

TENTATIVE AGENDA FOR MONDAY, FEBRUARY 8, 2016

SCHEDULE1245A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 8, 2016; CONTAINING 3 LOTS OR LESS.

---

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for D'Builders, LLC Block 2504 Lot 31 Craig Road	Manalapan Township	MN1054	01-27-16	2 (1 new)	
Subdivision for Kenneth Ruby Jr. Enterprises, Inc. Block 380 Lot 3 Center Avenue	Middletown Township	MD1453	01-28-16	3 (2 new)	

---

SCHEDULE1245B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 8, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Stuart L. Reed Block 24 Lots 22.01 & 23 <b>Allentown-Red Valley Road</b> <b>(County Route 526)</b>	Upper Freehold Township  (Proposed Use – Farming/Agricultural Subdivision) (Total Area – 261 acres)	UFT704 ROW3922	01-26-16	2 (Lot Line Adjustment)	

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				

SCHEDULE1245C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 8, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Frank Esposito Block 33 Lot 21 <b>County Route 537</b>	Colts Neck Township  (Proposed Use – Residential with new road) (Total Area – 13.9 acres)	CNMJ715	01-04-16	3 (2 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				
James Giannell				
Joe Barris				
Ray Bragg				
Jennifer DiLorenzo				
Charles Casagrande				

Subdivision for Traditional Developers, LLC Block 16 Lots 1, 1.02, 3.01 & 6 <b>Main Street (County Route 524)</b>	Farmingdale Borough  (Proposed Use – Single Family Residential) (Total Area – 18.12 acres)	FMMJ601	23	Waiver Request <b>PREVIOUS ACTION: FINAL APPROVAL SEPTEMBER 9, 2015</b>
---	--	---------	----	---

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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Regal L. B. Properties, LLC Block 307 Lots 7, 10 & 11.01 <b>Ocean Boulevard (County Route 57)</b>	Long Branch City  (Proposed Use – Residential) (Total Area – 0.874 acres)	LBMJ716	01-21-16	6 (3 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				
James Giannell				
Joe Barris				
Ray Bragg				
Jennifer DiLorenzo				
Charles Casagrande				

Subdivision for 2649 Highway Route 70, LLC Block 893.06 Lot 49 State Highway 70	Wall Township  (Proposed Use – Single Family Residential & child care facility) (Total Area – 6.48 acres)	WMJ717	01-22-16	7 (6 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				
James Giannell				
Joe Barris				
Ray Bragg				
Jennifer DiLorenzo				
Charles Casagrande				

SCHEDULE1245D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 8, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for H & D Shah Coffee & Donuts Corp. Block 226 Lot 1.01 State Highway 35	Aberdeen Township  (Proposed – conversion of existing bank to Dunkin Donuts) (Total Site Area – 0.959 acres) (Impervious Area – 0.477 acres existing - <u>0.043 acres proposed</u> 0.434 acres total)	ABTSP9566	02-03-16	<b>CANR</b>
Site Plan for Michael Criscola Block 52 Lots 3 & 4 <b>River Road</b> <b>(County Route 10)</b>	Fair Haven Borough  (Proposed – 14 new parking spaces at existing site) (Total Site Area – 0.243 acres) (Impervious Area – 0.243 acres existing – no change)	FHSP9557	01-15-16	

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				

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

Site Plan for M & M Realty Partners at Fair Haven, LLC Block 31 Lot 1 <b>River Road</b> <b>(County Route 10)</b>	Fair Haven Borough	FHSP9558	01-21-16	
--	-----------------------	----------	----------	--

(Proposed – new 2,706 sq. ft. Investors Savings Bank)  
(Total Site Area – 0.686 acres)  
(Impervious Area – 0.475 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				
James Giannell				
Joe Barris				
Ray Bragg				
Jennifer DiLorenzo				
Charles Casagrande				

Site Plan for Jiah Corporation Block 52 Lots 15 & 16.03 <b>Palmer Avenue</b> <b>(County Route 7)</b>	Holmdel Township	HLSP9487	01-21-16	
---	---------------------	----------	----------	--

**PREVIOUS ACTION:  
REQUEST INFORMATION  
JANUARY 11, 2016**

(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)

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 MGD Holdings HOW, LLC Block 25 Lots 21.01, 24.04 & 41 US Highway 9	Howell Township  (Proposed – new 96-unit multi-family residential with 291 parking spaces (The Fountains)) (Total Site Area – 14.73 acres) (Impervious Area – 2.13 acres new proposed)	HWSP7917A	01-08-16	<b>PREVIOUS ACTION:                  INCOMPLETE                  AUGUST 24, 2015</b>
--	---	-----------	----------	--

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				

Site Plan for Calgo Gardens Block 178 Lot 30 <b>Adelphia-Farmingdale Road                  (County Route 524)</b>	Howell Township  (Proposed – new 573 sq. ft. yoga yurt at existing landscape business) (Total Site Area – 6.67 acres) (Impervious Area – 0.78 acres existing + 0.04 acres proposed 0.82 acres total)	HWSP9325A	01-12-16	
---	---	-----------	----------	--

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				

---

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

---

Site Plan for Lion Holdings, LLC Block 48 Lots 1 & 3 <b>Allaire Road</b> <b>(County Route 524)</b> <b>Lakewood-Farmingdale Road</b> <b>(County Route 547)</b>	Howell Township	HWSP9445	01-21-16	<b>PREVIOUS ACTION:                  REQUEST INFORMATION                  DECEMBER 14, 2015</b>
(Proposed – new 3864 sq. ft. medical office building with 28 parking spaces) (Total Site Area – 2.04 acres) (Impervious Area – 0.598 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				
James Giannell				
Joe Barris				
Ray Bragg				
Jennifer DiLorenzo				
Charles Casagrande				

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 114 Lot 7.01 Indiana Avenue	Long Branch City	LBSP9563	01-28-16	<b>CANR</b>
(Proposed – telecommunications facility at existing high school stadium) (Total Site Area – 22.05 acres) (Impervious Area – no change)				

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 361 Lot 3 Timber Lane	Marlboro Township	MRSP9565	02-03-16	<b>CANR</b>
(Proposed – Wireless telecommunications facility at existing site) (Total Site Area – 3.51 acres) (Impervious Area – 0.842 acres existing + <u>0.035 acres proposed</u> 0.877 acres total)				

---

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

---

Site Plan for Black Bear Lake Block 35 Lots 17.01, 19, 19.01, 19.02 & 20 <b>Stage Coach Road</b> <b>(County Route 524)</b> <b>County Bridge MS-16</b>	Millstone Township  (Proposed – 5,900 sq. ft. additions to existing summer day camp) (Total Site Area – 34.88 acres) (Impervious Area – 3.255 acres existing + <u>0.153 acres proposed</u> 3.408 acres total)	MSSP6935A	01-12-16	
---	--	-----------	----------	--

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				

Site Plan for 645 Neptune Holdings LLC Block 816 Lot 5.02 Neptune Boulevard	Neptune Township  (Proposed – 4500 sq. ft. building and 114 parking spaces for new school bus transit center) (Total Site Area – 3.03 acres) (Impervious Area – 1.422 acres new proposed)	NSP9561	01-26-15	
---	---	---------	----------	--

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 New York SMSA Limited Partnership d/b/a Verizon Wireless Block 26.04 Lot 6 <b>Monmouth Road (County Route 15)</b>	Ocean Township	OSP9559	01-21-16	
--	-------------------	---------	----------	--

(Proposed – wireless telecommunications at existing site)  
(Total Site Area – 0.210 acres)  
(Impervious Area – no change)

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				

Site Plan for James Kourgelis Blocks 26 / 21 Lots 1 / 7.01 Obre Place	Shrewsbury Borough	SHSP2521A	02-01-16	
---	-----------------------	-----------	----------	--

(Proposed – 29,215 sq. addition to existing Shadowbrook banquet facility with 323 new parking spaces)  
(Total Site Area – 17.326 acres)  
(Impervious Area – 3.937 acres existing  
+ 1.122 acres proposed)  
5.059 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				
James Giannell				
Joe Barris				
Ray Bragg				
Jennifer DiLorenzo				
Charles Casagrande				

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

Site Plan for The Sudler Companies Block 5 Lot 3 <b>Shrewsbury Avenue                      (County Route 13)</b>	Shrewsbury Borough  (Proposed – new 5496 sq. ft. Quick Chek with fuel station at existing site) (Total Site Area – 6.35 acres) (Impervious Area – 4.898 acres existing + 0.209 acres proposed 5.107 acres total)	SHSP9515	01-27-16	<b>PREVIOUS ACTION:                      REQUEST INFORMATION                      SEPTEMBER 28, 2015</b>
--	---	----------	----------	--

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				

Site Plan for Holland Green Farms, LLC Block 15 Lots 17.02 & 41.04 <b>New Canton-Stone Tavern Road                      (County Route 524)</b>	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	02-01-16	<b>PREVIOUS ACTION:                      REQUEST INFORMATION                      JANUARY 11, 2016</b>
--	--	-----------	----------	--

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 Primax Properties, LLC Block 72 Lots 28 & 29 State Highway 35	Wall Township	WSP9562	01-26-16	<b>CANR</b>
(Proposed – new 6895 sq. ft. Advance Auto Parts store with 29 parking spaces) (Total Site Area – 1.49 acres) (Impervious Area – 0.592 acres new proposed)				

---

SCHEDULE1245E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

---

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

---

REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2016

---

1. Election of Chairperson for 2016

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 2016

Motion to adopt the Development Review Committee Meeting Schedule for 2016 was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ .

In the affirmative:

In the negative:

**DEVELOPMENT REVIEW COMMITTEE  
MEETING SCHEDULE  
February 2016– January 2017**

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

<b>REGULAR MEETING DATES</b>	<b>ALT. MTG. DATES (if needed PRIOR TO MCPB MTG.) 1:00 PM</b>
Monday, February 8, 2016 Monday, February 22, 2016	Tuesday, February 16, 2016
Monday, March 14, 2016 Monday, March 28, 2016	Monday, March 21, 2016
Monday, April 11, 2016 Monday, April 25, 2016	Monday, April 18, 2016
Monday, May 9, 2016 Monday, May 23, 2016	Monday, May 16, 2016
Monday, June 13, 2016 Monday, June 27, 2016	Monday, June 20, 2016
Monday, July 11, 2016 Monday, July 25, 2016	Monday, July 18, 2016
Monday, August 8, 2016 Monday, August 22, 2016	Monday, August 15, 2016
Monday, September 12, 2016 Monday, September 26, 2016	Monday, September 19, 2016
Tuesday, October 11, 2016 Monday, October 24, 2016	Monday, October 17, 2016
Monday, November 14, 2016 Monday, November 28, 2016	Monday, November 21, 2016
Monday, December 12, 2016 Tuesday, December 27, 2016	Monday, December 19, 2016 * (* at 10:00 am – MCPB meets at 11:00 am)
Monday, January 9, 2017 Monday, January 23, 2017 (Reorganization Meeting)	Tuesday, January 17, 2017