

Tentative Agenda for August 12, 2024  
SCHEDULE 1449A

Monmouth County Development Review Committee  
Monday, August 12, 2024

**Exempt Subdivisions**

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Washington Phillips, LLC Block 28 Lot 22 Line Road	Holmdel	HLSB885	7-26-24	3	Exempt
	(Proposed Use – Single Family, Non-Cluster Churches, Libraries, Firehouses, Public Utilities and Historic Museums) (Total Area - 21.19 acres)				
Subdivision for Isaac Saka Block 100 Lot 28 Woodgate Avenue	Long Branch	LBSB886	8-5-24	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area - 1.74 acres)				
Subdivision for Thomas Koenig Block 140 Lot 1 Wickapecko Drive	Ocean	OSB888	8-5-24	3	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 1.18 acres)				
Subdivision for Mark Ferretti Block 40 Lot 326 Fourth Avenue	Wall	WSB882	7-18-24	2	Exempt
	(Proposed Use – Residential) (Total Area – 0.34 acres)				

SCHEDULE 1449B

Monmouth County Development Review Committee  
 Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Irwin Auto Care, LLC Block 67 Lot 4 Hwy 9	Freehold Township  (Proposed Use – 68 sq. ft. Building Addition) (Total Area – 2.18 acres) (Impervious – 1.16 acres existing) <u>0 acres proposed</u> 1.16 acres total	FRTSP10573	7-30-24	County Approval Not Required
Site Plan for Mannarino Studios, LLC Block 15 Lot 2 Apple Street	Tinton Falls  (Proposed Use – Light Industrial) (Total Area – 1.44 acres) (Impervious – 0.52 acres existing) <u>+0.23 acres proposed</u> 0.76 acres total	TFSP10579	8-5-24	County Approval Not Required
Site Plan for Nicolas and Teresa Sepe Block 831 Lot 59 HWY 34	Wall  (Proposed Use – Delicatessen) (Total Area – 0.67 acres) (Impervious – 0.58 acres existing) <u>0 acres proposed</u> 0.58 acres total	WSP10576	7-24-24	County Approval Not Required

SCHEDULE 1449C

Monmouth County Development Review Committee  
 Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for James Link Block 89 Lot 1 <b>Monmouth Road (County Route 537)</b>	Freehold Township	FRTSB884	7-24-24	2	
(Proposed Use – Residential) (Total area – 1 acre)					

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

Subdivision for 271 Adelpia, LLC Block 157 Lots 1, 2, 3, 4 & 5 <b>Adelpia Road Squankum Yellow Brook Road (County Routes 524 &amp; 524A)</b>	Howell	HW1438 ROW4029 (Also: HWSP9889A)	7-23-24	2	Request Information 10-10-23
(Proposed Use – Warehouse/Industrial) (Total Area – 17.49 acres)					

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

SCHEDULE 1449C

Monmouth County Development Review Committee  
 Monday, August 12, 2024

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

---

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

---

Subdivision for  
 Juned Qazi  
 Block 299  
 Lots 186 & 187  
**Tennent Road**  
**(County Route 3)**  
**County Bridge ML-20**

Marlboro

MRSB883

7-23-24

2

(Proposed Use – Lot Line Adjustment and Access Road to Lot 186)  
 (Total Area – 7 acres)

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

---

SCHEDULE 1449D

Monmouth County Development Review Committee  
 Monday, August 12, 2024

**Major Subdivision**  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Sweetmans Lane, LLC Block 8301 Lot 24 <b>Sweetmans Lane</b> <b>(County Route 527)</b> <b>County Bridge MN-11</b>	Manalapan	MNMJ848	7-15-24	7	Request Information 1-8-24

(Proposed Use – Single Family Residential)  
 (Total Area – 13.619 acres)

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

SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Glassworks Redevelopment Block 155 Lot 1 <b>Cliffwood Avenue (County Route 6A)</b>	Aberdeen	ABTSP9344	7-24-24	Amended Conditional Approval
	(Proposed – Mixed Use) (Total Site Area – 51.24 acres) (Impervious Area – 35.87 acres existing - 3.42 acres proposed 32.45 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 JDN Real Estate – Freehold, LP Block 70 Lot 20.07 <b>West Main Street (County Route 537)</b>	Freehold Township	FRTSP10492	7-23-24	Request Information 1-8-24
	(Proposed Use – Commercial) (Total Area – 29.42) (Impervious – 5.000 acres new proposed)			

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

SCHEDULE 1449E

Monmouth County Development Review Committee  
 Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------

Site Plan for  
 315 Main Street, LLC  
 Block 69.05  
 Lot 35.03  
**West Main Street**  
**(County Route 537)**

Freehold  
 Township

FRTSP10570

7-15-24

(Proposed Use – 12,428 Site Improvements to Medical & Dentist Office)  
 (Total Area – 1.58 acres)  
 (Impervious – 0.96 acres existing  
+0.18 acres proposed  
 1.14 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  
 CentraState Assisted Living, Inc.  
 Block 85.36  
 Lots 7 & 12  
**West Main Street**  
**(County Route 537)**

Freehold  
 Township

FRTSP10572

7-16-24

(Proposed Use – 46,614 sq.ft – Addition to Assisted Living Facility)  
 (Total Area – 13.24 acres)  
 (Impervious – 2.19 acres existing)  
+0.85 acres proposed  
 3.04 acres total

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

SCHEDULE 1449E

Monmouth County Development Review Committee  
Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------

Site Plan for  
Danny Realty, LLC  
Block 215.01  
Lots 1, 2, 3, 27.01 & 30  
**Keyport-Holmdel Road**  
**(County Route 4)**  
**County Bridge #22**

Hazlet

HZSP10562

7-24-24

(Proposed Use – Convenience Store and Restaurant w/Drive-Thru)  
(Total Area – 0.76 acres)  
(Impervious – 0.52 acres existing)  
+0.08 acres proposed  
0.60 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  
271 Adelphia, LLC  
Block 157  
Lots 1, 2, 3, 4, & 5  
**Adelphia Road**  
**Squankum Yellow Brook Road**  
**(County Routes 524 & 524A)**

Howell

HWSP9889A  
(Also: HW1439 ROW4029)

9-13-23

Request  
Information  
10-10-23

(Proposed Use – Warehouse/Industrial)  
(Total Area – 17.49 acres)  
(Impervious – 8.81 acres new proposed)

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



SCHEDULE 1449E

Monmouth County Development Review Committee  
 Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mohammed Tahir Block 300 Lot 58 <b>Tennent Road</b> <b>(County Route 3)</b>	Marlboro  (Proposed Use – House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	5-30-24	Incomplete 6-6-24

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

Site Plan for Meridian Health Corp. Block 106 Lot 13 <b>6<sup>th</sup> Avenue</b> <b>(County Route 2)</b>	Neptune City  (Proposed Use – Data Center) (Total Area – 4.83 acres) (Impervious – 3.40 acres existing) <u>0 acres proposed</u> 3.40 acres total	NCSP10577	7-25-24	
--	---	-----------	---------	--

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



SCHEDULE 1449E

Monmouth County Development Review Committee  
 Monday, August 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------

Site Plan for  
 WWH-SRE 1900 34 Property, LLC  
 Block 953  
 Lot 1  
 Route 34  
**W. 18<sup>th</sup> Ave.**  
**(County Route 30)**

Wall

WSP10564

7-25-24

(Proposed Use – 104,400 sq. ft. – Office Research)  
 (Total Area – 12.38 acres)  
 (Impervious – 6.64 acres new proposed)

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

SCHEDULE 1449F

Monmouth County Development Review Committee  
 Monday, August 12, 2024

**Applications deemed incomplete by staff**

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for APW Redeveloper, LLC & Asbury Partners, LLC Block 4306 Lots 1-8	Asbury Park  (Proposed Use- Residential) (Total Area – 1.83 acres) (Impervious – 0.24 acres existing) <u>+1.21 acres proposed</u> 1.44 acres total	APSP10578	7-26-24	