

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:09 PM on MONDAY, NOVEMBER 28, 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 (left at 3:28 PM)

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.

There being no further business, the Meeting was adjourned at 3:38 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., Ed Turkot, John Orrico, Marc Policastro, Esq., William Vogt, PE and Chuck Olivo, PE.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1264A, 1264B, 1264C, 1264D & 1264E 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 1264A, 1264B, 1264C, 1264D & 1264E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1264A, 1264B, 1264C, 1264D & 1264E 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 1264A, 1264B, 1264C, 1264D & 1264E 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 28, 2016.

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

SCHEDULE1264A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 28, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1264B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 28, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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	11-18-16	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. The note indicating a proposed area of condemnation along County Route 524 shall be revised to indicate this to be an area of acquisition for additional right-of-way.
2. Receipt of a performance guarantee to assure the satisfactory installation of proposed improvements within the Adelphia-Farmingdale Road (County Route 524) right-of-way. The application has been referred to the County Engineer for preparation of a bond estimate.
3. The shade trees proposed along County Route 524 shall be planted in accordance with the setbacks provided in Section 5.5-1 of the Monmouth County Development Regulations, Volume II.

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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Vincent & Pasquale Del Ponte Block 800 Lots 55.01 & 55.02 Eighteenth Avenue (County Route 30)	Wall Township (Proposed Use – Residential) (Total Area – 18.259 acres)	W1393 ROW3936	11-16-16	2 (Lot Line Adjustment)	Request Information

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

1. The subdivision plat shall be revised as follows:
 - a. Section 2.5 of the Monmouth County Development Regulations, Volume II, provides that minor subdivision plats shall be prepared at a scale not less than one inch equal to fifty feet. The plat shall be revised accordingly.
 - b. Reduce the number of driveways by closing the existing westerly driveway.
 - c. Provide a concrete driveway apron pursuant to Section 5.2-1.2E of the Monmouth County Development Regulations, Volume II.
2. The applicant shall either eliminate the existing gravel roadway connections between the two proposed lots, or submit cross access easements.
3. The applicant shall verify the purpose of the gravel roadways leading Lots 56 and 71, and indicate whether cross access easement are necessary for these connections.

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

SCHEDULE1264C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 28, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for David Mahlof Block 2803 Lots 19 & 22 Wall Street	Eatontown Borough	ETMJ636		10 (8 new)	Modified Conditional Preliminary Approval
	(Proposed Use – SFR – Park Estates) (Total Area – 3.09 acres)				

Conditions:

1. Revise the subdivision plans to show County standard detail drawings for 1) concrete curb and pavement repair, and 2) trench with pavement repair.
2. Access easements must be provided to secure access for adjacent Lots 20 and 21 to the proposed street.
3. Prior to final approval, the applicant shall submit a certified check in the amount of **\$5,816.14** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure E-8, 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 E-8.
4. Prior to final approval, the applicant shall post a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$8,052.00 to assure the satisfactory installation of required right-of-way improvements. The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. The total amount of the performance guarantee was calculated as follows:

<u>Quantity</u>	<u>Unit</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
1	Lump sum	Maintenance and protection of traffic	\$1,000.00	\$1,000.00
1	Lump sum	Clearing site	500.00	500.00
10	Linear foot	6" x 8" x 20" concrete vertical curb	35.00	350.00
7	Cubic yard	Dense-graded aggregate base course	40.00	280.00
13	Ton	Hot-mixed asphalt 19M64 base course, 6"-thick	120.00	1,560.00
5	Ton	Hot-mixed asphalt 9.5M64 surface course, 2"-thick	120.00	600.00
12	Gallon	Tack coat	3.00	36.00
4	Gallon	Prime coat	2.00	8.00
15	Cubic yard	Excavation, unclassified	30.00	450.00
1	Unit	Reconstruct inlet	2,500.00	2,500.00
6	Square yard	Topsoil, 4" thick	3.00	18.00
6	Square yard	Fertilizer and seed, Type A-3	2.00	12.00
6	Square yard	Straw mulch	1.00	6.00
		SUBTOTAL		\$7,320.00
		CONTINGENCY		732.00
		TOTAL		\$8,052.00

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for David Mahlof Block 2803 Lots 19 & 22 Wall Street (CONT'D)	Eatontown Borough (Proposed Use – SFR – Park Estates) (Total Area – 3.09 acres)	ETMJ636		10 (8 new)	

5. The inspection fee (\$161.04) for this application must be submitted prior to the inspection of the required right-of-way improvements.
 - The Monmouth County Development Review Committee recommends that the Eatontown Planning Board review the location of the existing hedgerow located on adjacent Lot 18 with respect to sight distance at the intersection of the proposed street and Wall Street.
 - Prior to final approval, the applicant shall submit a final plat along with the final plat fee (\$100.00).
 - Prior to final approval, 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 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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for North Smith Street LLC Blocks 213 / 216 Lots 1 & 2 / 1 – 6 Willow Avenue	Howell Township (Proposed Use – Residential) (Total Area – 3.10 acres)	HWMJ698	11-16-16	4 (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.
- 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 Joe Ettore, Seconded by, Ed Sampson, and passed upon the following vote:

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

Subdivision for Edward & Lourdes McNamee Block 153 Lots 25 – 30 West Farms Road	Howell Township (Proposed Use – Single Family Residential (West Farms)) (Total Area – 17.7 acres)	HWMJ730	11-14-16	9 (3 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 28, 2016.

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

SCHEDULE1264D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 28, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Robert G. Dooley, Jr. Block 403 Lot 8 Asbury Avenue (County Route 16)	Asbury Park City (Proposed – renovations at existing site – 7 live/work units and 2 commercial buildings) (Total Site Area - .57 acres) (Impervious Area – 0.286 acres new proposed)	APSP9660	11-17-16	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 28, 2016

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

Site Plan for Manasquan River Golf Club Block 90 Lot 1 Riverview Drive/Old Bridge Road (County Routes 48 / 20)	Brielle Borough (Proposed – 120 sq. ft. addition to pump house) (Total Site Area – 99.3 acres) (Impervious Area – 4.738 acres existing – no change)	BRSP1143E	11-10-16	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. The applicant shall clarify the location of the golf cartway and other site improvements with respect to the adjacent county right-of-way. A hold harmless agreement may be required if site improvements are located within the county right-of-way.

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 Plank for Macerich-Freehold Raceway Mall Block 69.01 Lot 18.01 Freehold-Smithburg Road (County Route 537)	Freehold Township (Proposed – Installation of energy servers at existing mall) (Total Site Area – 151.47 acres) (Impervious Area – 62.405 acres existing – no change)	FRTSP3586F	11-17-16	Final Approval

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 Jim Giannell, Seconded by, Ed Sampson, and passed upon the following vote:

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

Site Plan for Rolling Hills Day Camp, Inc. Block 16 Lot 4.01 Dittmar Road (County Bridge ML-2)	Freehold Township (Proposed – renovations and additions at existing day camp) (Total Site Area – 20.34 acres) (Impervious Area – 4.495 acres existing <u>+ 0.569 acres proposed</u> 5.064 acres total)	FRTSP3988D	11-21-16	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.

- If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with and including the impervious area proposed under the current application, a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance.

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 SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Haji Holdings, LLC Block 178 Lot 36.01 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed – Convert 864 sq. ft. residence to office (Our House Restaurant)) (Total Site Area – 0.96 acres) (Impervious Area – 0.826 acres existing – no change)	HWSP2781A	11-15-16	Final Approval

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 Jim Giannell, Seconded by, Joe Ettore, and passed upon the following vote:

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

Site Plan for Tusharkumar N. Mistry Block 175 Lot 25 Robertsville Road	Marlboro Township (Proposed – conversion of existing residence to Medical Office plus addition) (Total Site Area – 1.021 acres) (Impervious Area – 0.113 acres existing <u>+ 0.327 acres proposed</u> 0.440 acres total)	MRSP9661	11-18-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mark Middletown, LLC Block 807 Lot 1.01 New Monmouth Road (County Route 50)	Middletown Township (Proposed – New 13,169 sq. ft. CVS and 3,557 sq. ft. Chase Bank with 119 parking spaces) (Total Site Area – 3.03 acres) (Impervious Area – 2.164 acres new proposed)	MDSP9658	11-15-16	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 28, 2016

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

Site Plan for John Lenzo & James Lenzo Block 17 Lot 8.06 State Highway 33	Millstone Township (Proposed – new 50,466 sq. ft. recreation vehicle dealership with 108 parking spaces) (Total Site Area – 12.39 acres) (Impervious Area – 6.195 acres new proposed)	MSSP9657 (also MS809)	11-03-16	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 the attached memorandum prepared by Victorino B. Zabat, dated November 28, 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
Plan for Coral Harbor Operator, LLC Block 106 Lot 15 Sixth Avenue (County Route 2)	Neptune City Borough	NCSP9639	10-31-16	Request Information Continues
	(Proposed – improvements to existing site including 11 new parking spaces) (Total Site Area – 1.38 acres) (Impervious Area – 0.911 acres existing + <u>0.076 acres proposed</u> 0.987 acres total)			
The DRC considered the applicant's statement that the retaining wall can be moved at least five feet away from its currently proposed position within the right-of-way. The DRC decided that the applicant must submit an updated site plan showing the proposed location of the retaining wall before it would act on the waiver request. The matter was tabled pending receipt of a revised site plan.				
Site Plan for Seaview Acquisitions, LLC Block 141 Lot 1 State Highway 66	Ocean Township	OSP7203A	11-23-16	County Approval Not Required
	(Proposed – Demolish existing 125,900 sq. ft. store and construct new 65,629 sq. ft. retail store) (Total Site Area – 111.6 acres) (Impervious Area – 61.603 acres existing - <u>0.056 acres proposed</u> 61.547 acres total)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cindy Lane Family Ventures, LLC Block 1.02 Lot 51.11 Cindy Lane	Ocean Township (Proposed – new 48-unit multi-family residential with 72 parking spaces) (Total Site Area – 3.61 acres) (Impervious Area – 1.173 acres new proposed)	OSP9656	11-01-16	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 November 28, 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 Shrewsbury Avenue (County Route 13)	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	11-16-16	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. A drawing of the area in which the proposed traffic island is situated at a scale of at least one inch equal to ten feet, to allow further review of the layout of the island.
2. Provide the information requested in the previously issued memorandum prepared by Victorino B. Zabat, dated February 12, 2016.
3. Provide the information requested in the previously issued 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 SBC Holdings, L.P. Blocks 31 / 29 Lots 1 & 3 / 18 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough (Proposed – new 88,230 sq. ft. Shop-Rite at existing shopping center with 137 new parking spaces) (Total Site Area – 34.12 acres) (Impervious Area – 5.745 acres existing <u>+ 1.266 acres proposed</u> 7.011 acres total)	SHSP9617	11-09-16	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 the previously issued memorandum prepared by Victorino B. Zabat, dated October 24, 2016.
 2. Cross access easements (and other easements as referenced in the Amended and Restated Access Easement Agreement dated November 23, 2016, which shall be recorded in the Monmouth County Clerk's Office) should be shown on the site plan to enable the proposed delivery truck circulation plan.
- The Development Review Committee determined that it would not be feasible to relocate the proposed building as previously recommended. The proposed customer and delivery truck circulation plan is satisfactory, subject to the provision of cross access easements (which shall be recorded in the Monmouth County Clerk's Office).

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

Site Plan for The Barham Group, LLC Block 147 Lot 5 State Highway 33	Tinton Falls Borough (Proposed – 9600 sq. ft. addition at existing site) (Total Site Area – 4.853 acres) (Impervious Area – 1.393 acres existing <u>+ 0.248 acres proposed</u> 1.641 acres total)	TFSP2666C	11-17-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for All Star Property & Development Block 15 Lot 37.02 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township (Proposed – new 12,000 sq. ft. commercial building with 57 parking spaces) (Total Site Area – 2.038 acres) (Impervious Area – 0.920 acres new proposed)	UFTSP9659	11-17-16	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 November 28, 2016.

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

Site Plan for Richard Soldo Block 807 Lot 2 State Highway 35	Wall Township (Proposed – 265 sq. ft. addition to existing ice cream shop) (Total Site Area – 0.783 acres) (Impervious Area – 0.619 acres existing – no change)	WSP9662	11-21-16	County Approval Not Required
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Mark Aikins recused himself from this review and discussion.

SCHEDULE1264E

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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