

SCHEDULE 1472A

Monmouth County Development Review Committee
Monday, July 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Shannon Gaetano Block 1502 Lots 1.01/2.01 Buttonwood Ave.	Eatontown (Proposed Use – Lot Line Adjustment) (Total Area – 0.45 acre)	ETSB952	7-15-25	2	Exempt
Subdivision for Domenico Colletti Block 769 Lot 6 Adams Street	Wall (Proposed Use – Subdividing 2 Lots) (Total Area – 0.70 acre)	WSB954	7-16-25	2	Exempt

SCHEDULE 1472B

Monmouth County Development Review Committee
Monday, July 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 4360-4380 Route 9 Realty, LLC Block 4 Lot 44 Route 9	Freehold Township	FRTSP10737	7-10-25	County Approval Not Required
(Proposed Use – Installation of Standby Generator) (Total Area – 19.07) (Impervious - 8.20 acres existing) $\begin{array}{r} \text{0 acres proposed} \\ \hline \text{8.20 acres total} \end{array}$				
Site Plan for EAS Howell PropCo, LLC Block 35.83 Lots 33, 34 & 35 Route 9	Howell	HWSP10745	7-24-25	County Approval Not Required
(Proposed Use – Modifications to Existing Car Wash) (Total Area – 0.99 acres) (Impervious – 0.74 acres proposed) $\begin{array}{r} \text{+0.08 acres proposed} \\ \hline \text{0.82 acres total} \end{array}$				
Site Plan for B&B Commercial, LLC Block 407 Lot 1 Route 35 South	Neptune Township	NSP10741	7-15-25	County Approval Not Required
(Proposed Use – Office) (Total Area – 0.29 acre) (Impervious – 0.04 acre) $\begin{array}{r} \text{+0.14 acre proposed} \\ \hline \text{0.18 acres total} \end{array}$				

SCHEDULE 1472C

Monmouth County Development Review Committee
Monday, July 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1472D

Monmouth County Development Review Committee
 Monday, July 28, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Galloping Hills at Manalapan, LLC Block 84.02 Lot 3.02 Smithburg Road (County Route 527) County Bridge MS-75	Manalapan	MNMJ765	6-30-25	5	Amended Conditional Approval 11-25-19
	(Proposed Use – Single Family Residential) (Total Area – 19.432 acres)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

SCHEDULE 1472E

Monmouth County Development Review Committee
Monday, July 28, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Belmar Borough Block 3 Lot 3 Ocean Ave. (County Route 18)	Belmar	BLSP10744	7-21-25	
(Proposed Use – Replacing Seasonal Bathroom Trailer with a Permanent Bathroom Building) (Total Area – 25.50 acres) (Impervious – 0.01 acre existing) <u>+0.02 acre proposed</u>				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

Site Plan for Jewish Healthcare Center, Inc. Block 86 Lot 2.08 West Main Street (County Route 537)	Freehold Township	FRTSP10733 (Prior- FRTSP9390)	7-3-25	
(Proposed Use – 39,243 SF - Addition to Healthcare Facility) (Total Area – 12.00 acres) (Impervious – 2.32 acres existing) <u>-0.51 acre proposed</u> 2.83 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

SCHEDULE 1472E

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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 Adventure Crossing Block 3001 Lot 1 Monmouth Road (County Route 537)	Jackson	JSP9720 (Phases 3 & 4)	7-3-25	Advisory Comments 6-9-25/ Waiver Request
(Proposed – 510 Unit Multifamily Residential) (Total Site Area – 90.02 acres) (Impervious – 36.01 acres new proposed)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

Site Plan for Manalapan Grove Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 (176) Wilson Avenue (County Route 527)	Manalapan	MNSP10091 (also MNMJ789)	7-16-25	Waiver Request/ Final Approval 1-27-25
(Proposed - Residential – 75 market rate townhomes) (Total Site Area – 4.40 acres) (Impervious Area – 1.83 acres new proposed)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

SCHEDULE 1472E

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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
Village at St. James, LLC
Block 48.01
Lot 8.04
Wood Avenue
(County Route 522)

Manalapan

MNSP10735

7-7-25

(Proposed Use – 10 Unit Townhomes)
(Total Area – 10.66 acres)
(Impervious – 0.28 acre new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
Marcy McMullen						
Judy Martinelly						
David Schmetterer						
James Schatzle						
Charles Casagrande						

SCHEDULE 1472F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Central Power & Light Block 31 Lot 3 Lake Drive Bridge # O-12	Allenhurst (Proposed Use – Utility Transmission Line) (Total Area – 2.38 acres) (Impervious – 0.63 acre existing) <u>0 acre proposed</u> 0.63 acre total	ASP10743	7-21-25	Incomplete
Subdivision for Erica Corrales Block 220 Lots 8 & 9.01 Squankum Yellowbrook Road (County Route 524A)	Howell (Proposed Use – Lot Line Adjustment) (Total Area – 11.39 acres)	HSB953	7-16-25	Incomplete