-09-21
(Proposed – New 20,250 sq. ft. medical office building with 135 parking spaces) (Total Site Area – 5.84 acres) (Impervious Area – 1.647 acres new proposed)				
Site Plan for Stavola Asphalt Company Block 7232 Lot 1.04 (1.02 & 1.03) Woodward Road/ State Highway 33	Manalapan Township	MNSP10187	06-09-21	06-09-21
(Proposed – New 18,281 sq. ft. retail/restaurant with 180 parking spaces) (Total Site Area – 6.28 acres) (Impervious Area – 3.607 acres new proposed)				
Site Plan for Stavola Asphalt Company Block 7232 Lot 1.06 (1.03) & 2.04 Woodward Road/ State Highway 33	Manalapan Township	MNSP10188	06-09-21	06-09-21
(Proposed – 150 new residential units – townhomes and affordable) (Total Site Area – 41.54 acres) (Impervious Area – 9.85 acres new proposed)				
Site Plan for 3500 Sunset, LLC Block 176 Lots 3 & 4 (4.01) Sunset Avenue	Ocean Township	OSP10175	05-18-21	06-01-21
(Proposed – New 50,104 sq. ft. flex space with 90 parking spaces) (Total Site Area – 4.923 acres) (Impervious Area – 3.3 acres new proposed)				