

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, NOVEMBER 14, 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
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 February 9, 2016 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 February 9, 2016 a copy was faxed to The Coast Star, and on February 9, 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 4:05 PM and returned at 4:13 PM. There being no further business, the Meeting was adjourned at 4:42 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., Robert Curley, PE, John Anderson, Esq., Philip San Filippo, Esq., Scott Kennel, PE and Frederick Niemann, Esq.

**Date of publication attached.

COMPLIANCE STATEMENT

IN ACCORDANCE WITH P. L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONDAY, NOVEMBER 14, 2016 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF MONMOUTH COUNTY PLANNING BOARD WAS COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS:	Notified:	<u>February 9, 2016</u>
	Advertised:	<u>February 11, 2016</u>

FAXED TO:

THE COAST STAR:	<u>February 9, 2016</u>
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POSTED:

FREEHOLDER'S BULLETIN BOARD Hall of Records	<u>February 9, 2016</u>
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	<u>February 9, 2016</u>

2016

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1263A, 1263B, 1263C, 1263D & 1263E 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 1263A, 1263B, 1263C, 1263D & 1263E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1263A, 1263B, 1263C, 1263D & 1263E 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 1263A, 1263B, 1263C, 1263D & 1263E 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, NOVEMBER 14, 2016.

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

SCHEDULE1263A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 14, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Lenzo & James Lenzo Block 17 Lots 8.04, 8.05 & 10 State Highway 33/Millstone Road	Millstone Township	MS809 (also MSSP9657)	11-03-16	2 (Lot Consolidation)	Exempt
Subdivision for Clockworks Development Group, LLC Block 126 Lots 10 & 11 Osprey Lane	Rumson Borough	RM449	11-01-16	3 (1 new)	Exempt

SCHEDULE1263B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 14, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for E. Brock LTD, LLC Block 91 Lots 22, 23, 24 & 25 Siloam Road (County Route 527)	Freehold Township (Proposed Use – Residential and vacant land) (Total Area – 13.55 acres)	FRT647 ROW3934	10-21-16	2 (Lot Consolidation)	Conditional Final Approval

Conditions:

1. The subdivision plan shall be revised to show the edge of pavement on the opposite side of Siloam Road and actual centerline for Siloam Road.
2. Receipt of a deed of dedication for the widening of the Siloam Road (County Route 527) right-of-way to a distance of 40 feet from the actual centerline along the frontage of Lot 23. The only acceptable form for the deed can be found on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed description shall be forwarded to the Division of Planning for review and approval. Division of Planning staff will file the correctly executed deed with the Monmouth County Clerk.

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			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Forefront Contracting, Inc. Block 152 Lots 66 & 67 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed Use – Residential) (Total Area – 3.82 acres)	HW1409 ROW3935	10-26-16	2 (Lot Line Adjustment)	Request Information

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

1. The subdivision plan shall be revised to show the following:
 - a. Closure of the easterly driveway along County Route 524.
 - b. Turn the westerly driveway so that it perpendicularly intersects with County Route 524.
 - c. Station lines as shown on the County’s roadway improvement plan for County Route 524.

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

SCHEDULE1263C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 14, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Interfaith Neighbors, Inc. Blocks 803 / 804 Lots 1 – 14 / 1 Springwood Avenue	Asbury Park City (Proposed Use – Residential) (Total Area – 1.095 acres)	APMJ729	11-01-16	10 (Lot Consolidation)	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.
- A copy of the stormwater report addressing the change stormwater runoff and the design of the individual stormwater management systems.
- 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, Joe Ettore, 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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Amboy Road Assoc., LLC Block 39 Lot 11.01 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed Use – Single Family Residential) (Total Area – 17.57 acres)	CNMJ726	10-31-16	7 (6 new)	Conditional Preliminary Approval

Conditions:

1. The subdivision plan shall be revised to show the following:
 - a. The note on Sheet 4B regarding fence removal shall be revised to indicate that both fences along County Route 537 will be removed.
 - b. Add the revised note regarding fence removal to Sheet 4A.

Prior to Final Approval the applicant shall submit the following:

- Final plat drawn pursuant to the New Jersey Map Filing Law and a final plat review fee of \$300.00.
- Receipt of a deed of dedication for the widening of the County Route 537) right-of-way to a distance of 50 feet from the centerline. The only acceptable form for the deed can be found on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed description shall be forwarded to the Division of Planning for review and approval. Division of Planning staff will file the correctly executed deed with the Monmouth County Clerk.
- 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			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

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		5 (4 new)	Discussion

William Mehr and Scott Kennel appeared before the DRC to discuss the proposed Phase 1 roadway improvements intended to provide access to expansion of the Freehold Raceway Mall to the vacant property situated on the opposite side of County Route 537 from the mall. After a brief discussion, the DRC and applicant agreed that a meeting between the applicant and the DRC staff would be scheduled shortly to allow for a more detailed discussion in order to provide further guidance with respect the design of the proposed roadway improvements. The meeting was subsequently scheduled for November 30th.

Subdivision for Bloc 19404, Lot 21 LLC Block 194.04 Lot 24 Middle Road (County Route 516)	Hazlet Township (Proposed Use – Residential (Rolling Hill Estates)) (Total Area – 3.94 acres)	HZMJ728	10-21-16	9 (8 new)	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 memorandum prepared by Victorino B. Zabat, dated November 14, 2016.
2. The applicant shall investigate the feasibility of providing access to the proposed subdivision from Seminole Drive.

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

SCHEDULE1263D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 14, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for FSP, LLC t/a JTS Land Trust & Hockhockson Farm Block 51 Lot 1.01 Colts Neck Road (County Route 537) County Bridge A-43A	Colts Neck Township (Proposed – Renovations/additional buildings/new parking at existing site for farm sanctuary) (Total Site Area – 45.01 acres) (Impervious Area – 1.953 acres existing + 0.878 acres proposed 2.831 acres total) 2.832	CNSP9649	10-31-16	Request Information

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

1. The site plan should be revised as follows:
 - a. The applicant shall widen the driveway entrance to accommodate anticipated bus traffic, or submit a bus turning radius drawing demonstrating the proposed driveway can accommodate proposed bus traffic
 - b. Provide a concrete apron in place of the proposed paver apron.
 - c. Provide a stop sign and stop bar at the end of the exit driveway.
 - d. Provide a “Do Not Enter” sign to prevent visitors from exiting via the one-way entry driveway.
 - e. Eliminate the proposed fire lane along C. R. 537. Provide a grasscrete paved area for fire trucks to pull over. The township will need to designate this area as a “No Parking” area.
 2. Provide the information requested in the memorandum prepared by Victorino B. Zabat, dated October 24, 2016.
- The applicant appeared before the DRC on November 14, 2016 to request waivers from Sections 5.3 and 5.3-1 (County Road Design Standards and County Road Width). The DRC granted the requested waivers subject to the payment of a fee in-lieu of widening C.R. 537. This is consistent with the County’s Scenic Roadway Plan. The applicant indicated the site can accommodate the dedication of a 10-foot wide strip of land toward the future widening of the road.

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

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

William Mehr and Scott Kennel appeared before the DRC to discuss the proposed Phase 1 roadway improvements intended to provide access to expansion of the Freehold Raceway Mall to the vacant property situated on the opposite side of County Route 537 from the mall. After a brief discussion, the DRC and applicant agreed that a meeting between the applicant and the DRC staff would be scheduled shortly to allow for a more detailed discussion in order to provide further guidance with respect the design of the proposed roadway improvements. The meeting was subsequently scheduled for November 30th.

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		Discussion
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William Mehr and Scott Kennel appeared before the DRC to discuss the proposed Phase 1 roadway improvements intended to provide access to expansion of the Freehold Raceway Mall to the vacant property situated on the opposite side of County Route 537 from the mall. After a brief discussion, the DRC and applicant agreed that a meeting between the applicant and the DRC staff would be scheduled shortly to allow for a more detailed discussion in order to provide further guidance with respect the design of the proposed roadway improvements. The meeting was subsequently scheduled for November 30th.

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		Discussion

William Mehr and Scott Kennel appeared before the DRC to discuss the proposed Phase 1 roadway improvements intended to provide access to expansion of the Freehold Raceway Mall to the vacant property situated on the opposite side of County Route 537 from the mall. After a brief discussion, the DRC and applicant agreed that a meeting between the applicant and the DRC staff would be scheduled shortly to allow for a more detailed discussion in order to provide further guidance with respect the design of the proposed roadway improvements. The meeting was subsequently scheduled for November 30th.

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		Discussion
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William Mehr and Scott Kennel appeared before the DRC to discuss the proposed Phase 1 roadway improvements intended to provide access to expansion of the Freehold Raceway Mall to the vacant property situated on the opposite side of County Route 537 from the mall. After a brief discussion, the DRC and applicant agreed that a meeting between the applicant and the DRC staff would be scheduled shortly to allow for a more detailed discussion in order to provide further guidance with respect the design of the proposed roadway improvements. The meeting was subsequently scheduled for November 30th.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mohammad Qureshi Block 158 Lot 12 Church Street/Carr Avenue (County Routes 7 & 56)	Keansburg Borough (Proposed – new 1864 sq. ft. retail/residential building (2 units)) (Total Site Area – 0.209 acres) (Impervious Area – 0.161 acres new proposed)	KSSP9653	10-20-16	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 November 14, 2016.

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

Site Plan for Blackridge Realty, Inc. Block 216 Lots 14, 15 & 23 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – new 40-unit multi-family residential complex) (Total Site Area – 1.32 acres) (Impervious Area – 0.95 acres new proposed)	LBSP9603	10-24-16	Conditional Approval
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Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated November 14, 2016.
2. Receipt of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements within the Ocean Boulevard (County Route 57) right-of-way. The amount will be calculated upon the receipt of revised plans.

Additional comments may be provided upon receipt of the requested information.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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 New York SMSA Limited Partnership d/b/a Verizon Wireless Block 171 Lot 1.01 Main Street	Manasquan Borough (Proposed – Wireless telecommunications at existing site) (Total Site Area – 0.356 acres) (Impervious Area – 0.313 acres existing – no change)	MQSP9655	10-24-16	County Approval Not Required
Site Plan for Camelot 2 at Marlboro, LLC Block 150 Lots 2, 3 & 4 Tennent Road (County Route 3)	Marlboro Township (Proposed – new 250 unit multi-family residential with 505 parking spaces) (Total Site Area – 26.16 acres) (Impervious Area – 10.611 acres new proposed)	MRSP9610	10-31-16	Request Information

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

1. The Monmouth County Park System deemed the discharge of stormwater runoff onto the Henry Hudson Trail unacceptable. The applicant shall investigate alternatives for stormwater discharge.
2. Prior to final approval, the applicant shall submit a certified check in the amount of **\$9,068.82** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure ML-31, which will accept stormwater runoff from the site. The amount is based upon the percentage of land area of the development relative to the total upland area tributary to County Drainage Structure ML-31.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. The revised site plan fee (\$300.00) shall be submitted with the revised site plan.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Silvi Group Companies Block 22 Lot 13 Iron Ore Road (County Route 527A)	Millstone Township (Proposed – 3200 sq. ft. addition at existing concrete plant) (Total Site Area – 13.405 acres) (Impervious Area – 5.496 acres existing – no change)	MSSP7557A	10-20-16	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 November 14, 2016.

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

Plan for Coral Harbor Operator, LLC Block 106 Lot 15 Sixth Avenue (County Route 2)	Neptune City Borough (Proposed – improvements to existing site including 11 new parking spaces) (Total Site Area – 1.38 acres) (Impervious Area – 0.911 acres existing + 0.076 acres proposed 0.987 acres total)	NCSP9639	10-31-16	Waiver Request
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Moved to the next Development Review Committee meeting on Monday, November 28, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AB Nobility, LLC Block 152 Lot 1.01 Centre Street	Ocean Township (Proposed – 80 additional age-restricted condo units – Nobility Crest) (Total Site Area – 12.48 acres) (Impervious Area – 4.80 acres existing <u>+ 6.02 acres proposed</u> 10.82 acres total)	OSP8050A	10-21-16	Request Information

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

1. Provide the information requested in the attached memorandum prepared by Victorino B. Zabat, dated November 14, 2016.

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

Site Plan for Brielle Avenue, LLC Block 184 Lots 1 & 4 Brielle Avenue	Ocean Township (Proposed – 42,300 sq. ft. addition to existing site with 28 new parking spaces) (Total Site Area – 6.39 acres) (Impervious Area – 2.016 acres existing <u>+ 1.951 acres proposed</u> 3.967 acres total)	OSP9654	10-20-16	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 memorandum prepared by Victorino B. Zabat, dated November 14, 2016.

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

SCHEDULE1263E

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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