

Tentative Agenda for July 10, 2023  
SCHEDULE 1423A

Monmouth County Development Review Committee  
Monday, July 10, 2023

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1423A

Monmouth County Development Review Committee  
Monday, July 10, 2023

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1423B

Monmouth County Development Review Committee  
Monday, July 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kelly Acres, Inc. Block 30 Lot 5.01	Neptune City	NCSP9549A (Also NCSP9549 – CANR)	7-3-23	County Approval Not Required
	(Proposed Use – Restaurant) (Total Area – 1.279 acres) (Impervious – 1.144 acres existing) <u>+ 0 acres proposed</u> 1.144 acres total			
Site Plan for Casey Pesce Block 45.01 & 49.01 Lot 14.04 Apple Street	Tinton Falls	TFSP10447	6-29-23	County Approval Not Required
	(Proposed Use – Restaurant) (Total Area – 1.21 acres) (Impervious – 0.497 acres existing) <u>+0.063 acres proposed</u> 0.560 acres total			

SCHEDULE 1423C

Monmouth County Development Review Committee  
Monday, July 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for  
Samuel Neiger  
Block 18  
Lots 8 & 15  
**Lakewood-Farmingdale Rd.**  
**(County Route 547)**

Howell  
HW1440  
ROW4036

6-22-23 2

(Proposed Use – Residential)  
(Total Area – 0.97 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  
Becikoglu Real Estate  
Investment, LLC  
Block 135  
Lots 10 & 11  
**First Street**  
**(County Route 6)**

Keyport  
KP301  
ROW4032

6-13-23 2

Waiver Request

(Proposed Use – Single Family Residential – 1 additional)  
(Total Area – 0.386 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 1423C

Monmouth County Development Review Committee  
Monday, July 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Vittorio & Michelle Tartara Block 840 Lots 69.02 & 69.03 <b>Navesink River Road (County Route 12A)</b>	Middletown	MD1488 ROW4035	6-23-23	2	Request Information

(Proposed Use – Residential)  
(Total Area – 10.45 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 Ann Van Hise Block 51 Lot 2.01 <b>Holmes Mill Road (County Route 27)</b>	Upper Freehold	UFT710 ROW4034	6-22-23	2	Waiver Request
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(Proposed Use – Subdivide existing lot creating 2 new conforming lots)  
(Total Area – 17.6 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 1423D

Monmouth County Development Review Committee  
Monday, July 10, 2023

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Renaissance Estates at Freehold, LLC Block 92 Lot 17 <b>Elton Adelpia Road</b> <b>(County Route 524)</b> <b>(County Bridge F-43)</b>	Freehold Township	FRTMJ827	06-23-23	26	Request Information
(Proposed Use – Residential) (Total Area – 18.589 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 1423E

Monmouth County Development Review Committee  
Monday, July 10, 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  
Shared Equities Co, LLC  
Block 501  
Lot 1 & 2  
**Asbury Avenue  
(County Route 16)**

Asbury Park

APSP10443

6-14-23

(Proposed Use – Mixed Use)  
(Total Area – 1.21 acres)  
(Impervious – 1.084 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						

Site Plan for  
Lufrankton, LLC  
Block 90.01  
Lots 1 & 2  
**Elton Adelphia Road  
(County Route 524)  
Monmouth Road  
(County Route 537)**

Freehold  
Township

FRTSP10442

6-12-23

(Proposed Use – Dunkin Donuts w/ Drive-Thru)  
(Total Area – 0.66 acres)  
(Impervious - 0.564 acres existing)  
-0.181 acres proposed  
0.382 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 1423E

Monmouth County Development Review Committee  
Monday, July 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dick's Sporting Goods, Inc. Block 69.01 Lot 18.05 <b>West Main Street (County Route 537)</b>	Freehold Township	FRTSP10446	6-22-23	

	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  
Pioneer at Howell, LLC  
Block 182  
Lots 69, 69.01 & 70  
**Colts Neck Road  
(County Route35)**

Howell

HWSP9925  
(Also: HW101ROW2005)

6-13-23

Request  
Information  
5-8-23

(Proposed – New 11,500 sq. ft. commercial building with 78 spaces)  
(Total Site Area – 0.92 acres)  
(Impervious Area – 0.589 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 1423E

Monmouth County Development Review Committee  
Monday, July 10, 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  
Crusal, LLC  
Block 121  
Lot 2.01  
**Tennent Road**  
**(County Route 3)**

Marlboro

MRSP10358

6-19-23

Request  
Information  
5-8-23

(Proposed Use – Commercial & Residential)  
(Total Site Area – 1.01 acres)  
(Impervious Area – 0.296 acres existing)  
+0.188 acres proposed  
0.485 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  
The Marina at Oceanport  
Block 104  
Lot 1  
**Oceanport Ave. (County Route 11)**

Oceanport

OPSP10422

6-26-23

Reconsideration

(Proposed Use – Marina & Restaurant)  
(Total Area – 4.100 acres)  
(Impervious – 1.646 acres existing)  
0 acres proposed  
1.646 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 1423E

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Monday, July 10, 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  
Move Forward, LLC  
Block 39  
Lot 2.02  
Forked River Road  
(County Route 539)

Upper  
Freehold

UFTSP10445

6-20-23

(Proposed Use- Multi-Family)  
(Total Area 10.52 acres)  
(Impervious - 0.88 acres existing)  
+0.006 acres proposed  
0.89 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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SCHEDULE 1423F

Monmouth County Development Review Committee  
Monday, July 10, 2023

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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