

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on MONDAY, APRIL 14, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE (arrived at 2:11 pm)
Vincent Domidion
Jennifer DiLorenzo (arrived at 2:10 pm)

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
James Giannell

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.

The Committee entered into an Executive Session at 3:33 PM and returned at 3:40 PM. There being no further business, the Meeting was adjourned at 3:40 PM.

Staff present included: Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE (arrived at 2:11 pm) and JoAnn Denton. Also in attendance were Karl Pehnke, PE and Sony David, PE from Langan Engineering; Michael Bruno, Esq.; Thomas Michnewicz from Somerset Development; and George Rette, applicant.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1201A, 1201B, 1201C, 1201D and 1201E 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 1201A, 1201B, 1201C, 1201D and 1201E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1201A, 1201B, 1201C, 1201D and 1201E 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 1201A, 1201B, 1201C, 1201D and 1201E 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, APRIL 14, 2014.

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

SCHEDULE1201A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 14, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for The Bankruptcy Estate of Sofia Homes, LLC, Peggy Stalford, Trustee, and Mitchel Malzberg, Esq., Attorney for Trustee Block 84 Lot 65.11 Orchard Street	Freehold Borough	FR316	03-28-14	2 (1 new)	Exempt
Subdivision for TFM Builders, LLC Block 4 Lots 109, 110 & 111 Tenth Avenue	Spring Lake Heights Borough	SLH285	03-24-14	2 (Lot Consolidation)	Exempt

SCHEDULE1201B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 14, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Maureen & Frank Paoni Block 1062 Lots 29 & 30 Newman Springs Road (County Route 520)	Middletown Township (Proposed Use – Residential) (Total Area – 5.980 acres)	MD1447 ROW3902	03-20-14	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Revise plans to show the right of way centerline of Newman Springs Road (County Route 520).
2. Revise plans to show the right of way measured 40' from the right of way centerline.
3. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Newman Springs Road to a distance of 40' 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://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 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				

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for George C. Rette, Sr. Block 23 Lots 6 & 6.01 Allentown-Red Valley Road (County Route 526)	Upper Freehold Township (Proposed Use – Agricultural/Residential) (Total Area – 15.854 acres)	UFT703 ROW3901	03-24-14	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Receipt of a deed of easement along lot 6 only, provided that the right of way shown on the plans along lots 5, 5.01, 6.01, and 7 currently exist. Documentation must be provided for the right of way as shown. Should the right of way not exist, the applicant will be required to provide an easement measured 40' from the right of way centerline along the lots currently owned by the applicant.
2. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Allentown-Red Valley Road to a distance of 40' 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://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 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				

SCHEDULE1201C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 14, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Somerset Holmdel, LLC Block 11 Lots 38, 38.02, 73.01, 73.02 73.03 & 73.04 (County Bridges H-6, H-24 & H-25)	Holmdel Township	HLMJ678 (also HLSP9299)	04-03-14	5 (Lot consolidation)	Conditional Preliminary Approval
<p>(Proposed Use – Subdivision for Alcatel/Lucent Redevelopment site – mixed use) (Total Area – 472.69 acres) (Impervious Area – 58.877 acres existing – no change)</p>					

Conditions:

1. Revise plans to show easements for maintenance and reconstruction of Monmouth County Drainage Structures H-25, H-24, and H-6, including all bearings and distances as shown shaded in yellow on the attached photocopies.
2. Receipt of deeds of easement to the County of Monmouth for county drainage structures H-25, H-24, & H-6. 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://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.
 - Prior to final approval, the applicant will be required to enter into a developer's agreement between Holmdel Township and the County of Monmouth for all necessary offsite improvements.

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				

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for GS Realty Corp. Block 36 Lot 21 Maxim Southard Road (County Bridge HL-75)	Howell Township (Proposed Use – Residential – Haystack Glen) (Total Area – 71.5 acres)	HWMJ685	03-18-14	9 (8 new)	Request Information

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

1. A Stormwater Analysis and Stormwater Management Report must be submitted as per the comments prepared by Victorino Zabat, of the Monmouth County Engineering Department.

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

Subdivision for Elon Associates, LLC Block 184 Lots 7-10 & 14 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed Use – Residential/Retail/Office) (Total Area – 47.42 acres)	HWMJ686 (also HWSP9360)	03-17-14	71	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. The applicant must address the comments prepared by Victorino Zabat, Monmouth County Engineering Staff.
2. Monmouth County Traffic Engineering staff is currently preparing red line comments for required roadway improvements along Adelphia-Farmingdale Road (County Route 524). Required improvements will include but are not limited to the installation of a formal left turn lane at Yellowbrook Road and West Farms Road and associated shift of the one allowable entrance drive and re-alignment of Yellowbrook Road. Upon completion, the plans will be forwarded to the applicant for the applicants use.

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

SCHEDULE1201D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 14, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for A.P. Development Partners Block 2404 Lot 10 Lake Avenue	Asbury Park City (Proposed – construct 6 new townhouse units (8622 sq. ft.)) (Total Site Area – 0.096 acres) (Impervious Area – 0.096 acres new proposed)	APSP9370	03-31-14	County Approval Not Required

Site Plan for CentraState Medical Center, Inc. Block 86 Lots 8, 8.03 & 11 West Main Street (County Route 537)	Freehold Township (Proposed – new 9500 sq. ft. data center and emergency generator) (Total Site Area – 73.95 acres) (Impervious Area – 27.871 acres existing <u>+ 0.230 acres proposed</u> 28.101 acres total)	FRTSP8118B	03-27-14	Final Approval
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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 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				

Site Plan for Hough Petroleum Block 70.02 Lot 23 Stillwells Corner Road	Freehold Township (Proposed – site improvements at existing gasoline service station including construction of canopy) (Total Site Area – 0.86 acres) (Impervious Area – 0.373 acres existing <u>- 0.003 acres proposed</u> 0.370 acres total)	FRTSP9367	03-25-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Calgo Gardens Block 178 Lot 30 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed – 212 sq. ft. addition at existing site for café) (Total Site Area – 6.67 acres) (Impervious Area – 0.75 acres existing <u>+ 0.03 acres proposed</u> 0.78 acres total)	HWSP9325		Conditional Approval

Conditions:

1. Revise plans to show a right of way dedication measured 30' from the right of way centerline along Adelphia-Farmingdale Road.
2. Revise plans to show an additional 10' behind the required 30' dedication in the form of a permanent road widening easement.
3. Receipt of a deed of dedication to the County of Monmouth for the widening of the right-of-way along Adelphia-Farmingdale Road to a distance of 30' from the right-of-way centerline. The applicant is also required to submit a deed of easement for an additional 10' easement behind the 30' dedication. 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://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 Ed Sampson, Seconded by, Joe Ettore, 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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Holmdel, LLC Block 11 Lots 38, 38.02, 73.01, 73.02, 73.03 & 73.04 (County Bridges H-6, H-24 & H-25)	Holmdel Township (Proposed – Phase I of Alcatel/Lucent redevelopment consisting of mixed use) (Total Site Area – 472.69 acres) (Impervious Area – 58.877 acres existing – no change)	HLSP9299 (also HLMJ678)	04-03-14	Conditional Approval

Conditions:

1. Revise plans to show easements for maintenance and reconstruction of Monmouth County Drainage Structures H-25, H-24, and H-6, including all bearings and distances as shown shaded in yellow on the attached photocopies.
2. Receipt of deeds of easement to the County of Monmouth for county drainage structures H-25, H-24, & H-6. 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://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. Prior to final approval, the applicant will be required to enter into a developer's agreement between Holmdel Township and the County of Monmouth for all necessary offsite improvements.

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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Elon Associates, LLC Block 184 Lots 7-10 & 14 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed – 10 residential units with 22,050 sq. ft. retail/office and 347 parking spaces) (Total Area – 47.42 acres) (Impervious Area – 12.253 acres new proposed)	HWSP9360 (also HWMJ686)	03-17-14	Request Information

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

1. The applicant must address the comments prepared by Victorino Zabat, Monmouth County Engineering Staff.
2. Monmouth County Traffic Engineering staff is currently preparing red line comments for required roadway improvements along Adelphia-Farmingdale Road (County Route 524). Required improvements will include but are not limited to the installation of a formal left turn lane at Yellowbrook Road and West Farms Road and associated shift of the one allowable entrance drive and re-alignment of Yellowbrook Road. Upon completion, the plans will be forwarded to the applicant for the applicants use.

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

Site Plan for Diocese of Trenton Block 179 / 189 Lots 47 / 4 & 11 Willow & Morris Avenues	Long Branch City (Proposed – multi-family residential – 104 units with 149 parking spaces) (Total Site Area – 1.74 acres) (Impervious Area – 1.380 acres new proposed)	LBSP9368	03-26-14	Final Approval
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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 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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fields of Dreams, LLC Block 66 Lot 18.01 Woodward Avenue (County Bridge MN-22)	Manalapan Township (Proposed – 2 new recreational buildings totaling 192,500 sq. ft. with 290 new parking spaces) (Total Site Area – 22.35 acres) (Impervious Area – 9.430 acres new proposed)	MNSP9362	03-19-14	Request Information

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

1. The applicant is required to address the comments prepared by Victorino Zabat of the Monmouth County Engineering Department dated April 11, 2014.
- 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 Lot 12.06 Freehold-Englishtown Road (County Route 522)	Manalapan Township (Proposed – telecommunications at existing site) (Total Site Area – 5.31 acres)	MNSP9373	04-07-14	Final Approval
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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 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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 88 Lot 39.01 East Main Street	Manasquan Borough (Proposed – communications facility at existing site) (Total Site Area – 1.349 acres)	MQSP9374	04-09-14	County Approval Not Required

Site Plan for Serajus Quaderi & Mahbuba Rahman Block 268 Lot 73 County Route 520	Marlboro Township (Proposed – conversion of existing 3536 sq. ft. residence to dental/medical office) (Total Site Area – 0.724 acres) (Impervious Area – 0.078 acres existing <u>+ 0.193 acres proposed</u> 0.271 acres total)	MRSP9340	03-17-14	Conditional Approval
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Conditions:

1. Revise plans to show replacement of curb along the entire property frontage in accordance with county standards.
2. Revise plans to provide a two foot saw cut and curb detail in conformance with county standards.
3. Revise plans to address the comments prepared by Ellias Sarrinikolaou, Monmouth County Landscape Architect.
4. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along County Route 520 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 \(http://co.monmouth.nj.us/page.aspx?ID=2967\)](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.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along County Route 520. 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 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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M & M at 483 Route 79, LLC Block 122 Lot 27.04 State Highway 79	Marlboro Township (Proposed – retail & convenience store with fuel station (total 16,296 sq. ft.) with 99 parking spaces) (Total Site Area – 15.2 acres) (Impervious Area – 2.688 acres new proposed)	MRSP9365	03-21-14	Request Information

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

1. The applicant must submit a revised drainage analysis to address the comments prepared by Victorino Zabat, of the Monmouth County Engineering Department.

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

Site Plan for Atlantic Pier Co., Inc. Block 732 Lots 10–13, 21 & 22 State Highway 36	Middletown Township (Proposed – 40-unit garden apartments with 80 parking spaces) (Total Site Area – 5.528 acres) (Impervious Area – 0.033 acres existing <u>+ 1.332 acres proposed</u> 1.365 acres total)	MDSP9286	03-26-14	Conditional Approval
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- Prior to final county Site Plan approval, the applicant is required to submit a certified check in the amount of \$22,904.74 made payable to the County of Monmouth for replacement of County Drainage Structure MT-17A, which is a double 6' x 10' Box Culvert that will carry stormwater from the development site. The amount is based on the percentage of land area of the development draining to County Drainage Structure MT-17A, relative to the total upland area draining to the structure.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ocean CrossFit, LLC Block 15 Lot 1.01 Steiner Avenue (County Route 5)	Neptune City Borough (Proposed – conversion of existing 4,702 sq. ft. building to fitness center with 19 parking spaces) (Total Site Area – 0.84 acres) (Impervious Area – 0.838 acres existing <u>- 0.138 acres proposed</u> 0.700 acres total)	NCSP9366	03-24-14	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 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				

Site Plan for Greater New Jersey Annual Conference of the United Methodist Church Block 1500 Lot 33 Jumping Brook Road	Neptune Township (Proposed – new 20,038 sq. ft. office building with 100 parking spaces) (Total Site Area – 2.40 acres) (Impervious Area – 1.226 acres new proposed)	NSP9371	04-03-14	Request Information
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The following item(s) must be addressed prior to formal review and action by the Development Review Committee:

- This site is tributary to County Drainage Structure N-19. A stormwater management report including 25 year storm analysis with drainage area map is required to be submitted for review.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Deal Sephardic Youth Center, Inc. Block 13 Lot 19 Norwood Avenue	Ocean Township (Proposed – 3866 sq. ft. addition to existing building (including a CVS Pharmacy) for community center) (Total Site Area – 3.512 acres) (Impervious Area – 3.030 acres existing – no change)	OSP9369	03-28-14	County Approval Not Required
Site Plan for Tinton Falls Lodging Realty, LLC Block 115 Lot 1.01 Hope Road (County Route 51)	Tinton Falls Borough (Proposed – driveway and parking improvements at existing hotel) (Total Site Area – 5.139 acres) (Impervious Area – 3.589 acres existing - <u>0.082 acres proposed</u> 3.507 acres total)	TFSP9364	03-20-14	

The Site Plan application for Tinton Falls Lodging Realty, LLC was carried to the next meeting on April 28, 2014.

SCHEDULE1201E

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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