

SCHEDULE 1425A

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for OASG Hazlet, LLC Block 239 Lot 1 NJ State HWY 35	Hazlet	HZ404 (Also: HZSP6390 HZSP9862)	7-26-23	2	Exempt

SCHEDULE 1425B

Monmouth County Development Review Committee
 Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Central Power & Light First Energy Service Corp. Howell Block 5 Lot 8 Randolph Road		HWSP10435A (Also: HWSP10435 CANR)	7-28-23	County Approval Not Required
	(Proposed Use – Pole Storage Yard) (Total Area – 39.60 acres) (Impervious – 13.2 acres existing) <u>+0.70 acres proposed</u> 13.9 acres total			
Site Plan for Signal Point, LP Block 110 Lot P/O of 4	Oceanport	OPSP10454 (Also: OPSP9348-CANR)	7-25-23	County Approval Not Required
	(Proposed Use – Multi-Family Residential) (Total Area – 3.7 acres) (Impervious – 0.603 acres existing) <u>+0.359 acres proposed</u> 0.962 acres total			

SCHEDULE 1425C

Monmouth County Development Review Committee
 Monday, August 14, 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 Mark Freehold, LLC Block 101 Lots 13 & 13.02 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRT657 ROW4038 (Also: FRTSP10353)	7-24-23	2	
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(Proposed Use – Wawa Store with Fuel Sales)
 (Total Site Area – 29.57 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 Cannon Hill, LLC Block 13 Lots 16.05 & 21 Main Street (County Route 520)	Holmdel	HL429 ROW4023	7-18-23	2	Waiver Request/ Request Information 2-13-23
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(Proposed Use – Office)
 (Total Area – 2.46 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 1425C

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Michael Gittleman Block 248.01 Lot 17 Belmar Blvd (County Route 18)	Wall	W1424 ROW4030	8-11-23	2	Request Information 7-24-23
(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						

SCHEDULE 1425C

Monmouth County Development Review Committee
Monday, August 14, 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
Township of Middletown
Block 502
Lots 2 & 5
Leonardville Road
(County Route 516)

Middletown

MD1490
ROW 4040

8-9-23

2

(Proposed Use – Boundary Adjustment)
(Total Area – 2.187 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 1425D

Monmouth County Development Review Committee
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Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan Township	MNMJ812 (also MNSP10228)	7-25-23	132	Request Information 2-13-23

(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments)
 (Total Area – 162.34 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 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CentraState Healthcare System Block 86 Lots 5.01, 8, 8.03 W. Main Street (County Route 537)	Freehold Township (Proposed – Improvements to CentraState Hospital) (Total Site Area – 76.95 acres) (Impervious Area – 2.031 existing <u>+ 0.062 acres proposed</u> 2.94 acres total)	FRTSP8118E	7-27-23	Request Information 5-2-23

	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 Eagle Oaks Golf Club Block 185 Lot 40.104	Howell (Propose Use – Golf Club/Country Club) (Total Site Area – 235.3 acres) (Impervious Area – 8.25 acres existing) <u>+1.04 acres proposed</u> 9.29 acres total	HWSP10380	7-26-23	Request Information 4-10-23
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1425E

Monmouth County Development Review Committee
Monday, August 14, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNSP10228 (also MNMJ812)	7-25-23	Request Information 2-13-23
(Proposed – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 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						

Matawan Junction Urban Renewal, LLC Block 5 Lots 6, 7, 8 and 9 Main Street (County Route 516)	Matawan	MTSP10319	7-17-23	Request Information 5-8-23
(Proposed Use – Multi-Family and Retail) (Total Area – 1.999 acres) (Impervious – 1.30 acres existing) -0.12 acres proposed 1.18 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 1425E

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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 AMDDB Block 51 Lots 1 & 2 New Brunswick Ave. (County Route 516)	Matawan	MTSP10402	7-10-23	Waiver Request

(Proposed Use – Convenience Store with Fuel)
(Total Area – 0.46 acres)
(Impervious – 0.32 acres existing)
0.04 acres proposed
0.36 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 Amsdell Storage Ventures IV, LLC Block 404 Lot 7 Memorial Drive (County Route 40A)	Neptune Township	NSP10453	7-24-23	
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(Proposed Use – Self Storage Expansion)
(Total Area – 2.22 acres)
(Impervious – 1.943 acres existing)
-0.053 acres proposed
1.890 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 1425E

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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
Group One Automotive, Inc.
Block 3
Lot 14
**Shrewsbury Ave,
(County Route 13)
Sycamore Ave.
(County Route 13A)**

Shrewsbury
Borough

SHSP10452 7-20-23
(Also: SHSP205, SHSP205A-SHSP205D)

(Proposed Use – Car Dealership)
(Total Area – 7.23 acres)
(Impervious – 4.358 acres existing)
+0.497 acres proposed
4.855 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 Monmouth
Block 817
Lot 2
**Old Bridge Drive
(County Route 20)**

Wall

WSP7474 7-18-23

Withdrawal
Final Approval
9-21-2005

(Proposed – Multi-Family Residential)
(Total Site Area- 25.2 acres)
(Impervious – 6.7 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						

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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 VC Monmouth, LLC Block 817 Lot 2 Old Bridge Drive (County Route 20)	Wall	WSP7474B	7-18-23	Request Information 7-11-22
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(Proposed – Multi-Family Residential – 54 residential units)
(Total Site Area- 24.9 acres)
(Impervious Area – 3.14 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 Atlantic Manor Associates Block 810 Lot 6 Spur Atlantic Ave (County Route 524)	Wall	WSP10374	7-3-23	Waiver Request
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(Proposed Use – Residential)
(Total Area – 13.393 acres)
(Impervious – 4.687 acres existing)
+0.063 acres proposed
1.750 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 1425F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	DATE INCOMPLETE
Subdivision for Besadar, LLC Block 76 Lot 33 & 34 Church Road	Howell (Proposed Use - Residential Cluster) (Total Area – 16.67 acres)	HWMJ842	7-18-23	7	7-27-23
Site Plan for Yeshivas Emek Hatorah, Inc. Block 69 Lots 15, 22, 23, 23.01 Kent Road	Howell (Proposed Use – Religious School) (Total Area – 16.03 acres) (Impervious – 1.45 acres existing) <u>+1.74 acres proposed</u> 2.03 acres total	HWSP10451	7-19-23		7-28-23