

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:15 PM on MONDAY, FEBRUARY 24, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Edward Sampson, PP  
Joseph Ettore, PE  
Vincent Domidion

Members Absent:

None

Alternates Absent:

Joe Barris, PP  
Ray Bragg, PE  
James Giannell  
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, 2014 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, 2014 a copy was faxed to The Coast Star, and on January 28, 2014, 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.

There being no further business, the Meeting was adjourned at 3:12 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE and Ellias Sarrinikolaou, LLA (left at 2:30 PM). Also in attendance were Dante M. Alfieri, Esq., Sharif Aly, PE and Mohammed Mosaad, applicant.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1198A, 1198B, 1198C, 1198D & 1198E 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 1198A, 1198B, 1198C, 1198D & 1198E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1198A, 1198B, 1198C, 1198D & 1198E 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 1198A, 1198B, 1198C, 1198D & 1198E 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. Domidion

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 24, 2014.

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

SCHEDULE1198A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 24, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gravel Hill Road Associates, LLC Block 84 Lot 79 Institute Street	Freehold Borough	FR315	02-12-14	2 (1 new)	Exempt
Subdivision for Bernard M. Goldsmith Block 127 Lots 5 & 6 Avenue of Two Rivers	Rumson Borough	RM403A	02-18-14	3 (1 new)	Exempt

**SCHEDULE1198B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 24, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael G. Bell Block 201 Lot 18 <b>Tinton Avenue</b> <b>(County Route 537)</b>	Eatontown Borough	ET415 ROW3898	02-10-14	2	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 0.644 acres)				

Conditions:

1. Revise plans to show a driveway detail for the proposed driveway on Tinton Avenue in accordance with county standards.
2. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Tinton Avenue to a distance of 40' from the right-of-way centerline as correctly shown on the plans. 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 page at [www.visitmonmouth.com](http://www.visitmonmouth.com) (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.
3. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of the proposed driveway at Tinton Avenue. The amount 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 Vince Domidion, Seconded by, Ed Sampson, and passed upon the following vote:

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

Subdivision for Estate of William E. Crome and Christopher & Karen Avore Block 41 Lots 22, 23 & 25 <b>Sycamore Avenue</b> <b>(County Route 13A)</b>	Shrewsbury Borough	SH262 ROW3895	02-11-14	2 (Lot consolidation)	Final Approval
	(Proposed Use – Residential) (Total Area – 1.334 acres)				

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Estate of William E. Crome and Christopher & Karen Avore Block 41 Lots 22, 23 & 25 (CONT'D)	Shrewsbury Borough	SH262 ROW3895	02-11-14	2 (Lot consolidation)	

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

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

Subdivision for Gaylen & Donald Nolan Block 86 Lots 60 & 60.01 <b>Allaire Road</b> <b>(County Route 524)</b>	Spring Lake Hts. Borough	SLH284 ROW3899	02-14-14	2 (Lot Line Adjustment)	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 1.406 acres)				

Conditions:

1. Revise plans to show the right of way along Allaire Road measured 30' from the right of way centerline.
2. Receipt of a copy of a filed deed for a cross access easement between lots 60.02 and 60.03 for the existing gravel driveway that extends into lot 60.03.
3. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Allaire Road to a distance of 30' 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 page at [www.visitmonmouth.com](http://www.visitmonmouth.com) (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.

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

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

SCHEDULE1198C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 24, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for GS Realty Corp. Block 36 Lot 21 Maxim Southard Road <b>(County Bridge HL-75)</b>	Howell Township  (Proposed Use – Residential) (Total Area – 71.5 acres)	HWMJ685	02-14-14	9 (8 new)	Request Information

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

1. Revise plans to show the location, size, length, and details for County Drainage Structure HL-75 located along Lanes Pond Road.
2. The Drainage Analysis must be revised to address comments dated February 24, 2014 provided by Victorino Zabat. The attached comments include but are not limited to a request for dominant runoff path, a drainage area map showing runoff tributary to the proposed detention basin, routing calculations, existing runoff, and time of concentration under proposed conditions. All remaining comments are included in the memorandum.

Subdivision for Calton Homes (Pulte Homes) Blocks 421/415 Lots 9/33 <b>Dutch Lane Road (County Route 46)</b>	Marlboro Township  (Proposed Use – SFR – Kensington Gate) (Total Area – 113.66 Acres)	MRMJ166		89	Discussion
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The Monmouth County Development Review Committee on 01/27/2014 requested that Mark Aikins, Esq., Planning Board Counsel, explore the option of calling out the bond posted by the applicant for improvements along Dutch Lane Road that were not installed as per the agreement between the developer and the County of Monmouth. Subsequent to that request, Mr. Aikins contacted the applicant's attorney, James Mullen, Esq., who agreed to cooperate with the county and comply with the conditions contained within the agreement. A meeting is to be scheduled between the applicants' representatives and the county prior to the Development Review Committee meeting of 03/10/2014 to discuss the terms of the agreement. The applicant will be informed that a full set of construction drawings for the required improvements must be submitted by March 31, 2014.

SCHEDULE 1198D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 24, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Development, LLC Block 155 Lot 1 <b>Cliffwood Avenue</b> <b>(County Route 6A)</b>	Aberdeen Township  (Proposed – Glassworks Redevelopment – 500 dwelling units/ retail/hotel/movie theatre and 1628 parking spaces) (Total Site Area – 51.24 acres) (Impervious Area – 35.868 acres existing - <u>3.420 acres proposed</u> 32.448 acres total)	ABTSP9344	02-06-14	Request Information

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

**DRAINAGE:**

The following information must be submitted pursuant to review by Victorino Zabat, P.E., Principal Engineer.

1. Provide supplemental runoff and routing calculations to address the change in 25-year storm runoff from the site. Specifically, provide calculations for the following:
  - a. existing time of concentration, corresponding to the runoff path indicated in Item 2.f above;
  - b. runoff coefficient C or curve number CN under existing conditions;
  - c. existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
  - d. time of concentration under proposed conditions, corresponding to the runoff path indicated on the drainage area maps submitted with the Stormwater Management Report;
  - e. runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned;
  - f. proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
  - g. detention storage volume, using Modified Rational or NRCS (SCS) Method;
  - h. detention storage routing;
  - i. stage-storage and stage-discharge tables and charts as necessary;
  - j. routed peak flow and corresponding hydrograph. Provide hydrograph plots for existing, proposed and routed flow.
2. Provide drainage area maps indicating all areas tributary to County Structure MA 18 and County Structure MA 18A on Matawan Avenue. Indicate land use / land cover and dominant runoff path.
3. Indicate size, shape, slope, material and destination of outlet pipe from existing inlets on C.R. 6A, Cliffwood Avenue, approximately 290 ft. northeast of Sta. 0+00 on Avenue "C".
4. Indicate slope and destination of 12-in. diam. CMP connected to existing inlet on C.R. 6A, Cliffwood Avenue, approximately 78 ft. northeast of Sta. 0+20 on Road "A".
5. Notations for existing drainage structure near the northeast corner of the site were obscured by notations for MH 101, and are illegible. Provide revised drainage plans with legible graphics and notations for existing storm drainage structures.
6. Provide individual grading detail drawings for all curb ramps along C.R. 6A, Cliffwood Avenue. Specifically: provide spot elevations at top and bottom of all existing and proposed curb ramps; at corners of detectable warning surfaces, and associated landing / maneuvering areas; at corners of all transition areas, and at corners of ramp flares, as indicated on Attachment 1.
7. Indicate clearly that all changes in longitudinal / running slope are perpendicular to the direction of the associated sidewalk and that all cross-slopes are at maximum 2%, as indicated in Attachment 2.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Development, LLC Block 155 Lot 1 (CONT'D)	Aberdeen Township	ABTSP9344	02-06-14	

8. Indicate clearly that all detectable warning surfaces are located at the lower end of each curb ramp, as indicated on Attachment 3
9. Provide computations to verify that all longitudinal / running slopes are at maximum 8.33% (1V:12H) and that all cross slopes are at maximum 2% at locations indicated on Attachment 4. Indicate slopes on individual ramp grading detail drawings.
10. Indicate clearly that curb ramps along C.R. 6A, Cliffwood Avenue are aligned with crosswalks, as indicated in Attachment 5.
11. If curb ramps are not aligned with crosswalks, provide 4-ft. x 4-ft. Turning Area with maximum 2% slope, as indicated in Attachment 6. Indicate Turning Areas on ramp grading detail drawings and on plan.

**LANDSCAPING:**

The following information must be submitted pursuant to review by Elias Sarrinikolaou, LLA., Monmouth County Landscape Architect.

1. In accordance with the County development regulations design standards section 2.4-10, the Tree Save Plan, the applicant shall identify existing trees to be saved and removed within the County right of way and fifty feet into the site in question. Tree save plan information will require the tree's genus, species and the diameters measured at 4.5' (DBH) above existing grade.
  - a. The applicant must show the genus, species and common name of all trees in and 50' adjacent to the county Right of Way for review.
  - b. The applicant should make a real effort to maintain and preserve trees in the ROW where possible.
  - c. The applicant must change the black background of the existing tree inventory list on the tree removals plan with a white background and black text to make it easier to read. Increase the font (text) size to make it legible.
3. In accordance with the section 2.4-11 the applicant must indicate the average heights of all plant materials at maturity in the plant list.
4. In accordance with section 5.5 all street tree shall be planted at a minimum of 5' from any sidewalk. The applicant must increase the width of the tree lawn on Cliffwood Avenue (CR 6A) to a 10' minimum and place the proposed tree in the center.
5. The applicant indicates the use of thirty Red Maples (*Acer rubrum*) in the tree lawn areas on CR 6A. The red maple is considered a medium sized tree. The applicant must increase the spacing to 30' O.C. and not less.
6. The use of an additional tree species along Cliffwood Avenue in addition to the Red maple is encouraged to increase the diversity of the street tree planting.
7. In accordance with section 5.5-5, Buffer areas will be required for screening of nuisance glare anticipated from parking lots near or facing county roads. Buffer areas must provide year round adequate screening from anticipated headlight glare and site lighting. Where topography will not create a visual screen plantings must be used to reduce nuisances such as headlight glare. Areas to screen include the northern boundaries of:

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
Somerset Development, LLC  
Block 155  
Lot 1  
(CONT'D)

Aberdeen  
Township

ABTSP9344

02-06-14

- a. Parking lot "L"
- b. Parking lot "G"

8. The applicant has placed trees at the intersection of avenue C that appear to be too close to the curb ramp and in the curb's radius. Moving them away from the corners may improve visibility of pedestrians at the corners. The applicant must indicate the sight triangles on the landscape plans for review.
9. The applicant shows a double headed light fixture along CR6A. This proposed lighting appears to be mounted at a 16' height. The lighting may cause a perceived glare to vehicles traveling on CR6A. A single fixture may be adequate. The applicant is to reevaluate the use of the double headed fixtures and the perception of glare. Provide your findings for review.
10. The planting details shall have the following changes:
  - a. The street tree planting must have a 5" soil saucer at the base of the tree.
  - b. 4" depth of shredded mulch.
  - c. 2" clearance at base of tree, do not place any soil or mulch on the root collar.
  - d. All deciduous trees on CR6A under 3" caliper shall be staked, over 3" caliper must be guyed.
  - e. The root collar of all trees and shrubs must be visible. If not visible the tree will be rejected.
  - f. Contractor must remove girdling, adventitious and circling roots at or above the root collar.

**TRAFFIC:**

The following information must be submitted pursuant to review by Vincent Cardone, P.E. Monmouth County Traffic Engineer.

1. Traffic Impact Study, by Langan Engineering, Revised Through October 23, 2013
  - a. The site plan shows a total of four site driveways, although only three were analyzed. Provide analysis for the westerly site driveway.
  - b. Since 6% of site traffic is estimated to travel through the intersection of CR 6A & Locust St, an analysis of this intersection is required.
  - c. Provide analysis for a 10 year traffic projection beyond the Phase 2 build year.
  - d. Revise analyses to include the queue storage for each approach. Provide a summary showing 50th and 95th percentile queues and the queue storage ratio for each lane on CR 6A.
  - e. Provide a draft timing directive for the proposed signalized intersection, and an explanation of how the minimum green time is accounted for in the analysis.
  - f. Provide a 3 year crash summary and collision diagram for the study area.
  - g. Provide clarification as to why the Phase 2 driveway (Driveway 1) is listed under both signalized intersection and unsignalized intersection in the Capacity Analysis summary table.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
Somerset Development, LLC  
Block 155  
Lot 1  
(CONT'D)

Aberdeen  
Township

ABTSP9344

02-06-14

- h. Provide a summary of railroad operations at the CR 6A crossing. Summary shall include an estimated number of gate activations in a typical peak hour, duration of gate closing, and resulting queue.
- i. Submit written documentation from NJDOT's Railroad Engineering and Safety Unit regarding its position on potential impacts to the rail crossing and the need for a Diagnostic Team Review.
- j. Evaluate sight distance at each of the proposed site driveways.
- k. Prepare an analysis and description of improvements necessary to mitigate the increase in traffic. Mitigation of impacts will be required for lanes that are projected to deteriorate to level of service "D" or lower or that are deteriorated beyond 1½ levels of service. Provide recommendations for mitigation for deterioration below acceptable levels of service. The following locations have been identified as meeting this criteria in the 2017 build condition:
  - i. CR 6A & Cross Rd.
  - ii. CR 6A & County Rd
  - iii. CR 6A & Rose St
  - iv. Laurence Harbor Rd/Morristown Rd and Cliffwood Ave (intersection under jurisdiction of Middlesex County)  
(Note: Identify as appropriate for 2027 build condition.)

2. Preliminary and Final Site Plan, by Langan Engineering, Revised Through October 19, 2013:

- a. Revise the site plan to provide the appropriate level of detail along CR 6A required for review. Include a "strip map" showing all improvements necessary to mitigate traffic.
  - i. The strip map should be drawn at a maximum 1"=30' scale, although 1"=20' is preferred.
  - ii. Proposed right in/right out driveways shall be designed per Figure 9 of the Development Regulations.
  - iii. Other requirements for the strip map can be found in sections 2.2-5 and 2.2-7 of the Development Regulations.
- b. The circulation plan shall be revised to show the design vehicles turning onto and off of CR 6A.

**Additional comments and conditions may be established upon receipt of revised plans.**

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Genesis Associates Block 122 Lot 33 <b>Tennent Road</b> <b>(County Route 3)</b>	Marlboro Township  (Proposed – New 8514 sq. ft. office building with 34 parking spaces) (Total Site Area – 0.874 acres) (Impervious Area – 0.472 acres new proposed)	MRSP9351	02-18-14	Request Information

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

- Prior to a formal review of the current site plan application, the attached previous application for the Matchmaker Real Estate Site Plan that was previously issued Conditional Approval on 08/14/06 (Application #MRSP8353) must be withdrawn without prejudice.

Site Plan for Islamic Society of Monmouth County Block 1045 Lot 11.01 <b>Red Hill Road</b> <b>(County Route 52)</b>	Middletown Township  (Proposed – new 5300 sq. ft. community center at existing place of worship plus 106 new parking spaces) (Total site Area – 7.5 acres) (Impervious Area – 1.826 acres existing + <u>0.797 acres proposed</u> 2.623 acres total)	MDSP5812B	02-21-14	Conditional Approval
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CONDITION:

- Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements and clearing along Red Hill Road (County Route 52). 10%, or \$5,067.04 must be in the form of a bank/certified check. The balance of \$45,603.36 may be in the form of a bond, letter of credit, or bank/certified check. The amount was calculated as follows:



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 224 Maple Ave, LLC Block 75.02 Lot 129 Maple Avenue	Red Bank Borough  (Proposed – conversion of existing dwelling to medical office) (Total Site Area – 0.294 acres) (Impervious Area – 0.07 acres existing <u>+ 0.06 acres proposed</u> 0.13 acres total)	RBSP9347	02-10-14	County Approval Not Required
Site Plan for American Legion Block 21 Lots 7 & 8 <b>Front Street</b> <b>(County Route 39)</b>	Union Beach Borough  (Proposed – new 4280 sq. ft. building) (Total Site Area – 0.315 acres) (Impervious Area – 0.239 acres existing <u>+ 0.006 acres proposed</u> 0.245 acres total)	UBSP9350	02-12-14	Conditional Approval

Conditions:

1. Revise plans to show full replacement of curb along the property frontage in accordance with county standards.
2. Revise plans to provide a pavement repair and curb detail in conformance with county standards.
3. Revise plans to show the new parallel parking spaces along the street that are going to be adjusted as a result of the new proposed driveway.
4. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of curbing along the property frontage. The amount will be calculation upon receipt of revised plans.

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

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

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth University Block 39 Lot 8 Cedar Avenue	West Long Branch Borough	WL BSP8459G	02-20-14	County Approval Not Required
	(Proposed – Soccer Field Renovations) (Total Site Area – 55.27 acres) (Impervious Area – 16.345 acres existing – no change)			

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SCHEDULE1198E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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