

Tentative Agenda for September 12, 2023  
SCHEDULE 1427A

Monmouth County Development Review Committee  
Tuesday, September 12, 2023

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ian Goldman Block 160 Lots 15 & 16.02 Mark Drive	Long Branch	LB599	8-19-23	2	

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SCHEDULE 1427B

Monmouth County Development Review Committee  
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MR.VSC, LLC – Muhammad Kahn Block 104 Lots 1 & 2 Highway 36	Atlantic Highlands	AHSP3642D (Also: AHSP3642A,B,C)	8-31-23	County Approval Not Required
	(Proposed Use- Retail Smoke Shop) (Total Area – 4.315 acres) (Impervious – 3.981 acres existing) <u>-0.012 acres proposed</u> 3.969 acres total			

SCHEDULE 1427C

Monmouth County Development Review Committee  
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Charles Vena Block 273 Lot 11 <b>Lower Main Street (County Route 516)</b>	Aberdeen	ABT475 ROW4041	8-24-23	2	
	(Proposed Use – Residential) (Total Area – 0.292 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 Becikoglu Real Estate Investment, LLC Block 135 Lots 10 & 11 <b>First Street (County Route 6/39)</b>	Keyport	KP301 ROW4032	8-15-23	2	Request Information 7-10-23
	(Proposed Use – Single Family Residential – 1 additional) (Total Area – 0.386 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 1427D

Monmouth County Development Review Committee  
 Tuesday, September 12, 2023

Major Subdivision  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Renaissance Estates at Freehold, LLC  
 Block 92  
 Lot 17  
**Elton Adelpia Road**  
**(County Route 524)**  
**(County Bridge F-43)**

Freehold Township

FRTMJ827

8-16-23

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Request Information  
 7-10-23

(Proposed Use – Residential)  
 (Total Area – 18.589 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 Denholtz Acquisitions  
 Block 13, Lots 13-18, 20-22  
 Block 14, Lots 12 & 14  
 Block 15, Lots 5-12  
 Front Street

Sea Bright

SBMJ843  
 (Also- SBSP10460)

8-18-23

30

(Proposed Use – Residential)  
 (Total Area – 2.66 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 1427D

Monmouth County Development Review Committee  
 Tuesday, September 12, 2023

Major Subdivision  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Larchwood Estates Development, LLC Block 41 Lots 26, 79 & 90 Larchwood Avenue & Cedar Avenue – State Hwy 71	West Long Branch	WLBMJ844	8-23-23	20	
(Proposed Use – Single Family Residential) (Total Area – 15.062 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 K. Hovnanian at Townes at West Long Branch, LLC Block 68 Lots 3 & 5 Route 36	West Long Branch	WLBMJ845	8-23-23	122	
(Proposed Use – Multi-Family Residential) (Total Area – 19.667 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 1427E

Monmouth County Development Review Committee  
 Tuesday, September 12, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mark Freehold, LLC Block 101 Lots 13 & 13.02 <b>Siloam Road (County Route 527)</b> <b>Monmouth Road (County Route 537)</b>	Freehold Township	FRTSP10353	8-17-23	Request Information 7-24-23

(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						

Site Plan for Carmine Caruso Block 233 Lots 13 & 22.01 NJ 34 North	Howell	HWSP10457	8-16-23	
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(Proposed Use – Shop & Office Facility)  
 (Total Area – 6.655 acres)  
 (Impervious – 0.150 acres existing)  
+2.698 acres proposed  
 2.848 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 1427E

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 SCI- NJ Funeral Services, LLC Block 37 Lots 1 & 2 <b>Wilson Avenue</b> <b>(County Route 527)</b>	Manalapan	MNSP5287B (also MNSP5287A)	8-25-23	Request Information 12-12-22

(Proposed Use – Funeral Home)  
 (Total Site Area – 4.41 acres)  
 (Impervious Area – 0.794 acres existing)  
+0.906 acres proposed  
 1.701 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 Ster Developers, LLC Block 405 Lots 5, 6, 7 <b>Memorial Drive</b> <b>(County Route 40A)</b>	Neptune Township	NSP10436	8-17-23	Waiver Request
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(Proposed Use – Multi-Family Building (Permitted Use))  
 (Total Area – 1.81 acres)  
 (Impervious – 0.122 acres existing)  
+1.225 acres proposed  
 1.347 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 1427E

Monmouth County Development Review Committee  
 Tuesday, September 12, 2023

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

APPLICATION MUNICIPALITY FILE # DATE REC'D ACTION

Site Plan for  
 Denholtz Acquisitions  
 Block 13, Lots 13-18, 20-22  
 Block 14, Lots 12 & 14  
 Block 15, Lots 5-12  
 Front Street

Sea  
 Bright

SBSP10460  
 (Also- SBMJ843)

8-18-23

(Proposed Use – Residential)  
 (Total Area – 2.66 acres)  
 (Impervious – 2.28 acres existing)  
      -0.85 acres proposed  
 1.43 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  
 Stavola Realty Company  
 Block 115  
 Lots 4.02 & 4.03  
 Centre Plaza

Tinton Falls

TFSP7196  
 (Also TFSP10433)

8-23-23

**Withdrawal**

(Proposed Use – Office Building)  
 (Total Site Area – 6.417 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 1427E

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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 Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza	Tinton Falls  (Proposed Use – Flex Space) (Total Area – 6.25 acres) (Impervious – 3.214 acres new proposed)	TFSP10433 (Also TFSP7196)	8-23-23	Request Information 6-12-23

	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 Cross Builders, LLC Block 14.01 Lot 1.03 Hance Avenue (County Route 51)	Tinton Falls	TFSP10461	8-21-23	
(Proposed Use -Commercial & Residential) (Total Area – 0.44 acres) (Impervious – 0.166 acres new proposed)				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1427E

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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 UFS Group, LLC Block 15 Lots 37.05 & 37.06 <b>New Canton-Stone Tavern Road</b> <b>(County Route 524)</b>	Upper Freehold Township	UFTSP10450 (Also: UFMJ375)	8-25-23	Incomplete 7-24-23

(Proposed Use – Warehouse – 6 Flex Space/Storage Buildings)  
 (Total Site Area – 10.43 acres)  
 (Impervious – 4.203 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 1427F

Monmouth County Development Review Committee  
Tuesday, September 12, 2023

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# of LOTS	DATE INCOMPLETE
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