

## 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, FEBRUARY 8, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
James Giannell  
Joe Barris, PP  
Ray Bragg, PE

Members Absent:

Edward Sampson, PP  
Joseph Ettore, PE

Alternates Absent:

Jennifer DiLorenzo  
Charles Casagrande

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 26, 2016 a notice of the February 8, 2016 Development Review Committee meeting 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 26, 2016 a copy was faxed to The Coast Star, and on January 26, 2016 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 entered into recess at 2:28 PM and returned at 2:34 PM. The Committee adopted a Resolution to enter into an executive session at 3:47 PM to discuss matters involving attorney/client confidentiality exceptions to the Open Public Meetings Act. The Committee returned from executive session at 4:02 PM. There being no further business, the Meeting was adjourned at 4:02 PM.

Staff present included: Phyllis Harrington, Daria Jakimowska, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott, Victor Furmanec, PP and Harriet Honigfeld (left meeting at 2:36 PM). Also in attendance were John Ploskonka, PE; and Casey Jansen representing Holland Green Farms.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1245A, 1245B, 1245C, 1245D & 1245E 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 1245A, 1245B, 1245C, 1245D & 1245E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1245A, 1245B, 1245C, 1245D & 1245E 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 1245A, 1245B, 1245C, 1245D & 1245E 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. Barris and passed upon the following vote:

In the affirmative:

Mr. Kiernan  
Mr. Giannell  
Mr. Barris  
Mr. Bragg

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, FEBRUARY 8, 2016.

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

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.

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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)	Exempt
Subdivision for Kenneth Ruby Jr. Enterprises, Inc. Block 380 Lot 3 Center Avenue	Middletown Township	MD1453	01-28-16	3 (2 new)	Exempt

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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 (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)	Conditional Final Approval

Condition:

1. Receipt of a right-of-way dedication to the County of Monmouth for the widening of the Trenton-Lakewood Road (County Route 526) right-of-way to a distance of 40 feet from the right-of-way centerline. Submit a draft deed, including the deed description, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning Department webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Following approval, submit executed deed 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 Barris, and passed upon the following vote:

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

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)	Request Information

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 20, 2016.
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated January 12, 2016.

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

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	Final Approval - Design Waiver
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- Based on a revision to the approved final subdivision, the estimate for required improvements along County Route 524 has been recalculated as indicated below. The revised bond estimate is \$84,298.50, of which ten percent, or \$8,429.85, must be in the form of a bank/certified check. The balance of \$75,868.65 may be in the form of a bond, letter of credit, or bank/certified check.

Quantity	Per	Item	Unit Price	Total
1	Lump sum	Maintenance and protection of traffic	\$7,000.00	\$7,000.00
570	Linear foot	6" x 8" x 20" concrete vertical curb	35.00	19,950.00
94	Cubic yard	Dense-graded aggregate base course, 6"-thick	50.00	4,700.00
247	Ton	Hot-mixed asphalt 19M64 base course, 6"-thick	100.00	24,700.00
83	Ton	Hot-mixed asphalt 9.5M64 surface course, 2"-thick	100.00	8,300.00
167	Gallon	Prime coat	2.00	334.00
74	Gallon	Tack coat	1.00	74.00
1361	Square yard	Topsoil, 4"-thick	3.00	4,083.00
1361	Square yard	Fertilizer and seed, Type A-3	2.00	2,722.00
1361	Square yard	Straw mulch	1.00	1,361.00
1	Unit	30" x 30" Sign	200.00	200.00
32	Linear foot	Traffic stripe, thermoplastic, 24"-wide	6.00	192.00
1216	Linear foot	Traffic stripe, thermoplastic, yellow, 4"-wide	1.00	1,216.00
753	Linear foot	Traffic stripe, thermoplastic, white, 4"-wide	1.00	753.00
150	Linear foot	Remove traffic stripes by grinding method	6.00	900.00
1	Unit	Relocate traffic sign	\$150.00	\$150.00
<b>SUBTOTAL</b>				\$76,635.00
<b>CONTINGENCY</b>				\$7,663.50
<b>TOTAL</b>				\$84,298.50

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for  
 Traditional Developers, LLC  
 Block 16  
 Lots 1, 1.02, 3.01 & 6  
 (CONT'D)

Farmingdale  
 Borough

FMMJ601

23

- A \$78,779.25 performance guarantee was previously posted by the applicant for required right-of-way improvement, consisting of an Amboy Bank check in the amount of \$7,877.92 and a First Indemnity of America Insurance Company Bond (FP0017635) in the amount of \$70,901.33. The applicant shall post the difference between the original bond estimate and the updated bond estimate (\$5,519.25).
- The inspection fee in the amount of \$1,685.97 must be submitted prior to the inspection of the installed improvements.
- A design waiver is granted for the relocation of six (6) utility poles located along the subject property's frontage. The Monmouth County Development Standards require utility poles to be located at least six feet from the curd or edge of the road right-of-way, whereas the poles are proposed to be located between two and three feet due to existing site conditions.

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

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

Subdivision for  
 Regal L. B. Properties, LLC  
 Block 307  
 Lots 7, 10 & 11.01  
**Ocean Boulevard**  
**(County Route 57)**

Long Branch  
 City

LBMJ716

01-21-16

6  
 (3 new)

Request  
 Information

(Proposed Use – Residential)  
 (Total Area – 0.874 acres)

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

1. The applicant should clarify whether the portion of proposed Lot 7.02 that adjoins the Ocean Boulevard right-of-way will be dedicated to the County.

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

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

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 Jim Giannell, Seconded by, Ray Bragg, and passed upon the following vote:

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

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	County Approval Not Required
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	Request Information

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

1. The applicant should discuss whether cross access agreements are in place with either of the adjacent properties.
2. Provide the information requested in memorandum prepared by Victorino B. Zabat, 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 M & M Realty Partners at Fair Haven, LLC Block 31 Lot 1 <b>River Road</b> <b>(County Route 10)</b>	Fair Haven Borough  (Proposed – new 2,706 sq. ft. Investors Savings Bank) (Total Site Area – 0.686 acres) (Impervious Area – 0.475 acres new proposed)	FHSP9558	01-21-16	Request Information

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

1. The westerly driveway along River Road should be shifted to the east away from the pedestrian crosswalk.
2. The proposed signs at the easterly driveway must be mounted on separate poles.

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

Site Plan for Jiah Corporation Block 52 Lots 15 & 16.03 <b>Palmer Avenue</b> <b>(County Route 7)</b>	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	01-21-16	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 Barris, Seconded by, Jim Giannell, and passed upon the following vote:

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Calgo Gardens Block 178 Lot 30 <b>Adelphia-Farmingdale Road (County Route 524)</b>	Howell Township	HWSP9325A	01-12-16	Conditional Approval
	(Proposed – new 573 sq. ft. yoga yurt at existing landscape business) (Total Site Area – 6.67 acres) (Impervious Area – 0.78 acres existing <u>+ 0.04 acres proposed</u> 0.82 acres total)			

Condition:

1. Provide the information requested in memorandum prepared by Elias Sarrinikolaou, dated January 20, 2016.

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

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

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  (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)	HWSP9445	01-21-16	Conditional Approval

Conditions:

1. Receipt of a right-of-way dedication to the County of Monmouth for the widening of the Lakewood-Farmingdale Road (County Route 547) right-of-way to a distance of 55 feet from the right-of-way centerline. Submit a draft deed and deed description to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning Department webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Following approval, submit executed deed directly to this office for filing with the Monmouth County Clerk.
  2. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of the driveway apron and any other improvements required along the property frontage. The amount of the performance guarantee will be provided to the applicant.
- The applicant shall contact the Monmouth County Engineer to ensure coordination of all construction activities with the Intersection Improvements at County Routes 524/524A/547 project.

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

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

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 114 Lot 7.01 Indiana Avenue	Long Branch City  (Proposed – telecommunications facility at existing high school stadium) (Total Site Area – 22.05 acres) (Impervious Area – no change)	LBSP9563	01-28-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 361 Lot 3 Timber Lane	Marlboro Township  (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)	MRSP9565	02-03-16	County Approval Not Required

Site Plan for Black Bear Lake Block 35 Lots 17.01, 19, 19.01, 19.02 & 20 <b>Stage Coach Road (County Route 524) 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	Conditional Approval
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Condition:

1. Receipt of a traffic statement stating the proposed development is intended to better serve the existing day camp use and will not increase trips to the site.

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

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

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

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 12, 2016.

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

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  (Proposed – wireless telecommunications at existing site) (Total Site Area – 0.210 acres) (Impervious Area – no change)	OSP9559	01-21-16	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 Barris, Seconded by, Ray Bragg, and passed upon the following vote:

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for James Kourgelis Blocks 26 / 21 Lots 1 / 7.01 Obre Place	Shrewsbury Borough  (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 <u>+ 1.122 acres proposed</u> 5.059 acres total)	SHSP2521A	02-01-16	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 4, 2016.

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

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 <u>+ 0.209 acres proposed</u> 5.107 acres total)	SHSP9515	01-27-16	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Revise the site plan to either show that the northerly driveway will provide one-way access into the site, or provide an island to restrict left turns out at this driveway.
2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 12, 2016.
3. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated February 3, 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 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	Conditional Approval

Conditions:

1. Revise the driveway to allow WB-67 vehicles to make right-hand turns in and out of the site without encroaching into the opposite lane of traffic.
2. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of the driveway apron and any other improvements required along the property frontage. The amount of the performance guarantee will be calculated upon receipt of revised plans.

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

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

Site Plan for Primax Properties, LLC Block 72 Lots 28 & 29 State Highway 35	Wall Township  (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)	WSP9562	01-26-16	County Approval Not Required
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SCHEDULE1245E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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	02-08-16

**An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:**

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 3, 2016.

Failure to submit the information required for administrative completeness within 90 days from the date of notification will result in the incomplete application package voided and discarded.

The Monmouth County Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses and documents, as is reasonably necessary to make an informed decision on the application for development

REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2016

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1. Election of Chairperson for 2016

Nomination of Paul Kiernan for Chairperson was moved by Jim Giannell and seconded by Ray Bragg. Motion to close nominations was made by Joe Barris and seconded by Jim Giannell.

In the affirmative:

Mr. Kiernan  
Mr. Giannell  
Mr. Barris  
Mr. Bragg

In the negative:

None

2. Adoption of Meeting Schedule for 2016

Motion to adopt the Development Review Committee Meeting Schedule for 2016 was made by Jim Giannell and seconded by Ray Bragg.

In the affirmative:

Mr. Kiernan  
Mr. Giannell  
Mr. Barris  
Mr. Bragg

In the negative:

None

**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