

TENTATIVE AGENDA FOR MONDAY, SEPTEMBER 13, 2021

SCHEDULE1379A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 13, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Albert & Ezra Zaafarani Block 97 Lot 6 Hollywood Avenue	Long Branch City	LB591	08-31-21	2 (1 new)	
Subdivision for Preciosa & Marcel Viera Block 117 Lot 29 Brighton Avenue	Long Branch City	LB592	09-02-21	2 (1 new)	
Subdivision for Joseph Chira, LLC Block 3.03 Lot 35 Branch Road	Ocean Township	O617	09-07-21	2 (1 new)	

SCHEDULE1379B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 13, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mogul Group, LLC Block 62 Lot 27 <b>Ridge Road</b> <b>(County Route 34)</b>	Rumson Borough	RM459 ROW4003	08-26-21	2 (1 new)	
	(Proposed Use – Single Family Residential) (Total Area – 0.376 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 The Beacon House LLC Block 19 Lots 15 & 16 <b>First Avenue</b> <b>(County Route 49)</b>	Sea Girt Borough	SG303 ROW4000	08-17-21	3 (1 new)	<b>PREVIOUS ACTION: REQUEST INFORMATION JUNE 28, 2021</b>
	(Proposed Use – Single Family Residential) (Total Area – 0.535 acres)				

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

SCHEDULE1379C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 13, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Three Brooks Freehold LLC Block 72 Lot 88 Three Brooks Road County Bridge F-27	Freehold Township  (Proposed use – Single Family Residential) (Total Area – 22.35 acres)	FRTMJ797	08-19-21	65	<b>PREVIOUS ACTION: REQUEST INFORMATION APRIL 26, 2021</b>

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

Subdivision for Hovsons, Inc. Block 4001 Lots 1, 2 & 3 Hovchild Boulevard	Neptune Township  (Proposed Use – Residential Townhomes) (Total Area – 40.0 aces)	NMJ806	08-27-21	101	Request for Reconsideration <b>PREVIOUS ACTION: COND. PRELIM. APPROVAL AUGUST 9, 2021</b>
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannelli						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Stavola Realty Company Block 109 Lots 12.01,13.01,15,16,18-24 & 29.02 <b>Wayside Road</b> (County Route 38)	Tinton Falls Borough  (Proposed Use – Mixed-Use Development) (Total Area – 26.70 acres)	TFMJ803 (also TFSP9670A)	08-26-21	6  <b>PREVIOUS ACTION:                  REQUEST INFORMATION                  JUNE 28, 2021</b>	
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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						

Subdivision for Timothy B. Middleton Block 152 Lot 17 <b>Allaire Road</b> (County Route 524)	Wall Township  (Proposed Use – Single Family Residential) (Total Area – 2.25 acres)	WMJ738	08-09-21	3 (New Road) <b>PREVIOUS ACTION:                  FINAL APPROVAL                  OCTOBER 02, 2020</b>	Waiver Request
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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						

SCHEDULE1379D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 13, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Starbucks Coffee Company Block 106 Lots 3, 4 & 5 State Highway 36	Atlantic Highlands Borough	AHSP10204	08-23-21	CANR
	(Proposed – Improvements at existing site for conversion to coffee shop) (Total Site Area – 1.168 acres) (Impervious Area – 0.895 acres existing - 0.068 acres proposed 0.827 acres total)			

Site Plan for Smith Family Properties, LLC Block 49 Lot 7 Lakewood-Farmingdale Road (County Route 524)	Howell Township	HWSP9950	08-19-21	PREVIOUS ACTION: REQUEST INFORMATION MAY 13, 2019
	(Proposed – New 139,550 sq. ft. warehouse/office flex space site) (Total Site Area – 10.03 acres) (Impervious Area – 6.50 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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<b>NAME OF SITE PLAN</b>	<b>MUNICIPALITY</b>	<b>FILE #</b>	<b>DATE REC'D</b>	<b>ACTION</b>
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Site Plan for  
 Black Rock Enterprises, LLC  
 Block 177  
 Lot 131  
 Fairfield Road

Howell  
 Township  
 (Proposed – 1250 sq. ft. addition and other  
 improvements at existing site)  
 (Total Site Area – 5.24 acres)  
 (Impervious Area – 1.59 acres existing  
 + 1.79 acres proposed  
 3.38 acres total)

08-17-21

**PREVIOUS ACTION:  
 REQUEST INFORMATION  
 MAY 24, 2021**

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

Site Plan for  
 Countryside North American  
 Partners LP  
 Block 138  
 Lots 42, 43 & 44  
 West Farms Road

Howell  
 Township  
 (Proposed – New 56 apartment units and 5200 sq. ft. clubhouse)  
 (Total Site Area – 16.77 acres)  
 (Impervious Area – 2.468 acres new proposed)

08-26-21

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

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for AATZ Holding LLC Block 183 Lots 79.01 & 79.02 Colts Neck Road	Howell Township  (Proposed – New 2994 sq. ft. microbrewery with office) (Total Site Area – 4.10 acres) (Impervious Area – 0.8 acres new proposed)	HWSP10206	08-30-21	<b>CANR</b>
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Site Plan for Car Ave Realty, LLC Block 11 Lots 4, 5, 6 & 7 Carr Avenue (County Route 56)	Keansburg Borough  (Proposed – New mixed-use – 6465 sq. ft. retail and 50 residential units) (Total Site Area – 0.57 acres) (Impervious Area – 0.531 acres new proposed)	KSSP10146	08-18-21	<b>PREVIOUS ACTION:                  REQUEST INFORMATION                  MARCH 22, 2021</b>
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Glannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinely						
James Schatzle						

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Site Plan for VJS Holdings, LLC Block 16 Lot 9.10 Rike Drive	Millstone Township  (Proposed – New 22,075 sq. ft. warehouse/office space) (Total Site Area – 3.26 acres) (Impervious Area – 0.979 acres new proposed)	MSSP10208	09-09-21	<b>CANR</b>
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for GSZ Realty, LLC Block 808 Lots 5, 6, 7 & 8 <b>West Bangs Avenue</b> <b>(County Route 17)</b>	Neptune Township  (Proposed – New Mixed-Use – 42 residential units & 4250 sq. ft. commercial) (Total Site Area – 1.35 acres) (Impervious Area – 1.077 acres new proposed)	NSP10171	08-24-21	<b>PREVIOUS ACTION:                  REQUEST INFORMATION                  MAY 24, 2021</b>
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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						

Site Plan for Lunch Break, Inc. Block 96 Lots 2.03 & 4.01 Drs. James Parker Blvd.	Red Bank Borough  (Proposed – 12,946 sq. ft. addition at existing site) (Total Site Area – 0.775 acres) (Impervious Area – 0.306 acres existing + <u>0.384 acres proposed</u> 0.690 acres total)	RBSP9163A	08-30-21	<b>CANR</b>
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SCHEDULE1379E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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