

Tentative Agenda June 26, 2023
SCHEDULE 1422A

Monmouth County Development Review Committee
Monday, June 26, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for PV Broadway, LLC Block 283.01, Lots 1.01 & 1.02 Block 311, Lots 1.01 & 1.02 Liberty Street, Broadway Ave, Belmont Ave	Long Branch	LB598	6-9-23	3	Exempt

SCHEDULE 1422B

Monmouth County Development Review Committee
Monday, June 26, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hobby Lobby, Inc. Block 802 Lot 1 Route 66	Neptune Township	NSP10444 (Also: NSP9866- CANR)	6-20-23	County Approval Not Required
	(Proposed Use- Retail Shopping Center) (Total Area – 21.555 acres) (Impervious - 18.36 acres existing) <u>0 acres proposed</u> 18.36 acres total			

SCHEDULE 1422C

Monmouth County Development Review Committee
Monday, June 26, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for LM 537 Colts Neck, LLC Block 30 Lot 18 Colts Neck Road (County Route 537)	Colts Neck	CN466 ROW4031	6-8-23	2	Waiver Request/ Request Information 5-22-23
(Proposed Use – Existing Residential Home to Remain New Vacant Lot Conforming to B-3) (Total Area – 2.98 acres)					

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

Subdivision for Anthony Mazzei Block 19 Lot 40.01 Tennent Road (County Route 3) County Bridge MN-69	Manalapan	MN1064 ROW4001	3-30-23	2	Request Information 4-24-23
(Proposed Use – Single Family Residential) (Total Area – 9.263 acres)					

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

SCHEDULE 1422D

Monmouth County Development Review Committee
Monday, June 26, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Paul Impellizeri Block 5 Lot 6 N. Main Street	Englishtown	ENMJ839	5-30-23	4	
(Proposed Use – Single Family) (Total Area – 4.04 acres)					

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

Subdivision for Borough of Highlands Block 101 Lot 3 Locust Street	Highlands	HMJ841	6-14-23	4	
(Proposed Use- Residential) (Total Area – 0.665)					

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

SCHEDULE 1422D

Monmouth County Development Review Committee
Monday, June 26, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Michael and Catherine Cummins Block 22 Lots 26, 30 & 31 W. Front Street (County Route 6) Bridge Number R-31	Keyport	KPMJ731	6-1-23	6	Amended Final Approval
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(Proposed Use – Single Family Residential)
(Total Area 1.027 acres)

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

Subdivision for Hyde Associates, LLC Block 1 Lots 11 & 13 Curtis Avenue	Wall	WMJ840	6-7-23	5	
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(Proposed Use – Residential)
(Total Area – 1.29 acres)

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

SCHEDULE 1422E

Monmouth County Development Review Committee
Monday, June 26, 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
Ster Developers, LLC
Block 405
Lots 5, 6, 7
Memorial Drive
(County Route 40A)

Neptune
Township

NSP10436

6-2-23

(Proposed Use – Multi-Family Building (Permitted Use)
(Total Area – 1.81 acres)
(Impervious – 0.122 acres existing)
+1.225 acres proposed
1.347 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
Coast Linen Services
Block 421
Lots 2, 3, 4
Memorial Drive
(County Route 40A)

Neptune
Township

NSP10440

6-7-23

(Proposed Use – Commercial Linen Service)
(Total Area – 2.96 acres)
(Impervious – 2.888 acres existing)
-0.085 acres proposed
2.803 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 1422E

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
CJ Winks Enterprises
Block 4.01
Lot 20
Newman Springs Road
(County Route 520)

Tinton Falls

TFSP10441

6-9-23

(Proposed Use – Medical Office)
(Total Site Area – 1.347 acres)
(Impervious – 0.010 acres existing)
+0.449 acres proposed
0.460 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
Deputy Ventures, LLC
Block 210
Lots 25 & 26
Union Avenue
(County Route 39)

Union Beach

UBSP10179

4-12-23

Request
Information
5-8-23

(Proposed – 6 Unit Residential)
(Total Site Area – 0.411 acres)
(Impervious Area – 0.321 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 1422F

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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