

Tentative Agenda for October 23, 2023
SCHEDULE 1430A

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Arun Vejsel Block 207 Lots 11, 12 & 14 Route 79	Marlboro (Proposed Use – Lot Line Adjustment) (Total Area – 12 acres)	MR561	10-13-23	2	Exempt

SCHEDULE 1430B

Monmouth County Development Review Committee
 Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Carlos Ortiz Castaneda Block 170 Lot 10 State Route 33	Howell	HWSP10468	10-16-23	County Approval Not Required
	(Proposed Use – Residential & Landscaping) (Total Area – 2.445 acres) (Impervious – 0.114 acres existing) <u>+0.015 acres proposed</u> 0.129 acres total			
Site Plan for 80 Pavilion Avenue, LLC Block 214 Lot 1 Pavilion Avenue	Long Branch	LBSP10469	10-17-23	County Approval Not Required
	(Proposed Use – Medical Office) (Total Area – 0.885 acres) (Impervious – 0.456 acres existing) <u>+0.012 acres proposed</u> 0.468 acres total			

SCHEDULE 1430C

Monmouth County Development Review Committee
 Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cannon Hill, LLC Block 13 Lots 16.05 & 21 Main Street (County Route 520)	Holmdel	HL429 ROW4023	9-25-23	2	Request Information 8-14-23
(Proposed Use – Office) (Total Area – 2.46 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 Anthony Mazzei Block 19 Lot 40.01 Tennent Road (County Route 3) County Bridge MN-69	Manalapan	MN1064 ROW4001	9-25-23	2	Request Information 6-26-23
(Proposed Use – Single Family Residential) (Total Area – 9.263 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 1430C

Monmouth County Development Review Committee
 Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rising Sun Properties, LLC Block 21 Lot 4.01 Freehold Road (County Route 522)	Manalapan	MN1068 ROW4039	9-29-23	2	Request Information 8-28-23

(Proposed Use – Single Family Residential)
 (Total Area – 1.207 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 1430D

Monmouth County Development Review Committee
Monday, October 23, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for City of Asbury Park Block 608 Lot 1 Memorial Drive (County Route 40A)	Asbury Park	APSP10347	9-28-23	Request Information 8-28-23

(Proposed Use – Municipal Fire House)
(Total Site Area – 0.955 acres)
(Impervious Area – 0.913 acres existing)
-0.065 acres proposed
0.848 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						

Site Plan for Circle Plaza Associates Block 2301 Lot 3, 4, 5 & 6 Wyckoff Road (County Route 547)	Eatontown	ETSP1903E	10-6-23	
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(Proposed Use – Coffee Shop)
(Total Site Area – 5.599 acres)
(Impervious Area – 5.039 acres existing)
-0.008 acres proposed
5.031 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						

SCHEDULE 1430E

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 AMD Renaissance, LLC Block 49 Lot 46.032 Willow Brook Road	Freehold Township	FRTSP6909A (Also: FRTSP6909)	10-4-23	

(Proposed Use – Generator)
(Total Site Area – 6.21 acres)
(Impervious Area – 4.036 acres existing)
+0.03 acres proposed
4.066 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 Halls Mill Property Owner, LLC Block 79 Lots 2.01 & 3 Halls Mill Road	Freehold Township	FRTSP10244	10-6-23	Request Information 2-28-22
<p>(Proposed – New 130,000 sq. ft. warehouse at existing site) (Total Site Area – 22.687 acres) (Impervious Area – 5.685 acres existing) <u>+ 5.075 acres proposed</u> 10.760 acres total)</p>				

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Joe Barris						
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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 Mark Freehold, LLC Block 101 Lots 13 & 13.02 Siloam Road (County Route 527) Monmouth Road (County Route 537)	Freehold Township	FRTSP10353	10-3-23	Request Information 9-12-23

(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 Lufrankton, LLC Block 90.01 Lots 1 & 2 Elton Adelpia Road (County Route 524) Monmouth Road (County Route 537)	Freehold Township	FRTSP10442	10-13-23	Request Information 7-10-23
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(Proposed Use – Dunkin Donuts w/ Drive-Thru)
(Total Area – 0.66 acres)
(Impervious - 0.564 acres existing)
-0.181 acres proposed
0.382 acres total

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

SCHEDULE 1430E

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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 Zarelli Site Services, Inc. Block 49 Lot 11 Lakewood-Farmingdale Road (County Routes 524/547)	Howell	HWSP8754A	9-28-23	Request Information 2-27-23
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(Proposed – Improvements at existing warehouse/storage facility)
(Total Site Area – 14.09 acres)
(Impervious Area – 4.102 acres existing – no change)

	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 Squankum Holdings, LLC Block 5 Lot 10 Lakewood Farmingdale Road (County Route 547)	Howell	HWSP10465	9-26-23	
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(Proposed Use – Parking Lot with Shed)
(Total Area – 1.93 acres)
(Impervious – 1.93 acres existing)
-0.31 acres proposed
1.62 acres total

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

SCHEDULE 1430E

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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
Keyport Professional Plaza, LLC
Block 80
Lot 1.02
Broad Street
(County Route 4)

Keyport

KPSP9842A
(KPSP9842)

10-10-23

(Proposed Use – Residential)
(Total Area – 1.45 acres)
(Impervious – 1.056 acres existing)
+ 0.106 acres proposed
1.163 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 Asphalt Company
Block 7232
Lot 1.04 (Portion of Lot 1.06)
Woodward Road
MN-22

Manalapan

MNSP10186

9-27-23

Incomplete
6-9-21

(Proposed Use – Medical Office Building)
(Total Area – 5.84 acres)
(Impervious – 1.647 acres new proposed)

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

SCHEDULE 1430E

Monmouth County Development Review Committee
Monday, October 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Asphalt Company Block 7232 Lot 1.04 (formerly 1.02 & part of 1.03) Woodward Road MN-22	Manalapan	MNSP10187	9-27-23	Incomplete 6-9-21

(Proposed Use – Retail/Restaurant)
(Total Area – 6.28 acres)
(Impervious – 3.606 acres new proposed)

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

Site Plan for Group One Automotive, Inc. Block 3 Lot 14 Shrewsbury Ave, (County Route 13) Sycamore Ave. (County Route 13A)	Shrewsbury Borough	SHSP10452 (Also: SHSP205, SHSP205A-SHSP205D)	10-13-23	Request Information 8-14-23
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(Proposed Use – Car Dealership)
(Total Area – 7.23 acres)
(Impervious – 4.358 acres existing)
+0.497 acres proposed
4.855 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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SCHEDULE 1430E

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Site Plans
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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 9-12-23

	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 FLM Associates Block 145 Lot 15.01 Shafto Road (County Route 547)	Tinton Falls (Proposed Use – Flex Space) (Total Area – 4.76 acres) (Impervious – 2.836 acres new proposed)	TFSP10466	9-26-23	
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Schedule 1430F

Monmouth County Development Review Committee
Monday, October 23, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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