

Tentative Agenda for August 28, 2023
SCHEDULE 1426A

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1426B

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PHM Sunset Square, LLC Block 4205 Lot 2 & 3 Kingsley Street	Asbury Park (Proposed Use – Residential) (Total Area- 0.771 acres) (Impervious – 0.520 acres existing) + 0.139 acres proposed <u>0.659 acres total</u>	APSP10462	8-21-23	County Approval Not Required

SCHEDULE 1426C

Monmouth County Development Review Committee
 Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for
 Rising Sun Properties, LLC
 Block 21
 Lot 4.01
Freehold Road
(County Route 522)

Manalapan

MN1068
 ROW4039

7-31-23

2

(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 1426D

Monmouth County Development Review Committee
Monday, August 28, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1426E

Monmouth County Development Review Committee
Monday, August 28, 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	8-1-23	Request Information 4-24-23
	(Proposed Use – Municipal Fire House) (Total Site Area – 0.955 acres) (Impervious Area – 0.913 acres existing) <u>-0.065 acres proposed</u> 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 PV Broadway, LLC Blocks 274, 283.01, 311 Lots 1, 1.01, 1.02, 1.01 & 1.02 Liberty Street, Broadway Ave. & Belmont Ave.	Long Branch	LBSP10434	8-8-23	Request Information 6-12-23
	(Proposed Use – Mixed Use – Commercial & Multi-Family) (Total Area – 8.613 acres) (Impervious – 1.239 acres existing) <u>+5.584 acres proposed</u> 6.824 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 1426E

Monmouth County Development Review Committee
Monday, August 28, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 Halls Mill Road (County Route 55)	Freehold Township	FRTSP8221	8-16-23	Withdrawal from prior Final Approval 6-13-2008
(Proposed Use – Warehouse) (Total Site Area – 10.10 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 1426E

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
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Site Plan for 158 Texas Road, LLC Block 103 Lot 10 Texas Road & Wicker Place	Marlboro	MRSP10459 (Also: MRMJ538)	8-11-23	
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(Proposed Use – Assisted Living Facility)
(Total Area – 6.98 acres)
(Impervious – 2.88 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 Triumphant Life Church Block 110.07 Lot 1 Sherril Avenue (County Route 537) Saltzman Avenue (County Route 537) Bridge # E-13	Oceanport	OPSP10456	8-1-23	
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(Proposed Use – Church)
(Total Area – 4.981 acres)
(Impervious – 1.587 acres existing)
+1.190 acres proposed
2.777 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 1426E

Monmouth County Development Review Committee
 Monday, August 28, 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 Plug Naturals, LLC Block 6 Lot 20 West Front Street (County Route 10)	Red Bank	RBSP10424	8-10-23	Waiver Request
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(Proposed Use – Cannabis Dispensary)
 (Total Area – 0.158 acres)
 (Impervious – 0.111 acres existing)
+0.011 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 Heritage Village at Wall, LLC Block 874 Lot 4 Holly Boulevard	Wall	WSP10455	8-4-23	
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(Proposed Use - Multi-Family Residential)
 (Total Area – 11.68)
 (Impervious – 0.13 acres existing)
+3.82 acres proposed
 3.95 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 1420F

Monmouth County Development Review Committee
Monday, August 28, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for JABE Howell, LLC Block 182 Lot 4 Cranberry Road	Howell	HWSP10458	8-9-23	8-18-23
(Propose Use – Trade Contractor Business) (Total Area – 3.494 acres) (Impervious – 0.14 acres existing) <u>+1.99 acres proposed</u> 2.13 acres total				