

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 Chick-Fil-A Block 192 Lot 4.03 Hwy 35	Hazlet (Proposed Use – Restaurant) (Total Area – 15.51 acres)	HZSB862	5-6-24	2	Exempt
Subdivision for Avrohom Weinman Block 16 Lot 1 & 2.01 Larrabee Boulevard	Howell (Proposed Use – Residential) (Total Area – 0.90 acres)	HWSB864	4-26-24	2	Exempt
Subdivision for Vincent Tornatore Block 339 Lot 12.01 Saupe Drive	Manalapan (Proposed Use – Residential) (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 Monroe Avenue Realty, LLC Block 2503 Lots 1,2,3,4,5 Monroe Avenue	Asbury Park (Proposed Use – Mixed-Use) (Total Area – 0.34ac) (Impervious – 0.16 acres existing) <u>+0.15 acres proposed</u> 0.31 acres total	APSP10535	4-30-24	County Approval Not Required
Site Plan for Hazlet Properties, LLC Block 32 Lots 9,10,11,12,13,14,15 Cavern Avenue & Route 36	Hazlet (Proposed Use – Dunkin Drive Thru, Retail, Multi-Family Residential) (Total Area – 1.14 acres) (Impervious – 0.20 acres existing) <u>+0.59 acres proposed</u> 0.79 acres total	HZSP10538	5-3-24	County Approval
Site Plan for 1805 US 9, LLC Block 144 Lot 73.01 US HWY 9	Howell (Proposed Use – Retail, Storage, Carwash) (Total Area – 5.35 acres) (Impervious – 2.83 acres existing) <u>+0.16 acres proposed</u> 2.99 acres total	HWSP10533	4-23-24	County Approval Not Required

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

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

SCHEDULE 1443C

Monmouth County Development Review Committee
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Minor Subdivision
 Three (3) lots or less on a County road

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

SCHEDULE 1443D

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

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

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
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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 US Home, LLC Blocks 601 & 701 Lots 1 & 1 Hope Road (County Route 51)	Eatontown	ETSP10431 (Also ETMJ837)	4-12-24	Amended Conditional Approval
	(Proposed Use – Mixed Use – Retail & Residential) (Total Area – 59-92 acres) (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 The Townhouses at Eagle Oaks, LLC & Winsome Property Holdings, LLC Block 218 Lots 20.12 – 20.41 Cranberry Road	Howell	HWSP9809	4-23-24	Request Information 2-12-18
	(Proposed – 34 Unit Townhomes) (Total Site Area – 8.44 acres) (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						

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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 Smith Family Properties, LLC Block 49 Lot 7 Lakewood-Farmingdale Road (County Route 524)	Howell	HWSP9950	4-15-24	Request Information 9-26-23
	(Proposed Use – New 139,550 sq. ft. warehouse/office flex space site) (Total Site Area – 10.03 acres) (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 Kmetz Inc. Block 177 Lot 41 Route 33	Howell	HWSP10357	4-15-24	Request Information 12-12-22
	(Proposed Use – Office/Warehouse) (Total Site Area – 4.87 acres) (Impervious Area – 1.98 acres new proposed)			

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore						
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Marcy McMullen						
Dave Schmetterer						
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
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						

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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 Coastal Quality Properties, LLC Block 60.01 Lot 12 Monmouth Road (County Route 537)	Millstone	MSSP10504	4-26-24	Request Information 2-26-24/ Waiver Request
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(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 JDE Spring Lake Block 1 Lot 1 Ocean Road (County Bridge W-25)	Spring Lake Heights	SLHSP10531 (WSP10532)	4-19-2024	
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(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						
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Marcy McMullen						
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1443E

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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
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
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Applications deemed incomplete by staff

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