

Tentative Agenda for September 9, 2024
SCHEDULE 1451A

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Manasquan Shore Properties, LLC Block 23 Lot 2 Philadelphia Blvd.	Sea Girt	SGSB892	9-5-24	2	Exempt
	(Proposed Use – Residential) (Total Area – 0.34 acres)				

SCHEDULE 1451B

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monteforte Construction, Inc. Block 267 Lot 42 & 43 Broadway	Long Branch	LBSP10592	8-29-24	Exempt
	(Proposed Use – Existing Office Space - Reconstruction of Garage Space) (Total Area – 0.71 acres) (Impervious – 0.56 acres existing) <u>+ 0.03 acres proposed</u> 0.59 acres total			

SCHEDULE 1451C

Monmouth County Development Review Committee
 Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 271 Adelpia, LLC Block 157 Lots 1, 2, 3, 4 & 5 Adelpia Road Squankum Yellow Brook Road (County Routes 524 & 524A)	Howell	HW1439 ROW4029 (Also: HWSP9889A)	7-23-24	2	Request Information 8-12-24
(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 1451D

Monmouth County Development Review Committee
 Monday, September 9, 2024

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
K. Hovnanian New Jersey Operations, LLC Block 913 Lot 25.01 & 35.01 Wycoff Road	Wall	WSB891 (Also – WSP10588)	8-21-24	124	

(Proposed Use – Multi-Family Residential)
 (Total Area – 35.36 acres)

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

SCHEDULE 1451E

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC & Asbury Partners, LLC Block 4306 Lots 1-8 Eighth Avenue	Asbury Park	APSP10578	7-26-24	Incomplete 7-30-24

(Proposed Use- Residential)
(Total Area – 1.83 acres)
(Impervious – 0.24 acres existing)
+1.21 acres proposed
1.44 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 Danny Realty, LLC Block 51.01 Lots 1, 2, & 3 Laurel Avenue (County Route 52)	Holmdel	HLSP10587	8-20-24	
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(Proposed Use – Dunkin & Convenience Store)
(Total Area – 1.191 acres)
(Impervious – 0.61 acres existing)
0 acres proposed
0.61 acres total

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

SCHEDULE 1451E

Monmouth County Development Review Committee
Monday, September 9, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 271 Adelpia, LLC Block 157 Lots 1, 2, 3, 4, & 5 Adelpia Road Squankum Yellow Brook Road (County Routes 524 & 524A)	Howell	HWSP9889A (Also: HW1439 ROW4029)	9-13-23	Request Information 8-12-24
(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						

Site Plan for ECD NY, Inc. – Barry McKenna Block 101 Lot 3 Monmouth Road (County Route 537)	Jackson	JSP10581	8-8-24	
(Proposed Use – contractor Warehouse) (Total Area – 10.61 acres) (Impervious - 3.74 acres existing) + 0.05 acres proposed <u> </u> 3.80 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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SCHEDULE 1451E

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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 Tony Lassen Block 47.02 Lot 13, 14, 17.02, 17.03 New Brunswick Avenue (County Route 516)	Matawan (Proposed Use – 4,975 sq. ft. Restaurant) (Total Area – 1.065 acres) (Impervious – 0.45 acre existing) <u> -0.01 acre proposed</u> 0.43 acres total	MTSP10522	6-24-24	Request Information 7-22-24

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

Site Plan for 1100 5 th Ave, LLC Block 1 Lot 1 Memorial Drive (County Route 40A) Steiner Avenue (County Route 5)	Neptune City (Proposed Use – Residential) (Total Area – 2 acres) (Impervious – 0.389 acres existing – to be removed) 1.768 acres new proposed)	NCSP10389	9-6-24	Amended Conditional Approval
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James Schatzle						

SCHEDULE 1451E

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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
K. Hovnanian
NJ Operations, LLC
Block 913
Lots 25. 01 & 35.01
Wyckoff Road

Wall

WSP10588

8-21-24

(Proposed Use – Multi-Family Residential – 213 dwelling units)
(Total Area – 35.36 acres)
(Impervious - 12.00 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 1451F

Monmouth County Development Review Committee
Monday, September 9, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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Site Plan for
Archangel Michael Coptic
Orthodox Church Corp.
Block 76
Lots 30.01 & 32.01
Kent Road & Church Street

Howell

HWSP10584

8-16-24

(Proposed Use – Church)
(Total Area – 16.14 acres)
(Impervious – 2.89 acres existing)
+1.05 acres proposed
3.94 acres total

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