

Tentative Agenda for July 24, 2023
SCHEDULE 1424A

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yeshivas Emek Hatorah, Inc. Block 69 Lots 15, 22, 23, 23.01 Kent Road	Howell	HW1442	7-19-23	1	Exempt
Subdivision for TMA Kalian, LLC Block 698 Lot 12.01 & 12.02 Oakland Avenue	Middletown	MD1489	7-13-23	2	Exempt

SCHEDULE 1424B

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for J.L.C.J.J. dba The Country Day School of Colts Neck Block 48 Lot 7.02 Route 34	Colts Neck	CNSP10449	7-11-23	County Approval Not Required
(Proposed Use – Outside Play Area Enclosed with Fencing) (Total Area – 1.005 acres) (Impervious – 0.648 acres existing) + <u>0.019 acres proposed</u> 0.668 acres total				

SCHEDULE 1424C

Monmouth County Development Review Committee
Monday, July 24, 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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Site Plan for
Michael Gittleman
Block 248.01
Lot 17
**Belmar Blvd
(County Route 18)**

Wall

W1424
ROW4030

7-3-23

2

Request
Information
5-22-23

(Proposed Use – Single Family)
(Total Area – 0.975)

	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
Matthew Meccia
Block 118.01
Lot 46
**Belmar Blvd.
(County Route 18)**

Wall

W1427
ROW4037

6-30-23

2

(Proposed Use – Residential)
(Total Area – 1.025 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 1424D

Monmouth County Development Review Committee
Monday, July 24, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1424E

Monmouth County Development Review Committee
Monday, July 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kalian Management, LLC Block 101 Lot 4.01 1st Avenue (County Route 8)	Atlantic Highlands	AHSP10412	7-10-23	Waiver Request/ Request Information 4-24-23

(Proposed Use – 4 Story Mixed Use Building)
(Total Site Area – 0.457 acres)
(Impervious Area – 0.436 acres existing)
+ 0.019 acres proposed
0.455 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 Mark Freehold, LLC Block 101 Lots 13 & 13.02 Siloam Road (County Route 527)	Freehold Township	FRTSP10353	7-12-23	Request Information 6-12-23
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(Proposed Use – Wawa Store with Fuel Sales)
(Total Site Area – 29.57 acres)
(Impervious Area – 0.274 acres existing)
+1.396 acres proposed
1.670 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 1424E

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
Site Plan for Monmouth Commerce Center, LLC Block 5 Lots 2 & 3 Randolph Road	Howell	HWSP9986	7-12-23	Withdrawal
(Proposed Use – New 1,192,500 sq. ft. warehouse/ distribution facility with 558 parking spaces) (Total Site Area – 99.57 acres) (Impervious Area – 50.847 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 Kelly 29, LLC Block 75 Lot 8.01 Oceanport Ave. (County Route 11)	Little Silver	LSSP10373 (Also: LSSP9819)	7-12-23	Request Information 1-23-23
(Proposed Use – Restaurant) (Total Area – 0.629 acres) (Impervious – 0.33 acres existing) <u>+0.29 acres proposed</u> 0.62 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 1424E

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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 PV Motel, LLC Block 218 Lots 4, 5, 6 & 8 Ocean Blvd. (County Route 57)	Long Branch	LBSP10302	7-3-23	Request Information 5-8-23
	(Proposed – Hotel) (Total Site Area – 1.719 acres) (Impervious Area – 1.359 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 1100 5 th Ave, LLC Block 1 Lot 1 Memorial Drive (County Route 40A) Steiner Avenue (County Route 5)	Neptune City	NCSP10389	7-5-23	Request Information 6-12-23
	(Proposed Use – Residential) (Total Area – 2 acres) (Impervious – 0.389 acres existing – to be removed) 1.768 acres new proposed			

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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SCHEDULE 1424E

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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 Higher Breed NJ, LLC Block 4 Lot 17.01 W. Front Street (County Route 10)	Red Bank	RBSP10448	7-7-23	
(Proposed Use – Cannabis Retailer) (Total Site Area – 0.055 acres) (Impervious – 0.047 acres existing) <u>0 acres proposed</u> 0.047 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 William Kurtz Block 819 Lots 14.01, 14.02 Atlantic Ave. (County Route 524 SPUR)	Wall	WSP10418	6-29-23	Request Information 5-22-23
(Proposed Use – Office) (Total Site Area – 0.66 acres) (Impervious – 0.32 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 1424F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for UFS Group, LLC Block 15 Lots 37.05 & 37.06	Upper Freehold Township	UFTSP10451	7-13-23	7-21-23
(Proposed Use – Warehouse – 6 Flex Space/Storage Buildings) (Total Site Area – 10.43 acres) (Impervious – 4.203 acres new proposed)				