

Tentative Agenda for Tuesday, October 10, 2023
SCHEDULE 1429A

Monmouth County Development Review Committee
Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Winslow Investments, LLC Block 315 Lot 23.01 Rockwell Avenue	Long Banch (Proposed Use - Residential) (Total Area – 0.26 acres)	LB600	9-28-23	2	Exempt

SCHEDULE 1429B

Monmouth County Development Review Committee
Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1429C

Monmouth County Development Review Committee
 Tuesday, October 10, 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 Lower Main Street (County Route 516)	Aberdeen	ABT475 ROW4041	9-21-23	2	Request Information 9-12-23
(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 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, HWSP9889)	9-13-23	2	Request Information 3-27-23
(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						
Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1429C

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Matthew Meccia Block 118.01 Lot 46 Belmar Blvd. (County Route 18)	Wall	W1427 ROW4037	9-21-23	2	Request Information 7-24-23/ Waiver Request
	(Proposed Use – Residential) (Total Area – 1.025 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 1429D

Monmouth County Development Review Committee
Tuesday, October 10, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1429E

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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 Bonesaw Brewing & Spirits, LLC Block 69.01 Lot 18.01 Main Street (County Route 537)	Freehold Township	FRTSP3586H (Also: FRTSP3586-3586G)	9-14-23	
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(Proposed Use – Brewery & Tasting)
 (Total Area – 151.47 acres)
 (Impervious – 62.4 acres existing)
0 acres proposed
 62.4 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 Barclay Square at Holmdel, LLC Block 52 Lots 17 & 18 Palmer Avenue (County Route 7)	Holmdel	HLSP10069	9-19-23	Request Information 1-9-23
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(Proposed – New 60-unit multi-family residential)
 (Total Site Area – 6.74 acres)
 (Impervious Area – 1.06 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 1429E

Monmouth County Development Review Committee
 Tuesday, October 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 271 Adelphia, LLC Block 157 Lots 1, 2, 3, 4, & 5 Adelphia Road Squankum Yellow Brook Road (County Routes 524 & 524A)	Howell	HWSP9889A (Also: HWSP9889) (Also: HW1439 ROW4029)	9-13-23	Request Information 3-27-23

(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						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for 100 Oceanport Avenue Block 58 Lot 61 Oceanport Avenue & Willow Drive (County Route 11 & 13B)	Little Silver	LSSP10464	9-21-23	
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(Proposed Use – Private Auto Service)
 (Total Area – 0.91 acres)
 (Impervious – 0.636 acres existing)
+0.008 acres proposed
 0.644 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
James Giannell						
Marcy McMullen						
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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
Site Plan for West Park 35 Developers, LLC Block 3 Lots 13-15 & 16.02 West Park Ave. (County Route 14)	Ocean	OSP10382	9-13-23	Request Information 2-27-23

(Proposed Use – Outback Steakhouse Restaurant)
 (Total Site Area – 3.313 acres)
 (Impervious – 2.107 existing)
+ 0.074 acres proposed
 1.181 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						

Spring Lake Golf Club Block 25 Lot 11 Warren Avenue (County Route 47)	Spring Lake Heights	SLHSP8533D	9-13-23	
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(Proposed Use – Redeveloped maintenance Sheds)
 (Total Area – 138.0 acres)
 (Impervious – 10.55 acres existing)
0 acres proposed
 10.55 acre total

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

SCHEDULE 1429E

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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 Platinum Properties Shrewsbury, LLC Block 25, Lot 16 Shrewsbury Ave.	Tinton Falls	TFSP4079B (Also:TFSP4079A)	9-21-23	

(Proposed Use – Retail)
 (Total Area – 9.27 acres)
 (Impervious – 6.791 acres existing)
-0.006 acres proposed
 6.785 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 AAESUF Property LLC Block 26 Lots 1, 2, 3 Old York Road (County Route 524)	Upper Freehold	UFTSP10421	9-19-23	Request Information 5-22-23
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(Proposed Use – Warehouse/Industrial)
 (Total Area – 54.62 acres)
 (Impervious – 0.155 acres existing)
+ 22.84 acres proposed
 22.99 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 1429F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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