

Tentative Agenda for Monday, December 11, 2023
SCHEDULE 1433A

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Richard Jennings Block 51 Lot 12 Shore Acres Ave.	Middletown (Proposed Use – Residential) (Total Aea – 0.351 acres)	MD1491	12-4-23	3	Exempt

SCHEDULE 1433B

Monmouth County Development Review Committee
 Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jim Spinella Block 31 Lot 25.01 Route 34	Colts Neck (Proposed Use – Medical Office) (Total Area – 0.566 acres) (Impervious – 0.287 acres existing) <u>-0.032 acres proposed</u> 0.255 acres total	CNSP10485	12-4-23	County Approval Not Required
Site Plan for Turkish American Religious Foundation, Inc. Block 59.01 Lots 48, 49, 41.03 Windler Road	Howell (Proposed Use – Religious) (Total Area – 16.67 acres) (Impervious – 0.048 acres existing) <u>+ 0.092 acres proposed</u> 0.140 acres total	HWSP10484	12-1-23	County Approval Not Required
Site Plan for 119-129 Franklin Avenue, LLC Block 217 Lots 26 & 27 Franklin Avenue	Long Branch (Proposed Use – Single Family Residential) (Total Area – 125 acres) (Impervious – 0.259 acres existing) <u>+0.314 acres proposed</u> 0.573 acres total	LBSP10481	11-29-23	County Approval Not Required

SCHEDULE 1433B

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 279 Development, LLC Block 206, 207, 208 Lots 1, 2, & 2.03 Third Avenue	Long Branch (Proposed Use – Assisted Living & Retail) (Total Area – 1.68 acres) (Impervious – 1.539 acres existing) <u>-0.089 acres proposed</u> 1.45 acres total	LBSP10483	11-29-23	County Approval Not Required
Site Plan for Pink Balloon, LLC Block 3601 Lot 4 Route 66	Neptune Township (Proposed Use – Commercial – Retail) (Total Area – 0.90 acres) (Impervious – 0.323 existing) <u>+0.194 acres proposed</u> 0.517 acres total	NSP10482	11-29-23	County Approval Not Required

SCHEDULE 1433C

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Gateway Industrial 175, LLC Block 49 Lots 30.01, 31.01, 45.02, 46.01 Squankum Road (County Route 524)	Howell	HW1437 ROW4028 (Also HWSP10384)	11-28-23	2	Request Information 2-27-23
(Proposed Use – 190,400 SF Industrial Building) (Total Site Area – 50.06 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 Geraldo Bontempo & Edilce Freitas Block 240 Lot 4 Norwood Avenue (County Route 25)	Long Branch	LB594 ROW4006	11-13-23	2	Waiver Request
(Proposed Use – Single Family Residential) (Total Area – 0.309 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 1433D

Monmouth County Development Review Committee
Monday, December 11, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1433E

Monmouth County Development Review Committee
Monday, December 11, 2023

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

APPLICATION MUNICIPALITY FILE # DATE REC'D ACTION

Site Plan for
MAD 550 River Road, LLC
Block 33
Lot 10
River Road
(County Route 10)

Fair Haven

FHSP10479

11-20-23

(Proposed Use – Commercial)
(Total Area – 0.44 acres)
(Impervious – 0.315 acres existing)
-0.004 acres proposed
0.311 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
8-10 Paragon, LLC
Block 72.11
Lots 1.05, 1.06
Halls Mill Road
(County Route 55)
Bridge # F24, F25

Freehold
Township

FRTSP8221A

11-28-23

Request
Information
5-22-23

(Proposed Use – 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						
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Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1433E

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 Luf Frankton, LLC Block 90.01 Lots 1 & 2 Elton Adelphia Road (County Route 524) Monmouth Road (County Route 537)	Freehold Township	FRTSP10442	11-27-23	Waiver Request

(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						
Joseph Ettore						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for Christ Church of Howell, Inc. Block 66 Lot 36.17 Oak Glen Road	Howell	HWSP6643B (Also: HWSP6643A)	11-16-23	Request Information 6-12-23
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(Proposed Use – House of Worship)
(Total Area – 27.387 acres)
(Impervious – 1.822 acres existing)
 +1.698 acres proposed
1.520 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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 Gateway Industrial 175, LLC Block 49 Lots 30.01, 31.01, 45.02, 46.01 Squankum Road (County Route 524)	Howell	HWSP10384 (Also: HW1437 ROW4028)	11-28-23	Request Information 2-27-23
	(Proposed Use – 190,400 SF Industrial Building) (Total Site Area – 50.06 acres) (Impervious – 12.51 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 Squankum Holdings, LLC Block 5 Lot 10 Lakewood Farmingdale Road (County Route 547)	Howell	HWSP10465	11-21-23	Request Information 10-23-23
	(Proposed Use – Parking Lot with Shed) (Total Area – 1.93 acres) (Impervious – 1.93 acres existing) <u>-0.31 acres proposed</u> 1.62 acres total			

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

SCHEDULE 1433E

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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
Howell Medical Investors, LLC
Block 143
Lot 23.01
US Route 9

Howell

HWSP10474

11-13-23

(Proposed Use – Medical Office Building)
(Total Area 13.1 acres)
(Impervious – 0.2 acres existing)
 +4.2 acres proposed
4.4 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
Carr Ave Realty, LLC
Block 11
Lots 4, 5, 6 & 7
Carr Avenue
(County Route 56)

Keansburg

KSSP10146

11-28-23

Request
Information
9-13-21

(Proposed – New mixed-use – 6465 sq. ft. retail and 50 residential units)
(Total Site Area – 0.57 acres)
(Impervious Area – 0.531 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 1433E

Monmouth County Development Review Committee
Monday, December 11, 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	12-5-23	Request Information 10-23-23
(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						
James Giannell						
Marcy McMullen						
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for Gordons Corner Water Company Block 3004 Lot 178 Wilson Ave (County Route 527)	Manalapan	MNSP10480	11-28-23	
(Proposed Use – Public Utility) (Total Site Area – 4.866 acres) (Impervious Area – 0.024 acres new proposed)				

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

SCHEDULE 1433E

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 Ster Developers, LLC Block 405 Lots 5, 6, 7 Memorial Drive (County Route 40A)	Neptune Township	NSP10436	11-13-23	Waiver Request Carried 9-12-23

(Proposed Use – Multi-Family Building (Permitted Use)
(Total Area – 1.81 acres)
(Impervious – 0.122 acres existing)
+1.225 acres proposed
1.347 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 Coast Linen Services Block 421 Lots 2, 3, 4 Memorial Drive (County Route 40A)	Neptune Township	NSP10440	11-20-23	Waiver Request
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(Proposed Use – Commercial Linen Service)
(Total Area – 2.96 acres)
(Impervious – 2.888 acres existing)
-0.085 acres proposed
2.803 acres total

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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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
Canopy Crossroad Dispensary
Block 34
Lot 1
West Front Street
(County Route 10)

Red Bank

RBSP10475

11-13-23

(Proposed Use – Dispensary)
(Total Area – 0.1379)
(Impervious – 0.122 acres existing)
0 acres proposed
0.122 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
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
10-23-23/
Waiver
Request

(Proposed Use – Car Dealership)
(Total Area – 7.23 acres)
(Impervious – 4.358 acres existing)
+0.497 acres proposed
1.855 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 1433F

Monmouth County Development Review Committee
Monday, December 11, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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