

TENTATIVE AGENDA FOR MONDAY, JANUARY 11, 2016

SCHEDULE1243A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 11, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Howell Family Apartments, LLC Block 135 Lots 25 & 26 West Farm and Fort Plains Road	Howell Township	HW1400 (also HWSP9550)	12-17-15	2 (Lot Line Adjustment)	

SCHEDULE1243B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 11, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Thomas Devino Block 134 Lot 2 New Brunswick Avenue (County Route 516)	Aberdeen Township (Proposed Use – Residential) (Total Area – 0.71 acres)	ABT461 ROW3920	12-29-15	2 (1 new)	

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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

Subdivision for Oasis Therapeutic Life Center, Inc. Block 840 Lot 69.01 Navesink River Road (County Route 12A)	Middletown Township (Proposed Use – Single Family Residential) (Total Area – 13.60 acres)	MD1452 ROW3921	01-05-16	3 (2 new)	
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Allen Group, LLC Block 824 Lots 2, 3 & 4 Atlantic Avenue (County Route 524)	Wall Township (Proposed Use – Residential/Office-Light Industrial) (Total Area – 10.52 acres)	W1383 ROW3914	12-15-15	3 PREVIOUS ACTION: REQUEST INFORMATION JULY 13, 2015	

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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

SCHEDULE1243C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 11, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for MACW Freehold, LLC Block 70.05 Lot 17 West Main Street (County Route 537)	Freehold Township (Proposed Use – Residential/Retail – Bellemead Tract) (Total Area - 77.34 acres)	FRTMJ700	12-2915	5 (4 new)	PREVIOUS ACTION: REQUEST INFORMATION DECEMBER 14, 2015

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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

Subdivision for CentraState Medical Center, Inc. Block 86 Lot 4.01 West Main Street (County Route 537)	Freehold Township (Proposed Use – Technical subdivision – future water tower) (Total Area – 67.13 acres)	FRTMJ713	12-30-15	2 (1 new)	Fee Appeal PREVIOUS ACTION: REQUEST INFORMATION DECEMBER 14, 2015
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RPM Development, LLC Block 110.02 Lot 1 Russell & Allen Avenues	Oceanport Borough	OPMJ714	12-16-15	73 (72 new)	
(Proposed Use – MFR (Fort Monmouth Officers Housing Redevelopment)) (Total Area – 27.50 acres)					

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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

SCHEDULE1243D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 11, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RPM Development LLC Block 39 Lot 1 (1.01 & 1.02) Church Street (County Route 45)	Aberdeen Township (Proposed – 145 age-restricted and family oriented affordable housing Apartment units with 2545 sq. ft. senior center) (Total Site Area – 13.553 acres) (Impervious Area – 2.95 acres new proposed)	ABTSP9406 (also ABT458 ROW3904)	12-30-15	PREVIOUS ACTION: CONDITIONAL APPROVAL JULY 29, 2015

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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

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	12-30-15	PREVIOUS ACTION: REQUEST INFORMATION JUNE 23, 2014
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stanley Realty Holdings, LLC Block 72 Lot 1 South Street	Freehold Township (Proposed – 12,305 sq. ft. addition to existing auto dealership) (Total Site Area – 9.65 acres) (Impervious Area – 4.586 acres existing - <u>0.021 acres proposed</u> 4.565 acres total)	FRTSP7359A	01-04-16	CANR

Site Plan for MACW Freehold, LLC Block 70.05 Lot 17 West Main Street (County Route 537)	Freehold Township (Proposed – Bellemead Tract – Phase 1 Infrastructure) (Total Site Area – 77.34 acres) (Impervious Area – 0.68 acres existing <u>+ 2.37 acres proposed</u> 3.05 acres total)	FRTSP9510	12-29-15	PREVIOUS ACTION: REQUEST INFORMATION DECEMBER 14, 2015
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.02 West Main Street (County Route 537)	Freehold Township (Proposed – Bellemead Tract – Phase 1 Infrastructure) (Total Site Area – 42.46 acres) (Impervious Area – 0.33 acres new proposed)	FRTSP9510A	12-29-15	PREVIOUS ACTION: REQUEST INFORMATION DECEMBER 14, 2015
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.02 West Main Street (County Route 537)	Freehold Township (Proposed – Freehold Raceway Mall – Bellemead Tract - Phase 1 Impacts) (Total Site Area – 42.46 acres) (Impervious Area – 16.13 acres existing - <u>0.51 acres proposed</u> 15.62 acres total)	FRTSP9510B	12-29-15	PREVIOUS ACTION: REQUEST INFORMATION DECEMBER 14, 2015
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Roseland Asset Services, LLC Block 70.05 Lot 17 (Proposed 17.3) West Main Street (County Route 537)	Freehold Township (Proposed – 400-unit residential rental apartments with 774 parking spaces) (Total Site Area – 20.854 acres) (Impervious Area – 10.8 acres new proposed)	FRTSP9510C	12-29-15	PREVIOUS ACTION: REQUEST INFORMATION DECEMBER 14, 2015
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

Site Plan for Jiah Corporation Block 52 Lots 15 & 16.03 Palmer Avenue (County Route 7)	Holmdel Township (Proposed – Conversion of 2618 sq. ft. vehicle service building to Dunkin Donuts and convenience store) (Total Site Area – 1.02 acres) (Impervious Area – 0.676 acres existing – no change)	HLSP9487	12-15-15	PREVIOUS ACTION: REQUEST INFORMATION JULY 13, 2015
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Howell Family Apartments, LLC Block 135 Lots 25 & 26 West Farm and Fort Plains Road	Howell Township	HWSP9550 (also HW1400)	12-17-15	
	(Proposed – new 72-unit affordable rental housing units) (Total Site Area – 12.519 acres) (Impervious Area – 3.74 acres new proposed)			

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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

Site Plan for The Martin Group Block 121 Lot 17 Freneau Avenue (Route 79)	Matawan Borough	MTSP9555	01-08-16	CANR
	(Proposed – 14,117 sq. ft. addition to existing site with 48 new parking spaces) (Total Site Area – 1.40 acres) (Impervious Area – 0.675 acres existing <u>+ 0.311 acres proposed</u> 0.986 acres total)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for World Auto 681, LLC Block 3 Lot 14 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough	SHSP233D	12-21-15	
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(Proposed – 4,056 sq. ft. addition to existing site)
(Total Site Area – 7.23 acres)
(Impervious Area – 4.316 acres existing
+ 0.016 acres proposed
4.332 acres total)

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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

Site Plan for Radar Properties, LLC Block 101 p/o 1 Tinton Avenue/Hope Road (County Routes 537/51)	Tinton Falls Borough	TFSP9554	01-07-16	
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(Proposed – additional parking at existing site)
(Total Site Area – 12.35 acres)
(Impervious Area – 5.088 acres existing
+ 0.679 acres proposed
5.767 acres total)

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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Holland Green Farms, LLC Block 15 Lots 17.02 & 41.04 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township (Proposed – new 639,985 sq. ft. greenhouse with 60 parking spaces) (Total Site Area – 92.04 acres) (Impervious Area – 17.6 acres new proposed)	UFTSP9531	12-15-15	PREVIOUS ACTION: REQUEST INFORMATION OCTOBER 26, 2015
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

Site Plan for Rosano Trucking, Inc. Block 917 Lots 58 & 59 Belmar Boulevard (County Route 18)	Wall Township (Proposed – new 6,000 sq. ft. free-standing building at existing site) (Total Site Area – 2.092 acres) (Impervious Area – 1.893 acres existing - <u>0.345 acres proposed</u> 1.548 acres total)	WSP9552	12-21-15	
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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				
Joe Barris				
Ray Bragg				
James Giannell				
Jennifer DiLorenzo				

SCHEDULE1243E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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