

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on MONDAY, JANUARY 11, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
James Giannell

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
Jennifer DiLorenzo

Mr. Kiernan read the following statement: "In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act," adequate notice of this Meeting of the Development Review Committee of The Monmouth County Planning Board was given as follows:

- 1) On January 27, 2015 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was forwarded for publication to The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on January 27, 2015 a copy was faxed to The Coast Star, and on January 29, 2015 a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on the Monmouth County Planning Board Bulletin Board and website.

The Committee adopted a Resolution to enter into an executive session at 4:07 PM to discuss matters involving attorney/client confidentiality exceptions to the Open Public Meetings Act. The Committee returned from executive session at 4:29 PM. There being no further business, the Meeting was adjourned at 4:29 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott and Victor Furmanec, PP. Also in attendance were William Mehr, Esq.; and Casey Jansen representing Holland Green Farms.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1243A, 1243B, 1243C, 1243D & 1243E by the Committee, Mr. Kiernan offered the following resolution and moved its adoption:

RESOLUTION

WHEREAS, the engineers of the Monmouth County Engineering Division on behalf of the Monmouth County Engineer have evaluated and reported on the Subdivisions and Site Plans on Schedules 1243A, 1243B, 1243C, 1243D & 1243E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1243A, 1243B, 1243C, 1243D & 1243E in relation to planning matters and conformance with the adopted Master Plan of the Monmouth County Planning Board;

WHEREAS, it has been determined that certain of the Subdivisions and Site Plans on said Schedules require review by the Monmouth County Planning Board pursuant to N.J.S.A. 40:27-6.2, 6.3 AND 6.6.

NOW THEREFORE BE IT RESOLVED, that the actions of the Committee as herein indicated for those Subdivisions and Site Plans listed on the attached Schedules 1243A, 1243B, 1243C, 1243D & 1243E are hereby approved in accordance with the terms, standards and conditions noted on said Schedules.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Planning Board is authorized to grant Final Approval to all Subdivisions or Site Plans for which conditions have been established, provided there are not substantial modifications to the Subdivision Maps or Site Plans affecting County requirements and all the conditions and requirements established in these Schedules have been met as shall be determined by the Committee.

Seconded by Mr. Sampson and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Sampson
Mr. Ettore
Mr. Giannell

In the Negative:

None

CERTIFICATION

I hereby certify the above to be a true copy of a Resolution adopted by The Development Review Committee of The Monmouth County Planning Board at a regular meeting on MONDAY, JANUARY 11, 2016.

Paul Kiernan, Jr.
CHAIRMAN
Monmouth County Planning Board Development Review Committee

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)	Exempt

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)	Conditional Final Approval

Conditions:

1. Provide a 25-foot by 400-foot sight triangle easement across proposed lot 2.01.
2. Receipt of a right-of-way dedication to the County of Monmouth for the widening of the New Brunswick Ave (County Route 516) right-of-way to a distance of 30 feet from the right-of-way centerline, a corner radius dedication to the County on Monmouth for the southerly corner of the intersection of New Brunswick and Anna Avenues, and a sight triangle easement across proposed lot 2.01. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning Department webpage at www.vistmonmouth.com. Following approval of the draft, submit executed deeds directly to this office for filing with the Monmouth County Clerk.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

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)	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Revise the subdivision plan to show driveway locations for proposed lots 69.03 and 69.04.
2. Revise the subdivision plan to show the existing fence will be removed from the required sight triangle at the intersection of Navesink River and Deep Hollow Roads.
3. Provide documentation for the existing sight triangle and drainage easements shown on the subdivision plan.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Receipt of a right-of-way dedication to the County of Monmouth for the widening of the Atlantic Avenue (County Route 524 Spur) right-of-way to a distance of 40 feet from the right-of-way centerline. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning Department webpage at www.vistmonmouth.com. Following approval of the draft, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
2. The proposed driveway should connect to the concrete area to provide for on-site vehicle turn around. The paving material for the proposed driveway should be noted on the plan.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

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	12-29-15	5 (4 new)	Request Information

The following item must be addressed before formal review and action by the Development Review Committee:

1. Submittal of a map indicating the jurisdictional boundaries for roads and ramps within the proposed development.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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
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The DRC voted to waive the subdivision application fee based on a letter from Timothy White, Freehold Township Engineer, stating that the subdivision would enable the construction of a public water facility at the site.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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)	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.2 et seq.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

Subdivision for RPM Development, LLC Block 110.02 Lot 1 Russell & Allen Avenues	Oceanport Borough (Proposed Use – MFR (Fort Monmouth Officers Housing Redevelopment)) (Total Area – 27.50 acres)	OPMJ714	12-16-15	73 (72 new)	Preliminary Approval
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Prior to Final Approval the applicant shall submit the following:

- A final plat drawn in accordance with the New Jersey Map Filing Law and a final plat review fee of \$100.00.
- The project engineer shall submit an AutoCAD drawing (.dxf format) of the approved final subdivision plat on a standard compact disc.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

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)		Amended Conditional Approval

Conditions:

1. The project is located adjacent to the Henry Hudson Trail. The developer shall disclose the existence of the rail trail to future residents and shall submit documentation indicating the manner in which this requirement is implemented during the sale or lease of the proposed dwelling units.
2. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of curbing and other improvements along the property frontage. The amount of the performance guarantee will be calculated upon receipt of revised plans.
3. Address the following comments received from the Monmouth County Parks Department:
 - a. Any site work proposed on the Henry Hudson Trail (HHT) right-of-way shall be subject to an access agreement between the developer and the MCPS.
 - b. There appear to be two proposed access points from the project site to the HHT, one from the Apartment Building and one from the Senior Center parking area. MCPS encourages these types of access points. However, any access to and/or improvements in the HHT right-of-way shall be subject to an access agreement between the developer and the MCPS.
 - c. The paved surface of the HHT in the proposed project area is in good condition, without cracks or other defects. Any damage to the HHT shall be repaired by the developer to pre-construction conditions.
 - d. The area proposed for restoration with Rain Garden Mix within the HHT right of way is currently standing water and may require NJDEP permits for wetlands filling.
 - e. Sidewalk and crosswalk improvements should tie into and include the access point to the HHT. We would ask the developer to consider making improvements to the access point to the HHT while constructing site access improvements, including restriping the crosswalk, installing detectable warning pads and new sidewalk and depressed curb.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

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	12-30-15	Request Information

The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Field conditions along County Route 40A should be verified via survey and shown on the site plan. The ADA ramps are critical areas and the site plan should not impact the ADA ramps.
2. The County generally does not allow sidewalk pavers within the right-of-way of County roads due to maintenance and liability issues. The applicant should provide a narrative discussing the need for the proposed sidewalk treatment.
3. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated January 11, 2016.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	Request Information

The following items must be addressed before formal review and action by the Development Review Committee:

2. Provide the information requested in memoranda prepared by Victorino B. Zabat, dated January 11, 2016.
3. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated December 10, 2015.
4. Provide the information requested in the comments and site plan markup prepared by Vincent Cardone, dated January 25, 2016.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide the information requested in memoranda prepared by Victorino B. Zabat, dated January 11, 2016.
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated December 10, 2015.
3. Provide the information requested in the comments and site plan markup prepared by Vincent Cardone, dated January 25, 2016.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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

The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide the information requested in memoranda prepared by Victorino B. Zabat, dated January 11, 2016.
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated December 10, 2015.
3. Provide the information requested in the comments and site plan markup prepared by Vincent Cardone, dated January 25, 2016.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide the information requested in memoranda prepared by Victorino B. Zabat, dated January 11, 2016.
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated December 10, 2015.
3. Provide the information requested in the comments and site plan markup prepared by Vincent Cardone, dated January 25, 2016.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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

The following item must be addressed prior to formal review and action by the Development Review Committee:

1. Revise the site plan to show the limits of NJDOT jurisdiction at the intersection of Highway 35 and Palmer Avenue.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for Howell Family Apartments, LLC Block 135 Lots 25 & 26 West Farm and Fort Plains Road	Howell Township (Proposed – new 72-unit affordable rental housing units) (Total Site Area – 12.519 acres) (Impervious Area – 3.74 acres new proposed)	HWSP9550 (also HW1400)	12-17-15	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated January 11, 2016.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for The Martin Group Block 121 Lot 17 Freneau Avenue (Route 79)	Matawan Borough (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)	MTSP9555	01-08-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for World Auto 681, LLC Block 3 Lot 14 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough (Proposed – 4,056 sq. ft. addition to existing site) (Total Site Area – 7.23 acres) (Impervious Area – 4.316 acres existing <u>+ 0.016 acres proposed</u> 4.332 acres total)	SHSP233D	12-21-15	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Elias Sarrinikolaou, dated December 23, 2015.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

Site Plan for Radar Properties, LLC Block 101 p/o 1 Tinton Avenue/Hope Road (County Routes 537/51)	Tinton Falls Borough (Proposed – additional parking at existing site) (Total Site Area – 12.35 acres) (Impervious Area – 5.088 acres existing <u>+ 0.679 acres proposed</u> 5.767 acres total)	TFSP9554	01-07-16	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

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

The following items must be addressed prior to formal review and action by the Development Review Committee:

1. The truck turning movement diagram shows that WB-67 vehicles will encroach into the opposite lane of traffic when turning right into the driveway. The driveway radius should either be increased to eliminate such encroachments into the opposite lane or provide information regarding the stopping distance at the driveway demonstrating there is sufficient distance that would allow the proposed driveway configuration to function safely.
2. Revise the sight line profile to show stationing along County Route 524. Clarify whether the existing grade identified on the profile is the road grade or the grade along the sight line. A berm noted in the cover letter submitted with the revised plans is not evident on the sight line profile. It is recommended that using the entire sheet and setting the horizontal scale to 1"=40' or 1"=50' to enhance review of the profile drawing.
3. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated January 11, 2016.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. A traffic impact statement indicating the number and types of vehicles accessing the facility.
2. A narrative that discusses the purpose and need for two access points.
3. Revise the site plan to show a five-foot wide right-of-way dedication along County Route 524 Spur.
4. The site plan should be revised to show that the existing wood ties along the site frontage will be removed.
5. Address the comments in memorandum prepared by Ellias Sarrinikolaou, dated December 28, 2015.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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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