

Tentative Agenda for May 13, 2024  
SCHEDULE 1443A

Monmouth County Development Review Committee  
Monday, May 13, 2024

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

| APPLICATION  | MUNICIPALITY   | FILE #  | DATE REC'D | # OF LOTS | ACTION |
|--|--|---------|------------|-----------|--------|
| Subdivision for<br>Chick-Fil-A<br>Block 192<br>Lot 4.03<br>Hwy 35                    | Hazlet<br><br>(Proposed Use – Restaurant)<br>(Total Area – 15.51 acres)    | HZSB862 | 5-6-24     | 2         | Exempt |
| Subdivision for<br>Avrohom Weinman<br>Block 16<br>Lot 1 & 2.01<br>Larrabee Boulevard | Howell<br><br>(Proposed Use – Residential)<br>(Total Area – 0.90 acres)    | HWSB864 | 4-26-24    | 2         | Exempt |
| Subdivision for<br>Vincent Tornatore<br>Block 339<br>Lot 12.01<br>Saupe Drive        | Manalapan<br><br>(Proposed Use – Residential)<br>(Total Area – 1.23 acres) | MNSB863 | 4-23-24    | 2         | Exempt |

SCHEDULE 1443B

Monmouth County Development Review Committee  
 Monday, May 13, 2024

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

| APPLICATION   | MUNICIPALITY   | FILE #    | DATE REC'D | ACTION                          |
|---|--|-----------|------------|---------------------------------|
| Site Plan for<br>Monroe Avenue Realty, LLC<br>Block 2503<br>Lots 1,2,3,4,5<br>Monroe Avenue                 | Asbury Park<br><br>(Proposed Use – Mixed-Use)<br>(Total Area – 0.34ac)<br>(Impervious – 0.16 acres existing)<br><u>+0.15 acres proposed</u><br>0.31 acres total  | APSP10535 | 4-30-24    | County Approval<br>Not Required |
| Site Plan for<br>Hazlet Properties, LLC<br>Block 32<br>Lots 9,10,11,12,13,14,15<br>Cavern Avenue & Route 36 | Hazlet<br><br>(Proposed Use – Dunkin Drive Thru, Retail, Multi-Family Residential)<br>(Total Area – 1.14 acres)<br>(Impervious – 0.20 acres existing)<br><u>+0.59 acres proposed</u><br>0.79 acres total | HZSP10538 | 5-3-24     | County Approval                 |
| Site Plan for<br>1805 US 9, LLC<br>Block 144<br>Lot 73.01<br>US HWY 9                                       | Howell<br><br>(Proposed Use – Retail, Storage, Carwash)<br>(Total Area – 5.35 acres)<br>(Impervious – 2.83 acres existing)<br><u>+0.16 acres proposed</u><br>2.99 acres total                            | HWSP10533 | 4-23-24    | County Approval<br>Not Required |

SCHEDULE 1443B

Monmouth County Development Review Committee  
Monday, May 13, 2024

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

| APPLICATION  | MUNICIPALITY   | FILE #    | DATE REC'D | ACTION                          |
|--|--|-----------|------------|---------------------------------|
| Site Plan for<br>Brighton Property, LLC<br>Block 121<br>Lot 2<br>Brighton Avenue | Long Branch<br><br>(Proposed Use – Commercial & Above Apartments)<br>(Total Area – 0.38 acres)<br>(Impervious – 0.326 acres existing)<br><u>-0.004 acres proposed</u><br>0.322 acres total | LBSP10528 | 4-23-24    | County Approval<br>Not Required |
| Site Plan for<br>Bekir Karaosman<br>Block 269<br>Lot 13.02<br>US HWY 9           | Marlboro<br><br>(Proposed Use – Restaurant)<br>(Total Area – 2.84 acres)<br>(Impervious – 1.21 acres existing)<br><u>+0.01 acres proposed</u><br>1.22 acres total                          | MRSP10536 | 5-1-24     | County Approval<br>Not Required |

SCHEDULE 1443C

Monmouth County Development Review Committee  
 Monday, May 13, 2024

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

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| APPLICATION   | MUNICIPALITY | FILE #           | DATE REC'D | # OF LOTS | ACTION   |
|---|--------------|------------------|------------|-----------|--|
| Subdivision for<br>Cannon Hill, LLC<br>Block 13<br>Lots 16.05 & 21<br><b>Main Street</b><br><b>(County Route 520)</b> | Holmdel      | HL429<br>ROW4023 | 4-23-24    | 2         | Request<br>Information<br>2-26-24/<br>Waiver Request |
| (Proposed Use – Office)<br>(Total Area – 2.46 acres)  |              |                  |            |           |  |

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

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SCHEDULE 1443D

Monmouth County Development Review Committee  
Monday, May 13, 2024

Major Subdivision  
Four (4) or more lots

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|             |              |        |            |           |        |
|-------------|--------------|--------|------------|-----------|--------|
| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|-----------|--------|

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|   |           |                             |         |     |   |
|---|-----------|-----------------------------|---------|-----|---|
| Subdivision for<br>US Home, LLC<br>Blocks 601 & 701<br>Lots 1 & 1<br><b>Hope Road<br/>(County Route 51)</b> | Eatontown | ETMJ837<br>(Also ETSP10431) | 4-12-24 | 157 | Amended<br>Conditional<br>Preliminary<br>Approval |
|---|-----------|-----------------------------|---------|-----|---|

(Proposed Use – Retail & Residential)  
(Total Area – 59.92 acres)

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

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|   |                      |          |         |     |                                   |
|---|----------------------|----------|---------|-----|-----------------------------------|
| Subdivision for<br>K. Hovnanian at<br>Preserve at Freehold, LLC<br>Block 91<br>Lots 20, 20.01, 22, 23, 24<br><b>Monmouth Road (County Route 537)<br/>Siloam Road (County Route 527)</b> | Freehold<br>Township | FRTMJ847 | 4-19-24 | 171 | Request<br>Information<br>2-26-24 |
|---|----------------------|----------|---------|-----|-----------------------------------|

(Proposed Use – Single Family Detached & Duplex Affordable Housing)  
(Total Area – 128.38 acres)

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

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SCHEDULE 1443E

Monmouth County Development Review Committee  
Monday, May 13, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------|--------------|--------|------------|--------|
|-------------|--------------|--------|------------|--------|

Site Plan for  
Jerry LoPresti  
Block 7  
Lot 50  
**Church Street**  
**(County Route 526)**

Allentown

ATSP10530

4-16-24

(Proposed Use – Residential/Parking)  
(Total Area – 0.34 acres)  
(Impervious – 0.24 acres existing)  
+0.03 acres proposed  
0.27 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  
NJ American Water Company, Inc.  
Block 35  
Lot 6.01  
**Swimming River Road**  
**(County Route 50)**  
**County Bridge S-14**

Colts Neck

CNSP10534  
(Also – CNSP7120B)

4-24-24

(Proposed Use - Small Hypochlorite Treatment Building)  
(Total Area – 302.50 acres)  
(Impervious – 3.96 acres existing)  
0 acres proposed  
3.96 acres total

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

SCHEDULE 1443E

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Monday, May 13, 2024

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

| APPLICATION   | MUNICIPALITY   | FILE #                      | DATE REC'D | ACTION                             |
|---|--|-----------------------------|------------|------------------------------------|
| Site Plan for<br>US Home, LLC<br>Blocks 601 & 701<br>Lots 1 & 1<br><b>Hope Road</b><br><b>(County Route 51)</b> | Eatontown  | ETSP10431<br>(Also ETMJ837) | 4-12-24    | Amended<br>Conditional<br>Approval |
|   | (Proposed Use – Mixed Use – Retail & Residential)<br>(Total Area – 59-92 acres)<br>(Impervious – 17.76 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<br>The Townhouses at Eagle Oaks, LLC<br>& Winsome Property Holdings, LLC<br>Block 218<br>Lots 20.12 – 20.41<br>Cranberry Road | Howell   | HWSP9809 | 4-23-24 | Request<br>Information<br>2-12-18 |
|   | (Proposed – 34 Unit Townhomes)<br>(Total Site Area – 8.44 acres)<br>(Impervious Area – 2.785 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 1443E

Monmouth County Development Review Committee  
Monday, May 13, 2024

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

| APPLICATION   | MUNICIPALITY  | FILE #   | DATE REC'D | ACTION                            |
|---|---|----------|------------|-----------------------------------|
| Site Plan for<br>Smith Family Properties, LLC<br>Block 49<br>Lot 7<br><b>Lakewood-Farmingdale Road<br/>(County Route 524)</b> | Howell  | HWSP9950 | 4-15-24    | Request<br>Information<br>9-26-23 |
|   | (Proposed Use – New 139,550 sq. ft. warehouse/office flex space site)<br>(Total Site Area – 10.03 acres)<br>(Impervious Area – 6.50 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<br>Kmetz Inc.<br>Block 177<br>Lot 41<br>Route 33 | Howell   | HWSP10357 | 4-15-24 | Request<br>Information<br>12-12-22 |
|  | (Proposed Use – Office/Warehouse)<br>(Total Site Area – 4.87 acres)<br>(Impervious Area – 1.98 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 1443E

Monmouth County Development Review Committee  
Monday, May 13, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------|--------------|--------|------------|--------|
|-------------|--------------|--------|------------|--------|

Site Plan for  
Tony Lassen  
Block 47.02  
Lot 13, 14, 17.02, 17.03  
**New Brunswick Avenue  
(County Route 516)**

Matawan MTSP10522 4-19-24

(Proposed Use – Restaurant)  
(Total Area – 1.065 acres)  
(Impervious – 0.45 acres existing)  
-0.01 acres proposed  
0.43 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  
Hexa Builders  
Block 11  
Lot 19  
**Perrineville Road  
(County Route 571)**

Millstone MSSP10259 4-2-24

Request  
Information  
8-22-22

(Proposed Use – Residential)  
(Total area – 2.038 acres)  
(Impervious – 0.768 acres existing)  
+ 8.656 acres proposed  
9.424 acres total

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

SCHEDULE 1443E

Monmouth County Development Review Committee  
Monday, May 13, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------|--------------|--------|------------|--------|
|-------------|--------------|--------|------------|--------|

|  |           |           |         |  |
|--|-----------|-----------|---------|--|
| Site Plan for<br>Coastal Quality Properties, LLC<br>Block 60.01<br>Lot 12<br><b>Monmouth Road<br/>(County Route 537)</b> | Millstone | MSSP10504 | 4-26-24 | Request<br>Information<br>2-26-24/<br>Waiver Request |
|--|-----------|-----------|---------|--|

(Proposed Use – Commercial)  
 (Total Area – 1.61 acres)  
 (Impervious – 0.82 acre existing)  
                   -0.03 acre proposed  
                   0.79 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<br>JDE Spring Lake<br>Block 1<br>Lot 1<br>Ocean Road<br><b>(County Bridge W-25)</b> | Spring Lake Heights | SLHSP10531<br>(WSP10532) | 4-19-2024 |  |
|---|---------------------|--------------------------|-----------|--|

(Proposed Use – Ceremony Building Addition)  
 (Total Area – 2.23 Acres)  
 (Impervious – 1.67 acres existing)  
                   +0.03 acres proposed  
                   1.70 acres total

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

SCHEDULE 1443E

Monmouth County Development Review Committee  
 Monday, May 13, 2024

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------|--------------|--------|------------|--------|
|-------------|--------------|--------|------------|--------|

Site Plan for  
 JDE Spring Lake  
 Block 723  
 Lot 4  
 Old Mill Road  
**(County Bridge W-25)**

Wall

WSP10532  
 (SLHSP10531)

4-19-2024

(Proposed Use – Ceremony Building Addition)  
 (Total Area – 2.23 Acres)  
 (Impervious – 1.67 acres existing)  
+0.03 acres proposed  
 1.70 acres total

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

SCHEDULE 1443F

Monmouth County Development Review Committee  
Monday, May 13, 2024

Applications deemed incomplete by staff

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| APPLICATION  | MUNICIPALITY   | FILE #    | DATE REC'D | DATE INCOMPLETE |
|--|--|-----------|------------|-----------------|
| Site Plan for<br>Diversified Acquisitions, LLC<br>Block 168<br>Lot 11.01<br>State Hwy 33 | Howell   | HWSP10529 | 4-12-24    |                 |
|  | (Proposed Use – Industrial)<br>(Total Area – 7.59 acres)<br>(Impervious – 3.78 acres new proposed) |           |            |                 |

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