

**Tentative Agenda for April 8, 2024**  
**SCHEDULE 1441A**

Monmouth County Development Review Committee  
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Manasquan Shores Properties, LLC Block 47.01 Lot 6 Fisk Avenue	Brielle  (Proposed Use – Residential) (Total Area – 0.344 acres)	BRSB859	3-28-24	2	Exempt
Subdivision for Manasquan Shores Properties, LLC Block 47.01 Lot 7 Fisk Avenue	Brielle  (Proposed Use – Residential) (Total Area – 0.344 acres)	BRSB861	4-5-24	2	Exempt
Subdivision for Thomas & Kerin Caliendo Block 97 Lot 7 Atlantic Street	Keyport  (Proposed Use- Residential) (Total Area – 0.38 acres)	KPSB858	3-27-24	2	Exempt
Subdivision for Not Your Average Joe, LLC Block 701 Lot 4 Lenni Lenape Trail	Wall  (Proposed Use – Single Family Residential) (Total Area – 0.57 acres)	WSB860	4-2-24	2	Exempt

SCHEDULE 1441B

Monmouth County Development Review Committee  
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey Natural Gas Company Block 120 Lots 27 & 28 South Holly Avenue & Helfrich Lane	Hazlet	HZSP10525 (Also: HZSP9945- CANR)	4-2-24	County Approval Not Required
	(Proposed Use – Public Utility) (Total Area – 6.95 acres (Impervious – 1.33 acres existing <u>      -0.65 acres proposed</u> 0.68 total			
Site Plan for Ken Gardens Apartments Block 220 Lots 4, 5, 6 Matawan Avenue	Aberdeen	ABTSP10527	4-4-24	County Approval Not Required
	(Proposed Use – Apartments) (Total Area – 17.81 acres) (Impervious – 0.69 acres new proposed)			

SCHEDULE 1441C

Monmouth County Development Review Committee  
Monday, April 8, 2024

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  
Neil & Monica Slattery  
Block 225  
Lot 7  
**Belmar Boulevard**  
**(County Routes 524/547)**

Howell

HW1444  
ROW4045

3-14-24

2

(Proposed Use – Single Family Residential)  
(Total Area – 0.725 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  
Old Mill Partners, LLC  
Block 270  
Lots 12,14,15,22-24,54,67-70  
**18<sup>th</sup> Avenue**  
**(County Route 30)**

Wall

WSB856

3-14-24

3

(Proposed Use – Industrial & Residential)  
(Total Area 45.06 acres)

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

SCHEDULE 1441E

Monmouth County Development Review Committee  
Monday, April 8, 2024

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 260 Industrial Way, LLC Block 3502 Lot 5.01 & Access Easement Over Lot 6 Industrial Way West	Eatontown	ETSP10515	3-14-24	
	(Proposed Use – Warehouse) (Total Area - 7.754 acres) (Impervious – 5.133 acres existing) <u>-0.132 acres proposed</u> 5.001 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 Tuscan Gold, LLC (Lot 11) HDI, LLC (Lot 10.01) Block 25 Lots 10.01 & 11 <b>River Road</b> <b>(County Route 10)</b>	Fair Haven	FHSP10520	3-22-24	
	(Proposed Use – Office, Warehouse, Fish Market) (Total Area – 0.41 acres) (Impervious – 0.619 acres existing) <u>-0.004 acres proposed</u> 0.615 acres total			

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

SCHEDULE 1441E

Monmouth County Development Review Committee  
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Level 10 Development Block 49 Lot 1.01 <b>Halls Mill Road</b> <b>(County Route 55)</b>	Freehold Township	FRTSP10299 (Also FRTSP8527)	3-27-24	Waiver Request
		(Proposed Use – Building) (Total Site Area – 13.34 acres) (Impervious Area – 3.2 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 Barclay Square at Holmdel, LLC Block 52 Lots 17 & 18 <b>Palmer Avenue</b> <b>(County Route 7)</b>	Holmdel	HLSP10069	3-18-24	Request Information 2-12-24
		(Proposed Use – 60-unit multi-family residential) (Total Site Area – 6.74 acres) (Impervious Area – 1.06 acres proposed)		

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

SCHEDULE 1441E

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  
Monmouth University  
Block 70  
Lots 1,2,3.02,20&21  
**Cedar Avenue**  
**(County Route 25)**  
Norwood Avenue

Long Branch

LBSP10517

3-20-24

(Proposed Use – Museum)  
(Total Site Area – 4.719 acres)  
(Impervious Area – 2.170 acres existing)  
-0.047 acres proposed  
2.123 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  
37 Burnt Tavern, LLC  
Block 57  
Lots 17.02, 17.03  
Burnt Tavern Road

Millstone

MSSP10236

3-11-24

Request  
Information  
2-12-24

(Proposed Use – Warehouse/Office)  
(Total Area – 10.88 acres)  
(Impervious – 5.763 acres new proposed)

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

SCHEDULE 1441E

Monmouth County Development Review Committee  
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Coastal Quality Properties, LLC Block 60.01 Lot 12 <b>Monmouth Rod</b> <b>(County Route 537)</b>	Millstone	MSSP10504	1-30-24	Request Information 2-26-24/ Waiver Request
	(Proposed Use – Commercial) (Total Area – 1.61 acres) (Impervious – 0.82 acre existing) <u>-0.03 acre proposed</u> 0.79 acre 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 301 Commerce Holdings (Formerly Donato Realty Management Block 144 Lot 5.01 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls	TFSP10249	3-19-24	Amended Conditional Approval 12-7-22
	(Proposed – 35,400 sq. ft. Light Industrial/flex space) (Total Site Area – 3.79 acres) (Impervious Area – 1.94 acres proposed)			

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

SCHEDULE 1441E

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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  
Next Step Forward, LLC Wall WSP10516 3-14-24  
Block 825  
Lot 4  
**Atlantic Avenue**  
**(County Route 524 SPUR)**

(Proposed Use – Retail/Residential/Dance Studio)  
(Total Area 0.728 acres)

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

Site Plan for  
PJs Car Wash Wall WSP10518 3-21-24  
Block 154  
Lots 1 & 3  
**Allaire Road**  
**(County Route 524)**  
**Warren Avenue**  
**(County Route 47)**

(Proposed Use – Car Wash)  
(Total Area – 2.095)  
(Impervious – 1.32 acres existing)  
0 acres proposed  
1.32 acres total

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



SCHEDULE 1441F

Monmouth County Development Review Committee  
Monday, April 8, 2024

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE
				INCOMPLETE

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