

Tentative Agenda for October 15, 2024
SCHEDULE 1453A

Monmouth County Development Review Committee
Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Vanderveer Industrial Partners, LLC Block 168.01 Lots 4 & 5 Industrial Court	Howell	HWSB894	9-25-24	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 8.47 acres)				
Subdivision for Benzion Yungreis, LLC Block 24 Lot 11.03 Larrabee Blvd.	Howell	HWSB896	10-8-24	2	Exempt
	(Proposed Use – Residential) (Total Area – 1.0 acres)				
Subdivision for RJJ Group, LLC Block 638 Lot 192.02 Kings Hwy. East	Middletown	MDSB897	10-8-24	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 8.08 acres)				
Subdivision for Nathan & Florence Douek Block 41 Lots 59, 60 & 61 Cheryl Drive	West Long Branch	WLBSB895	10-1-24	3	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 2.56 acres)				

SCHEDULE 1453B

Monmouth County Development Review Committee
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for OASG Hazlet, LLC Block 239 Lots 1 & 1.01 Hwy 35	Hazlet (Proposed Use- Existing Shopping Center) (Total Area – 18.27 acres existing) <u>-1.-03 acres proposed</u> 17.25 acres total	HZSP10608	10-8-24	County Approval Not Required
Site Plan for Agricola Holdings, LLC Block 415 Lot 25 Route 79	Marlboro (Proposed Use – Retail/Office) (Total Area – 1.02 acres) (Impervious – 0.08 acres existing) <u>+ 0.59 acres proposed</u> 0.67 acres total	MRSP10605	9-27-24	County Approval Not Required
Site Plan for Trident Pathway, LLC Block 148 Lots 5 Pilgrim Pathway	Neptune Township (Proposed Use – Mixed Use – 3 dwelling units) (Total Area – 0.086 acres) (Impervious – 0.086 acres existing) <u>0 acres proposed</u> 0.086 acres total	NSP10603	9-19-24	County Approval Not Required

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JCP&L/First Energy Block 97 Lot 31 Newman Spring Road East	Red Bank (Proposed Use – Utility Substation) (Total Area – 2.81 acres) (Impervious – 0.39 acres existing) <u>+0.06 acres proposed</u> 0.46 acres total	RBSP10607	10-4-24	County Approval Not Required
Site Plan for Rooftop Solar System Addition Block 124.63 Lock 30 West Park Avenue	Tinton Falls (Proposed Use – Rooftop Solar System Addition) (Total Area – 9.03 acres) (Impervious – 1.88 acres existing) <u>+0.02 acres proposed</u> 1.90 acres total	TFSP10606	10-3-24	County Approval Not Required

SCHEDULE 1453C

Monmouth County Development Review Committee
 Tuesday, October 15, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Manasquan Shore Properties, LLC Block 52 Lot 6 Washington Blvd. (County Route 49)	Sea Girt	SGSB893	9-20-24	2	

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

SCHEDULE 1453D

Monmouth County Development Review Committee
 Tuesday, October 15, 2024

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cardinal & Associates, LLC Block 66 Lot 8.03 Millhurst Road (County Route 527)	Manalapan	MNMJ736A	9-24-24	6	Amended Preliminary Approval
(Proposed Use – (Technical) Subdivision of Manalapan Crossing) (Total Area – 24.88 acres)					

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

Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNMJ812 (also MNSP10228)	9-16-24	132	Request Information 4-22-24
(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)					

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

SCHEDULE 1453D

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
Subdivision for Joseph Zagari Block 183 Lot 15 Newman Springs Road (County Route 520)	Marlboro	MRMJ675	5-2-24	4	Waiver Request Amended Final Approval 5/28/24
	(Proposed Use – Residential) (Total Area – 2.490 acres)				

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

SCHEDULE 1453E

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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 23 Lower Main, LLC Block 275 Lot 14 Lower Main Street (County Route 516)	Aberdeen	ABTSP10601	9-17-24	
(Proposed Use - Mixed Use) (Total Area – 0.12 acres) (Impervious – 0.035 acres existing) <u>-0.004 acres proposed</u> 0.031 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 Birchwood, Inc. Block 97 Lot 15 1st Avenue (County Route 8)	Atlantic Highlands	AHSP10602	9-17-24	
(Proposed Use – 3 Unit Apartment) (Total Area – 0.224 acres) (Impervious – 0.192 acres existing) <u>+0.001 acres proposed</u> 0.193 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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 Ronald & Susan Springer Block 51 Lot 54 Lakewood-Farmingdale Road (County Route 547) County Bridge HL-51	Howell	HWSP10598	9-6-24	
(Proposed Use – Farm) (Total Area – 14.80) (Impervious – 13.97 acres existing) <u> 0 acres proposed</u> 13.97 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 Monmouth University Block 70 Lots 1,2,3,02,20 & 21 Norwood Avenue Cedar Avenue (County Route 25)	Long Branch	LBSP10517	9-19-24	Request Information 7-22-24
(Proposed Use – 15,270 sq. ft. - Museum) (Total Site Area – 4.719 acres) (Impervious Area – 2.170 acres existing) <u> -0.047 acre proposed</u> 2.123 acres total				

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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 Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNSP10228 (also MNMJ812)	9-16-24	Request Information 4-22-24
(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 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 450 Park Ave Holdings, LLC Block 74 Lot 24.09 Park Avenue	Manalapan	MNSP10595	9-25-24	Incomplete 9-23-24
(Proposed Use – 30,690 sq. ft. – two flex warehouse buildings) (Total Area – 3.10 acres) (Impervious – 1.52 acres new proposed)				

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Joe Barris						
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James Schatzle						

SCHEDULE 1453E

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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
 Cardinale & Manalapan Crossing
 Associates 2, LLC
 Block 66
 Lot 8.03
Millhurst Road
(County Route 527)

Manalapan

MNSP10604

9-20-24

(Proposed Use – Consolidate Building B,C&D into one new building)
 (Total Area – 1.5 acres)
 (Impervious Area – 1.13 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
 Louchuck, LLC
 Block 35
 Lot 4.02
Monmouth Road
(County Route 537)

Upper Freehold

UFTSP10379

9-23-24

Request Information
 6-24-24/
 Waiver Request

(Proposed Use – 19, 662 sq. ft. Warehouse/Office)
 (Total Site Area – 2.43 acres)
 (Impervious Area – 0.25 acre existing)
+0.94 acre proposed)
 1.19acres total

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

SCHEDULE 1453F

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 Gutierrez Properties, LLC Block 49 Lot 21.01 Squankum Road	Howell	HWSP10609	10-10-24	10-10-24
(Proposed Use – Maintain Contractors Storage Yard & Store Shipping Containers on Existing Gravel Pad) (Total Area – 18.5 acres)				
