

Tentative Agenda for September 23, 2024
SCHEDULE 1452A

Monmouth County Development Review Committee
Monday, September 23, 2024

Exempt Subdivisions

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1452B

Monmouth County Development Review Committee
 Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 36 Monmouth Plaza, LLC Block 2902 Lot 3 Route 36	Eatontown (Proposed Use – Retail) (Total Area – 9.05 acres) (Impervious – 6.09 acres existing) <u>+0.36 acres proposed</u> 6.45 acres total	ESTP10599	9-9-24	County Approval Not Required
Site Plan for Emar-Neptune, LLC Block 29 Lot 1.01 W. Sylvania Ave & Oak Ter.	Neptune City (Proposed Use 0 Retail/Warehouse – Auto Parts) (Total Area – 0.611 acres) (Impervious - 0.48 acres existing) <u>-0.05 acres proposed</u> 0.43 acres total	NCSP10600	9-9-24	County Approval Not Required

SCHEDULE 1452C

Monmouth County Development Review Committee
 Monday, September 23, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Thomas R. Mulvey & Katharine White Block 796 Lot 7 Red Hill Road Tatum Park Deep Cut Gardens	Middletown (Proposed Use – Residential) (Total Area – 4.60 acres)	MDSB889	9-4-24	2	

SCHEDULE 1452D

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
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SCHEDULE 1452E

Monmouth County Development Review Committee
Monday, September 23, 2024

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
775 River Road FH, LLC
Block 49
Lot 3
River Road
(County Route 10)

Fair Haven

FHSP10589

8-27-24

(Proposed Use – Commercial/Retail)
(Total Area – 0.14 acres)
(Impervious - 0.06 acres existing)
0 acres proposed
0.06 acres total

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

Site Plan for
8-10 Paragon, LLC
Block 72.11
Lots 1.05, 1.06
Halls Mill Road
(County Route 55)
Bridge # F24, F25

Freehold
Township

FRTSP8221A
(Also – FRTSP8221)

5-8-23

Request
Information
6-10-24

(Proposed Use – 70,280 sq.ft.- Warehouse)
(Total Site Area – 10.10 acres)
(Impervious Area – 4.143 acres new proposed)

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

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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
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Site Plan for
Chabad Jewish Center of BCC, Inc.
Block 29
Lot 35
Holmdel Road
(County Route 4)

Holmdel

HLSP10585

8-19-24

(Proposed Use – House of Worship/Parsonage/Rabbi’s Residence)
(Total Area – 9.37 acres)
(Impervious – 0.09 acres existing)
+2.27 acres proposed
2.36 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
Bar Anticipation
Block 22
Lot 22, 23, 24
Sixteenth Avenue
(County Route 18)

Lake Como

LCSP10547

9-3-24

Request
Information
6-24-24
Waiver Request

(Proposed Use - 22,215 sq. ft. Bar/Tavern)
(Total Area – 3.38 acres)
(Impervious - 1.65 acres existing)
+0 acres proposed
1.65 acres total

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

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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 Wells Fargo Block 1072 Lot 37.01 Newman Springs Road County Route 520	Middletown	MDSP10596	9-5-24	

(Proposed Use – Sign Replacement)
(Total Site Area – 6.70 acres)
(Impervious Area – 4.69 acres total)

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

Site Plan for Sitcom Sea Girt, LLC Blocks 76 / 77 Lots 1 & 2 / 16 & 17 Washington Boulevard (County Route 49)	Sea Girt	SGSP9119A	8-28-24	Request Information 7-8-24
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(Proposed – New mixed-use – 19 apartments with office/retail)
(Total Site Area – 0.75 acres)
(Impervious Area – 0.574 acres new proposed)

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

SCHEDULE 1452E

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 Cross Builders, LLC Block 14.01 Lot 1.03 Hance Avenue (County Route 51)	Tinton Falls	TFSP10461	8-27-24	Request Information 9-12-23

(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						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Michael Nei						
Judy Martinelly						
James Schatzle						

Site Plan for Jesus' Harvest Time Ministries, Inc. Block 54 Lots 6 Monmouth Road (County Route 537)	Upper Freehold	UFTSP10597	9-5-24	
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(Proposed Use – Church with Site Improvements)
(Total Area – 14.26 acres)
(Impervious - 0.91 acres new proposed)

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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
Site Plan for Monmouth Investors II, LLC Block 916 Lot 1.06 Belmar Boulevard (County Route 18)	Wall	WSP10590	8-28-24	

(Proposed Use – Warehouse/Office)
 (Total Area – 9.41 acres)
 (Impervious – 4.79 acres existing)
 + 0.13 acres proposed
 —————
 4.92 acres total

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

SCEDULE 1452F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for CS Eatontown 36, LLC Block 2701 Lots 53, 60, 66 & 69 Monmouth Road	Eatontown	ETSP10593	9-3-24	
	(Proposed Use - 33,780 sq. ft. – Self Storage Unit) (Total Area – 5.00 acres) (Impervious – 0.13 acres existing) <u>+1.89 acres proposed</u> 2.02 acres total			
Site Plan for CarMax Auto Superstores, Inc. Block 2701 Lots 53, 60, 66 & 69 Monmouth Road	Eatontown	ESTP10594	9-3-24	
	(Proposed Use –8,630 sq. ft - Auto Dealership and Service Facility) (Total Area – 8.21 acres) (Impervious – 0.27 acres existing) <u>+4.22 acres proposed</u> 4.49 acres total			
Site Plan for 450 Park Ave Holdings, LLC Block 74 Lot 24.09 Park Avenue	Manalapan	MNSP10595	9-4-24	
	(Proposed Use – 30,690 sq. ft. – two flex warehouse buildings) (Total Area – 3.10 acres) (Impervious – 1.52 acres new proposed)			