

Tentative Agenda for July 22, 2024
SCHEDULE 1448A

Monmouth County Development Review Committee
Monday, July 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
APW Redeveloper, LLC & Asbury Partners, LLC Block 4306 Lot 1-8 Eighth Avenue	Asbury Park (Proposed Use – Residential) (Total Area – 1.83 acres)	APSB881	7-11-24	3	Exempt

SCHEDULE 1448B

Monmouth County Development Review Committee
Monday, July 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Third Avenue, Farmingdale, LLC Block 29 Lot 1 Third Avenue	Farmingdale (Proposed Use – Commercial) (Total Area – 0.820 acre) (Impervious – 0.16 acre existing) <u>+0.49 acre proposed</u> 0.66 acre total	FMSP10566	7-11-24	County Approval Not Required
Site Plan for Waitt Funeral Home Block 122 Lot 24.01 Route 79	Marlboro (Proposed Use – Funeral Home) (Total Area – 2.46 acres) (Impervious – 0.77 acre existing) <u>+0.16 acre proposed</u> 0.93 acre total	MRSP10561	7-11-24	County Approval Not Required
Site Plan for BC Brielle, LLC Block 183 Lot 7 Brielle Avenue	Ocean (Proposed Use – Self Storage) (Total Area – 1.38 acres) (Impervious – 0.70 acre new proposed)	OSP10565	7-11-24	County Approval Not Required
Site Plan for 3200 Sunset Commons, LLC Block 137 Lot 23 Sunset Avenue	Ocean (Proposed Use – Office) (Total Area – 1.20 acres) (Impervious – 0.92 acre existing) <u>+0.07 acre proposed</u> 0.99 acre total	OSP10567	7-11-24	County Approval Not Required

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Ocean State Job Lot of NJ 2023, LLC Block 59 Lot 8	Holmdel	HLSP10569	7-15-2024	County Approval Not Required
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(Proposed Use – Shopping Center/Retail Stores)
 (Total Area – 21.62 acres)
 (Impervious – 12.97 acres existing)
0 acres proposed
 12.97 acres existing

SCHEDULE 1448C

Monmouth County Development Review Committee
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Minor Subdivision
 Three (3) lots or less on a County road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Sweetmans Lane Assoc., LLC Block 41 Lot 1.09 Sweetmans Lane (County Route 1)	Millstone	MS822 ROW4044	6-25-24	2	Incomplete 6-5-24

(Proposed Use – Residential)
 (Total Area 30.22 acres)

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

Subdivision for Syed Mehdi Block 4302 Lot 3 Old Corlies Avenue (County Route 17)	Neptune Township	NSB880	7-11-24	2	
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(Proposed Use – Residential)
 (Total Area – 0.84 acres)

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

SCHEDULE 1448D

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Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Surrey Equities, LLC Block 2701 Lots 53, 60, 66, 69 Monmouth Road & Route 66	Eatontown	ETSB878	6-28-24	6	
(Proposed Use – Residential & Commercial Development) (Total Area – 133.40 acres)					

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

SCHEDULE 1448E

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Power Station at Allenhurst Blocks 18/21/31 Lots 1/4-7/3	Allenhurst	ASP10568 (Also: ASB870)	7-12-24	

(Proposed Use – Multifamily Residential – 113 Dwelling Units)
(Total Area – 6.01 acres)
(Impervious – 4.11 acres existing)
-0.38 acre proposed
3.73 acres total

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

Site Plan for Jerry LoPresti Block 7 Lot 50 Church Street (County Route 526)	Allentown	ATSP10530	7-2-24	Request Information
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(Proposed Use - Additional Parking for existing Commercial Use)
(Total Area – 0.34 acre)
(Impervious – 0.24 acre existing)
+0.03 acre proposed
0.27 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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James Schatzle						

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth University Block 70 Lots 1,2,3.02,20&21 Cedar Avenue (County Route 25) Norwood Avenue	Long Branch	LBSP10517	7-9-24	Request Information 4-8-24
(Proposed Use – 15,270 sq. ft. - Museum) (Total Site Area – 4.719 acres) (Impervious Area – 2.170 acres existing) <u>-0.047 acre proposed</u> 2.123 acres total				

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

Site Plan for Monmouth Battlefield Flex Company, LLC Block 79.02 Lots 2, 3, & 5 Route 33	Manalapan	MNSP10557	6-27-24	
(Proposed Use – 192,560 sq. ft. Flex Space) (Total Area – 22.45 acres) (Impervious – 13.47 acres new proposed)				

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tony Lassen Block 47.02 Lot 13, 14, 17.02, 17.03 New Brunswick Avenue (County Route 516)	Matawan	MTSP10522	6-24-24	Request Information 5-13-24

(Proposed Use – 4,975 sq. ft. Restaurant)
 (Total Area – 1.065 acres)
 (Impervious – 0.45 acre existing)
 -0.01 acre proposed
 0.43 acres total

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

Sie Plan for 37 Burnt Tavern, LLC Block 57 Lots 17.02, 17.03 Burnt Tavern Road	Millstone	MSSP10236	7-11-24	Waiver Request/ Request Information 5-28-24
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(Proposed Use – 148,553 sq. ft. - Warehouse/Office)
 (Total area – 10.88 acres)
 (Impervious – 5.763 acres new proposed)

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Joe Barris						
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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Triumphant Life Church Block 110.07 Lot 1 Sherril Avenue (County Route 537) Saltzman Avenue (County Route 537) Bridge # E-13	Oceanport	OPSP10456	7-9-24	Request Information 8-28-23
(Proposed Use – Church) (Total Area – 4.981 acres) (Impervious – 1.587 acres existing) +1.190 acres proposed 1.777 acres total				

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

Site Plan for Spark Car Wash, LLC Block 1.01 Lots 2.02 & 5 Newman Springs Road, County Route 520 Shrewsbury Road, County Route 13	Tinton Falls	TFSP10512	7-8-24	Request Information 3-25-24
(Proposed Use – 4,841 sq. ft. - Car Wash) (Total Area – 1.5 acres) (Impervious – 1.132 acres existing) -0.267 acre proposed 0.865 acres total				

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RBK Real Estate, LLC Block 723 Lots 1 & 10 Route 35	Wall	WSP10563	7-10-24	
(Proposed Use – 10,147 sq. ft – Showroom/Service Building) (Total Area – 5.09 acres) (Impervious – 4.44 acres existing – to be removed) <u> -0.11 acre proposed</u> 4.33 acres total				

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Joe Barris						
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Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1448F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Subdivision for Power Station at Allenhurst, LLC Block 31 Lot 3 Lake Drive County Bridge #O-12	Allenhurst	ASB870	7-12-24	3
(Proposed Use – Multifamily Residential) (Total Area – 2.49 acres)				
Site Plan for WWH-SRE 1900 34 Property, LLC Block 953 Lot 1 Route 34 W. 18th Ave. (County Route 30)	Wall	WSP10564	7-10-24	
(Proposed Use – 104,400 sq. ft. – Office Research) (Total Area – 12.38 acres) (Impervious – 6.64 acres new proposed)				