

TENTATIVE AGENDA FOR MONDAY, JANUARY 23 2017

SCHEDULE1268A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 23, 2017; CONTAINING 3 LOTS OR LESS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|---------------------|--------------------------|------------|--------------------------|--------|
| Subdivision for 1105 Memorial Drive, LLC Block 302 Lots 6, 7 & 8 Memorial Drive | Asbury Park City | AP383 (also APSP9682) | 01-12-17 | 2 (Lot Consolidation) | |
| Subdivision for Yellowbrook Property Co. Block 75.01 Lot 86 Dr. James Parker Blvd. | Red Bank Borough | RB319 (also RBSP9681) | 01-11-17 | 2 (1 new) | |
| Subdivision for Advance Development Custom Homes, LLC Block 4 Lot 4 Second Street | Rumson Borough | RM450 | 01-12-17 | 2 (1 new) | |

SCHEDULE1268B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 23, 2017; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|--|-------------------|------------|--------------|--|
| Subdivision for Ellen Homes, Inc. Block 183 Lot 7 Cliffwood Avenue (County Route 6A) | Aberdeen Township (Proposed Use – Single Family Residential) (Total Area – 0.478 acres) | ABT462 ROW3928 | 01-12-17 | 2 (1 new) | Waiver Request PREVIOUS ACTION: COND. FINAL APPROVAL OCTOBER 17, 2016 |

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by _____, Seconded by _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

SCHEDULE1268C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 23, 2017; CONTAINING MORE THAN 3 LOTS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|--|---------|------------|--------------|---|
| Subdivision for Bloc 19404, Lot 21 LLC Block 194.04 Lot 24 Middle Road (County Route 516) | Hazlet Township (Proposed Use – Residential (Rolling Hill Estates)) (Total Area – 3.94 acres) | HZMJ728 | 01-12-17 | 9 (8 new) | PREVIOUS ACTION: REQUEST INFORMATION NOVEMBER 14, 2016 |

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by _____, Seconded by _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

SCHEDULE1268D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 23, 2017.

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|---|----------|------------|--|
| Site Plan for AP Development Partners LLC Blocks 607 / 603 Lots 8 / 3, 4, 5, 6, 7, 8 & 9 Memorial Drive (County Route 40A) | Asbury Park City (Proposed – new 116 residential units, 6968 sq. ft. retail and 181 parking spaces) (Total Site Area – 1.687 acres) (Impervious Area – 1.063 acres new proposed) | APSP9384 | 01-13-17 | PREVIOUS ACTION: REQUEST INFORMATION JANUARY 11, 2016 |

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by _____, Seconded by _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

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|--|--|--------------------------|----------|-------------|
| Site Plan for 1105 Memorial Drive, LLC Block 302 Lots 6.01 & 7.01 Memorial Drive | Asbury Park City (Proposed – improvements at existing commercial/retail site) (Total Site Area – 0.803 acres) (Impervious Area – 0.686 acres existing <u>+ 0.006 acres proposed</u> 0.692 acres total) | APSP9682 (also AP383) | 01-12-17 | CANR |
|--|--|--------------------------|----------|-------------|

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------------|--------------|--------|------------|--------|
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|---|--|----------|----------|---|
| Site Plan for The Bluffs Development, LLC Block 216 Lots 11, 12 & 24 Ocean Boulevard (County Route 57) | Long Branch City (Proposed – new 33-unit multi-family residential complex) (Total Site Area – 2.06 acres) (Impervious Area – 1.1 acres new proposed) | LBSP9602 | 01-17-17 | PREVIOUS ACTION: REQUEST INFORMATION JULY 25, 2016 |
|---|--|----------|----------|---|

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by _____, Seconded by _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

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|---|--|----------|----------|-------------|
| Site Plan for The Chelsea at Manalapan Block 4.01 Lot 8.02 US Highway 9 | Manalapan Township (Proposed – parking improvements at existing site) (Total Site Area – 2.55 acres) (Impervious Area – 1.112 acres existing + 0.041 acres proposed 1.153 acres total) | MNSP9683 | 01-18-17 | CANR |
|---|--|----------|----------|-------------|

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|-------------------|--------------|--------|------------|--------|
| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------------|--------------|--------|------------|--------|

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|--|---|----------|----------|--|
| Site Plan for Avinash Vashisht Block 59 Lot 11 Trenton-Lakewood Rd/Monmouth Rd (County Routes 526 & 537) | Millstone Township (Proposed – new 14,443 sq. ft. retail center with 97 parking spaces) (Total Site Area – 2.24 acres) (Impervious Area – 0.585 acres existing <u>+ 0.826 acres proposed</u> 1.411 acres total) | MSSP9673 | 01-10-17 | PREVIOUS ACTION: INCOMPLETE JANUARY 6, 2017 |
|--|---|----------|----------|--|

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by _____, Seconded by _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

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|---|---|----------|--|-------------------|
| Site Plan for Coral Harbor Operator, LLC Block 106 Lot 15 Sixth Avenue (County Route 2) | Neptune City Borough (Proposed – improvements to existing site including 11 new parking spaces) (Total Site Area – 1.38 acres) (Impervious Area – 0.911 acres existing <u>+ 0.076 acres proposed</u> 0.987 acres total) | NCSP9639 | | Waiver Request |
|---|---|----------|--|-------------------|

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by _____, Seconded by _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|-------------------|--------------|--------|------------|--------|
|-------------------|--------------|--------|------------|--------|

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|--|--|---------|----------|--|
| Site Plan for Ebenezer Church of God of Prophecy Block 713 Lot 2 Monroe Avenue | Neptune Township (Proposed – new 6260 sq. ft. church and 2560 sq. ft. social hall with 93 new parking spaces) (Total Site Area – 1.899 acres) (Impervious Area – 1.044 acres new proposed) | NSP9675 | 12-28-16 | |
|--|--|---------|----------|--|

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by _____, Seconded by _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

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|---|--|----------|----------|--|
| Site Plan for KLE Properties, LLC Block 69 Lots 9, 10 & 11 Shrewsbury Avenue (County Route 13) | Red Bank Borough (Proposed – new 2482 sq. ft. laundromat with 4 apartment units at existing site) (Total Site Area – 0.578 acres) (Impervious Area – 0.336 acres existing <u>+ 0.106 acres proposed</u> 0.442 acres total) | RBSP9665 | 01-09-17 | PREVIOUS ACTION: INCOMPLETE DECEMBER 16, 2016 |
|---|--|----------|----------|--|

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by _____, Seconded by _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|--------------------------|------------|-------------|
| Site Plan for Yellowbrook Property Co. Block 75.01 Lot 86 (86.01 & 86.02) Dr. James Parker Blvd. | Red Bank Borough (Proposed – new 31-unit multi-family residential site and renovation of existing 2029 sq. ft. dwelling to cultural center) (Total Site Area – 0.932 acres) (Impervious Area – 0.609 acres new proposed) | RBSP9681 (also RB319) | 01-11-17 | CANR |

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|---|--|-----------|----------|---|
| Site Plan for All Star Property & Development Block 15 Lot 37.02 New Canton-Stone Tavern Road (County Route 524) | Upper Freehold Township (Proposed – new 12,000 sq. ft. commercial building with 57 parking spaces) (Total Site Area – 2.038 acres) (Impervious Area – 0.873 acres new proposed) | UFTSP9659 | 12-28-16 | PREVIOUS ACTION: REQUEST INFORMATION NOVEMBER 28, 2016 |
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Following a review and discussion of this application, a motion to adopt the action indicated above was offered by
 Seconded by, _____, and passed upon the following vote:

| | Affirmative | Negative | Abstain | Absent |
|--------------------|-------------|----------|---------|--------|
| Edward Sampson | | | | |
| Joseph Ettore | | | | |
| Paul Kiernan | | | | |
| James Giannell | | | | |
| Joe Barris | | | | |
| Ray Bragg | | | | |
| Jennifer DiLorenzo | | | | |
| Charles Casagrande | | | | |

SCHEDULE1268E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

| NAME OF APPLICANT | MUNICIPALITY | FILE # | DATE REC'D | DATE INCOMPLETE |
|--|---|------------------|------------|-----------------|
| Site Plan for John Blewett, Inc. Block 46 Lots 7 & 8 Herbertsville Road (County Route 549) | Howell Township (Proposed – New metal storage containers totaling 15,360 sq. ft. at existing site) (Total Site Area – 10.362 acres) (Impervious Area – 0.513 acres existing + <u>0.417 acres proposed</u> 0.930 acres total) | HWSP9680 | 01-09-17 | 01-11-17 |
| Subdivision for Scelfo General Contracting, LLC Block 151 Lot 20 Allaire Road (County Route 524) | Wall Township (Proposed Use – Single Family Residential) (Total Area – 2.154 acres) | W1396 ROW3940 | 01-17-17 | 01-18-17 |
| Subdivision for Michael & Catherine Cummins Block 22 Lots 26, 30 & 31 W. Front Street (County Route 6) County Bridge R-31 | Keyport Borough (Proposed Use – Single Family Residential) (Total Area – 1.027 acres) | KPMJ731 | 01-19-17 | 01-18-17 |

REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2017

1. Election of Chairperson for 2017

Nomination of _____ for Chairperson was moved by _____ and seconded by _____.
Motion to close nominations was made by _____ and seconded by _____.

In the affirmative:

In the negative:

2. Adoption of Meeting Schedule for 2017

Motion to adopt the Development Review Committee Meeting Schedule for 2017 was made by _____ and seconded by _____.

In the affirmative:

In the negative:

**DEVELOPMENT REVIEW COMMITTEE
MEETING SCHEDULE
February 2017– January 2018**

Unless otherwise indicated, the meetings of the Monmouth County Development Review Committee will be held as follows:

TIME

2:00pm

LOCATION

Monmouth County Planning Board Conference Room
Hall of Records Annex
One East Main Street
Freehold, New Jersey 07728

| REGULAR MEETING DATES | ALT. MTG. DATES (if needed PRIOR TO MCPB MTG.) 1:00 PM |
|--|---|
| Monday, February 13, 2017 Monday, February 27, 2017 | Tuesday, February 21, 2017 |
| Monday, March 13, 2017 Monday, March 27, 2017 | Monday, March 20, 2017 |
| Monday, April 10, 2017 Monday, April 24, 2017 | Monday, April 17, 2017 |
| Monday, May 8, 2017 Monday, May 22, 2017 | Monday, May 15, 2017 |
| Monday, June 12, 2017 Monday, June 26, 2017 | Monday, June 19, 2017 |
| Monday, July 10, 2017 Monday, July 24, 2017 | Monday, July 17, 2017 |
| Monday, August 14, 2017 Monday, August 28, 2017 | Monday, August 21, 2017 |
| Monday, September 11, 2017 Monday, September 25, 2017 | Monday, September 18, 2017 |
| Tuesday, October 10, 2017 Monday, October 23, 2017 | Monday, October 16, 2017 |
| Monday, November 13, 2017 Monday, November 27, 2017 | Monday, November 20, 2017 |
| Monday, December 11, 2017 Tuesday, December 26, 2017 | Monday, December 18, 2017 * (* at 10:00 am – MCPB meets at 11:00 am) |
| Monday, January 8, 2018 Monday, January 22, 2018 (Reorganization Meeting) | Tuesday, January 16, 2018 |