

TENTATIVE AGENDA FOR MONDAY, JUNE 28, 2021

SCHEDULE1374A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 28, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 503 8 <sup>th</sup> Ave LLC Block 3703 Lot 4 Eighth Avenue	Asbury Park City	AP391 (also APSP10190)	06-17-21	2 (1 new)	
Subdivision for Alice Gaffney Block 32 Lot 2 Ocean Avenue	Sea Bright Borough	SB224	06-18-21	2 (1 new)	
Subdivision for Andrew Infante & Jessica Siciliano Block 171 Lot 10 Locust Road	Wall Township	W1418	06-16-21	2 (1 new)	

SCHEDULE1374B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 28, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 <b>West Front Street</b> <b>(County Route 6)</b> <b>County Bridge MA-14</b>	Keyport Borough	KP295 ROW3973 (also KPSP9755)	06-07-21	2 (Lot Consolidation)	<b>PREVIOUS ACTION: REQUEST INFORMATION FEBRUARY 8, 2021</b>
	(Proposed Use – Multi-Family Residential and Marina) (Total Area – 11.03 acres)				

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

Subdivision for The Beacon House LLC Block 19 Lots 15 & 16 <b>First Avenue</b> <b>(County Route 49)</b>	Sea Girt Borough	SG303 ROW4000	06-09-21	3 (1 new)	
	(Proposed Use – Single Family Residential) (Total Area – 0.535 acres)				

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

SCHEDULE1374C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 28, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Fasano Properties Block 3703 Lot 4 8 <sup>th</sup> and Grand Avenues	Asbury Park City  (Proposed Use – Single Family Residential) (Total Area –0.63 acres)	APMJ785	06-17-21	4	Project Withdrawal  <b>PREVIOUS ACTION: PRELIMINARY APPROVAL JUNE 22, 2020</b>

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

Subdivision for Cypress Holding, LLC Block 168 Lots 36.03 & 36.04 Vanderveer Road	Howell Township  (Proposed Use – Commercial) (Total Area – 53.211 acres)	HWMJ668	06-07-21	8	Waiver Request  <b>PREVIOUS ACTION: COND. PRELIM. APPROVAL NOVEMBER 23, 2020</b>
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannelli						
Marcy McMullen						
Dave Schmelterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for American Properties at Manalapan LLC Block 7200 Lot 3.02 State Highway 33	Manalapan Township  (Proposed Use – Residential / Retail) (Total Area – 24.46 acres)	MNMJ799 (also MNSP10169)	06-07-21	66	<b>PREVIOUS ACTION: REQUEST INFORMATION MAY 24, 2021</b>

	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 Elton Point Partnership Block 84.01 Lot 9.03 <b>Monmouth Road (County Route 537)</b>	Manalapan Township  (Proposed Use – Single Family Residential) (Total Area – 23.49 acres)	MNMJ802	06-02-21	5	
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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						

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Stavola Realty Company Block 109 Lots 12.01,13.01,15,16,18-24 & 29.02 <b>Wayside Road</b> <b>(County Route 38)</b>	Tinton Falls Borough  (Proposed Use – Mixed-Use Development) (Total Area – 26.70 acres)	TFMJ803 (also TFSP9670A)	06-04-21	6	

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

SCHEDULE1374D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 28, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 503 8 <sup>th</sup> Ave LLC Block 3703 Lot 4 (4.01) Eighth Avenue	Asbury Park City	APSP10190 (also AP391)	06-17-21	<b>CANR</b>
(Proposed – Parking improvements at existing multi-family residence) (Total Site Area – 0.458 acres) (Impervious Area – 0.269 acres existing - <u>0.001 acres proposed</u> 0.268 acres total)				
Site Plan for Freehold Township School District Block 84 Lot 9 Elton Adelpia Road (County Route 524)	Freehold Township	FRTSP84B	06-23-21	Waiver Request <b>PREVIOUS ACTION: CONDITIONAL APPROVAL MAY 10, 2021</b>
(Proposed – Parking Improvements at existing elementary school) (Total Site Area – 9.145 acres) (Impervious Area – 1.782 acres existing - <u>0.042 acres proposed</u> 1.740 acres total)				

	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 SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RDM Group, Inc. Block 79 Lot 6.01 Halls Mill Road	Freehold Township  (Proposed – New 69,438 sq. ft. warehouse) (Total Site Area – 6.413 acres) (Impervious Area – 2.775 acres new proposed)	FRTSP9897	06-15-21	<b>PREVIOUS ACTION: REQUEST INFORMATION OCTOBER 13, 2020</b>

	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 VESI 24, LLC Block 42 Lot 36 Lakewood-Farmingdale Road (County Route 547)	Howell Township  (Proposed – New battery storage facility at existing solar farm) (Total Site Area – 74.01 acres) (Impervious Area – 2.189 acres existing + 0.318 acres proposed 2.507 acres total)	HWSP9085A	06-01-21	<b>PREVIOUS ACTION: REQUEST INFORMATION APRIL 27, 2020</b>
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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						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 <b>West Front Street</b> <b>(County Route 6)</b> <b>County Bridge MA-14</b>	Keyport Borough	KPSP9755 (also KP295 ROW3973)	06-07-21	<b>PREVIOUS ACTION: REQUEST INFORMATION FEBRUARY 8, 2021</b>
(Proposed – new 120 unit Multi-Family Residential and Marina) (Total Site Area – 8.64 acres) (Impervious Area – 1.9 acres new proposed)				

	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 357 West Front Street, LLC Block 20 Lots 9, 11.01, 13, 14 & 14.01 <b>West Front Street</b> <b>(County Route 6)</b> <b>County Bridge MA-14</b>	Keyport Borough	KPSP10042	06-07-21	<b>PREVIOUS ACTION: REQUEST INFORMATION FEBRUARY 8, 2021</b>
(Proposed – New 5,500 sq. ft. building at existing marina) (Total Site Area – 1.99 acres) (Impervious Area – 1.552 acres existing <u>+ 0.032 acres proposed</u> 1.584 acres total)				

	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 American Properties at Manalapan LLC Block 7200 Lot 3.02 State Highway 33	Manalapan Township  (Proposed – 30-unit residential and 18,000 sq. ft. retail) (Total Site Area – 24.46 acres) (Impervious Area – 3.0 acres new proposed)	MNSP10169 (also MNMJ799)	06-07-21	<b>PREVIOUS ACTION: REQUEST INFORMATION MAY 24, 2021</b>

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

Site Plan for Ashbel Associates Block 119 Lot 16 Texas & Greenwood Roads	Marlboro Township  (Proposed Use – 120-unit multi-family residential) (Total Site Area – 34.78 acres) (Impervious Area – 3.47 acres new proposed)	MRSP10145	06-04-21	<b>PREVIOUS ACTION: INCOMPLETE MARCH 8, 2021</b>
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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 SITE PLAN                      MUNICIPALITY                      FILE #                      DATE REC'D                      ACTION

Site Plan for  
 Yellow Brook Property Co. LLC  
 Block 94  
 Lot 5  
**Bingham Avenue**  
**(County Route 8A)**

Rumson  
 Borough  
  
 (Proposed – New 18-unit multi-family residential)  
 (Total Site Area – 5.129 acres)  
 (Impervious Area – 2.44 acres new proposed)

06-01-21

**PREVIOUS ACTION:  
 REQUEST INFORMATION  
 MARCH 8, 2021**

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

Site Plan for  
 Yellow Brook Property Co. LLC  
 Block 124  
 Lot 31  
**Rumson Road**  
**(County Route 520)**

Rumson  
 Borough  
  
 (Proposed – New 14-unit multi-family residential)  
 (Total Site Area – 5.801 acres)  
 (Impervious Area – 1.258 acres new proposed)

06-01-21

**PREVIOUS ACTION:  
 REQUEST INFORMATION  
 MARCH 8, 2021**

	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 SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company Block 109 Lots 12.01, 13.01, 15, 16, 18-24 & 29.02 <b>Wayside Road</b> <b>(County Route 38)</b>	Tinton Falls Borough	TFSP9670A (also TFMJ803)	06-04-21	
	(Proposed – New 211,892 sq. ft. mixed-use development)			
	(Total Site Area – 26.70 acres)			
	(Impervious Area – 16.5 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						

SCHEDULE1374E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Gabrielli Howell Realty, LLC Block 144 Lots 109 & 113.01 US Highway 9	Howell Township	HWSP10183	06-02-21	06-15-21
(Proposed – New 39,154 sq. ft. truck sales, lease and service building) (Total Site Area – 5.02 acres) (Impervious Area – 3.487 acres new proposed)				