

Tentative Agenda for July 8, 2024
SCHEDULE 1447A

Monmouth County Development Review Committee
Monday, July 8, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|--|--------|------------|-----------|--------|
| Subdivision for 1601 Holbrook, LLC Block 33.39 Lot 1 Holbrook Street | Ocean (Proposed Use – Single Family Residential) (Total Area – 0.37 acres) | OSB879 | 7-1-24 | 2 | Exempt |

SCHEDULE 1447B

Monmouth County Development Review Committee
Monday, July 8, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--|-----------|------------|---------------------------------|
| Site Plan for New Beginning Agape Christian Center, Inc. Block 7 Lots 12, 13, 20, 21 & 22 Throckmorton Street | Freehold Borough | FRSP10560 | 7-2-24 | County Approval Not Required |
| | (Proposed Use – Church Lighting Plan) (Total Area – 0.934 acres) (Impervious – 0.9 acres total) | | | |
| Site Plan for Pantano Nursery, LLC Block 13 Lot 2.02 Route 34 | Holmdel | HLSP10558 | 6-24-24 | County Approval Not Required |
| | (Proposed Use – Sunshade structure over existing nursery) (Total area – 13.30 acres) (Impervious – 7.12 acres existing) <u>0 acres proposed</u> 7.12 acres total | | | |

SCHEDULE 1447C

Monmouth County Development Review Committee
Monday, July 8, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|-----------|--------|
|-------------|--------------|--------|------------|-----------|--------|

SCHEDULE 1447D

Monmouth County Development Review Committee
Monday, July 8, 2024

Major Subdivision
Four (4) or more lots

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|-----------|--------|
|-------------|--------------|--------|------------|-----------|--------|

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|---|------------|---------|---------|----|--|
| Subdivision for Roger Mumford Homes, LLC Block 53 Lots 4, 5, & 7 Obre Road and Hockhockson Road | Colts Neck | CNSB873 | 6-12-24 | 26 | |
|---|------------|---------|---------|----|--|

(Proposed Use – Single Family Residential 25 Dwelling Units + 1 Open Space)
(Total Area – 38.0 acres)

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

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|--|------|-------------------------|---------|-----|--|
| Subdivision for K. Hovnanian Carriages at Wall Urban Renewal, LLC Block 270 Lot 24.01 18TH Avenue (County Route 30) | Wall | WSB868 (Also WMJ856) | 6-13-24 | 131 | |
|--|------|-------------------------|---------|-----|--|

(Proposed Use – Multi-Family Residential 130 Dwelling Units)
(Total Area - 31.99 acres)

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

SCHEDULE 1447D

Monmouth County Development Review Committee
 Monday, July 8, 2024

Major Subdivision
 Four (4) or more lots

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|-----------|--------|
|-------------|--------------|--------|------------|-----------|--------|

Subdivision for
 Downtown Metro, LLC
 Joseph Colasuonno
 Block 6, Lot 4
 Block 7, Lot 3
 East Fourth Avenue

Wall

WSB874

6-12-24

4

(Proposed Use – Commercial Building, Renovation of Existing Single-Family Homes –
 18 Existing Dwelling Units)
 (Total Area – 2.20 acres)

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| James Giannell | | | | | | |
| Marcy McMullen | | | | | | |
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| Judy Martinelly | | | | | | |
| James Schatzle | | | | | | |

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SCHEDULE 1447E

Monmouth County Development Review Committee
Monday, July 8, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|--|-----------|------------|----------------------------------|
| Site Plan for Hampshire Belford, LLC Block 646 Lots 17 & 18 Leonardville Road (County Route 516) | Middletown | MDSP10488 | 6-14-24 | Request Information 1-8-24 |
| | (Proposed Use- Dollar General Retail Store) (Total Area – 1.832 acres) (Impervious – 0.827 acres existing) <u>+ 0.396 acres proposed</u> 1.223 acres total | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| James Giannell | | | | | | |
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|--|---|-----------|---------|-----------------------|
| Site Plan for CS Middletown, LLC Block 871 Lot 4 Route 35 & Kanes Lane | Middletown | MDSP10549 | 6-13-24 | Incomplete 6-10-24 |
| | (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 | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
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| James Giannell | | | | | | |
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SCHEDULE 1447E

Monmouth County Development Review Committee
Monday, July 8, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|---------------------|----------|------------|----------------|
| Site Plan for GSZ Realty, LLC Block 808 Lots 5, 6, 7 & 8 West Bangs Avenue (County Route 17) | Neptune Township | NSP10171 | 5-29-24 | Waiver Request |
| (Proposed – New Mixed-Use – 42 residential units & 4250 sq. ft. commercial) (Total Site Area – 1.35 acres) (Impervious Area – 1.077 acres new proposed) | | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| James Giannell | | | | | | |
| Marcy McMullen | | | | | | |
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| James Schatzle | | | | | | |

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|---|----------|-----------|---------|--|
| Site Plan for Sitcom Sea Girt, LLC Blocks 76 / 77 Lots 1 & 2 / 16 & 17 Washington Boulevard (County Route 49) | Sea Girt | SGSP9119A | 6-21-24 | Waiver Request/ Request Information |
| (Proposed – New mixed-use – 19 apartments with office/retail) (Total Site Area – 0.75 acres) (Impervious Area – 0.574 acres new proposed) | | | | |

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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SCHEDULE 1447E

Monmouth County Development Review Committee
 Monday, July 8, 2024

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 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) | 6-18-24 | |
|---|------|---------------------------|---------|--|

(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

| | Offered By | Seconded | Affirmative | Negative | Abstain | Absent |
|------------------|------------|----------|-------------|----------|---------|--------|
| Joe Barris | | | | | | |
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| James Giannell | | | | | | |
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SCHEDULE 1447F

Monmouth County Development Review Committee
Monday, July 8, 2024

Applications deemed incomplete by staff

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--|----------|------------|------------|
| Site Plan First French Speaking Baptist Church Block 38 Lots 71 & 72 Asbury Avenue (County Route 16) | Ocean | OSP10559 | 6-28-24 | Incomplete |
| | (Proposed Use – House of Worship) (Total Area – 4.69 acres) (Impervious – 0.38 acres existing) <u>+ 2.85 acres proposed</u> 2.47 acres total | | | |