

Tentative Agenda for October 28, 2024
SCHEDULE 1454A

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Estate of Anna Koenig, Elaine Taylor Executrix Block 72 Lot 2 Saint John's Ave.	Union Beach (Proposed Use – Residential) (Total Area – 0.53)	UBSB899	10-17-24	2	Exempt

SCHEDULE 1454B

Monmouth County Development Review Committee
 Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Juniper Plaza Associates, Ltd. Block 72 Lots 90.03 & 90.04	Freehold Township (Proposed Use- Office Building) (Total Area – 11.11 acres) (Impervious – 11.06 acres existing) <u>0 acres proposed</u> 11.06 acres total	FRTSP10618	10-21-24	County Approval Not Required
Site Plan for Church of Christ Block 141 Lot 20.02 Strickland Road	Howell (Proposed Use – Church) (Total Area – 2.98 acres) (Impervious – 0.81 acres existing) <u>+0.07 acres proposed</u> 0.88 acres total	HWSP10611	10-11-24	County Approval Not Required

SCHEDULE 1454B

Monmouth County Development Review Committee
 Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Outfront Media, LLC Block 23.02 Lot 2.04 HWY 33	Millstone (Proposed Use – Modernized outdoor advertising sign) (Total Area - .36 acres) (Impervious - 0.11 acres existing) <u>0 acres proposed</u> 0.11 acres total	MSSP10617	10-21-24	County Approval Not Required
Site Plan for Crash Champions Block 514 Lots 1.01, 3 Huntington Ave.	Neptune (Proposed Use – Automotive Repair & Painting) (Total Area – 0.50 acres) (Impervious – 0.34 acres existing) <u>+0.05 acres proposed</u> 0.39 acres total	NSP10622	10-22-24	County Approval Not Required
Site Plan for Apple Montessori Schools Block 73 Lot 2 Avenue At the Common	Shrewsbury Borough (Proposed Use – Daycare Facility) (Total Area – 2.47 acres) (Impervious – 0.95 acres existing) <u>-0.05 acres proposed</u> 0.90 acres total	SHSP10610	10-11-24	County Approval Not Required

SCHEDULE 1454C

Monmouth County Development Review Committee
 Monday, October 28, 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	MDSB889	10-15-24	2	Request Information 9-23-24
	(Proposed Use – Residential) (Total Area – 4.60 acres)				

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

SCHEDULE 1454D

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 K. Hovnanian Carriages at Wall Urban Renewal, LLC Block 270 Lot 24.01 18TH Avenue (County Route 30)	Wall	WSB868	6-13-24	131	Request Information 7-8-24
	(Proposed Use – Multi-Family Residential 130 Dwelling Units) (Total Area - 31.99 acres)				

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

SCHEDULE 1454E

Monmouth County Development Review Committee
Monday, October 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael Margarella Block 47 Lots 2, 3, 5 & 6 Munro Avenue (County Route 7)	Hazlet	HZSP10168	10-18-24	Request Information 5-24-21

(Proposed – New professional bldg. – 4,900 sq. ft. commercial with 4 apartments)
(Total Site Area – 0.809 acres)
(Impervious Area – 0.430 acres new proposed)

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

Site Plan for Atlantic Auto Body Block 41 Lot 14.03 Lakewood-Farmingdale Road (Country Route 547)	Howell	HWSP10616	10-18-24	
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(Proposed Use – Auto Body Repair)
(Total Area – 1.54 acres)
(Impervious – 0.85 acres existing)
-0.07 acres proposed
0.78 acres total

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

SCHEDULE 1454E

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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 Yacht Club, Inc. Block 94 Lots 17, 17.01, 18-20, 20.01, 23 & 25.01 First Street (County Route 6)	Keyport	KPSP10612	10-11-24	
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(Proposed Use – New Parking Lot for Marina)
(Total Area – 1.33 acres)
(Impervious – 1.02 acres existing)
+0.11 acres proposed
1.13 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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
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(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						
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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 AMDDB Block 51 Lots 1 & 2 New Brunswick Ave. (County Route 516)	Matawan	MTSP10402	9-11-24	Waiver Request
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(Proposed Use – Convenience Store with Fuel)
(Total Area – 0.46 acres)
(Impervious – 0.32 acres existing)
0.04 acres proposed
0.36 acres total

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

Site Plan for JCP&L/First Energy Block 600 Lots 1 & 2	Middletown	MDSP10613	10-17-24
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(Proposed Use – Utility Substation)
(Total Area – 21.87 acres)
(Impervious – 1.31 acres existing)
+0.01 acres proposed
1.32 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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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
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Site Plan for
 Beacon Hill Country Club
 Blocks 682/686
 Lots 8.01/3.01,5,13&14
Leonardville Road
(County Route 516)

Middletown

MDSP10614
 (Also: MDSP6331B)

10-18-24

(Proposed Use – Golf Course – Maintenance Building)
 (Total Area – 86.0 acres)
 (Impervious - 3.90 acres existing)
+0.25 acres proposed
 4.15 acres total

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

Site Plan for
 Hexa Builders
 Block 11
 Lot 19
Perrineville Road
(County Route 571)

Millstone

MSSP10259

10-4-24

Request
 Information
 5-13-24

(Proposed Use – Residential)
 (Total area – 36.49 acres)
 (Impervious – 0.768 acres existing)
+ 8.656 acres proposed
 9.424 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
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SCHEDULE 1454E

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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 The Allegro at Old Mill, LLC Block 270 Lots 22 & 23(Existing), Portions of Lots 14 & 24, Proposed Lot 23.01 18th Avenue (County Route 30)	Wall	WSP10551	6-18-24	Request Information 7-8-24

(Proposed Use – 60,117 sq. ft - Multi-Family Residential 187 Dwelling Units)
(Total Area – 8.34 acres)
(Impervious – 2.64 acres existing)
+2.01 acres proposed
4.65 acres total

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

SCHEDULE 1454F

Monmouth County Development Review Committee
 Monday, October 28, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Subdivision for Surrey Equities, LLC Block 2701 Lot 69.06 Monmouth Road	Eatontown	ETSB8900	10-22-24	Incomplete
	(Proposed Use – Residential Development – 145 Units) (Total Area -72.50 acres)			
Site Plan for CS Eatontown 36, LLC Block 2701 Lot 69.02 Monmouth Road	Eatontown	ETSP10593	10-22-24	Incomplete
	(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 Lot 69.04 Monmouth Road	Eatontown	ESTP10594	10-22-24	Incomplete
	(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			

SCHEDULE 1454F

Monmouth County Development Review Committee
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Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for NJ American Water Block 601 Lot 1.02 Pinebrook Road	Eatontown (Proposed Use – Water Storage Tank & Booster Pump) (Total Area – 3.95 acres) (Impervious – 1.53 acres existing) <u>-0.73 acres proposed</u> 0.80 acres total	ETSP10621	10-22-24	Incomplete
Subdivision for Cesar Cristobal Block 93.02 Lot 35 Georgia Road	Freehold Township (Proposed Use – Residential) (Total Area – 1.05 acres)	FRTSB898	10-16-24	Incomplete
Site Plan for Vanderveer Industrial Partners, LLC Block 168.01 Lots 4 & 5 Industrial Court	Howell (Proposed Use – Industrial Building) (Total Area – 4.99 acres)	HWSP10615	10-18-24	Incomplete