

## 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 TUESDAY, NOVEMBER 13, 2018 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  
Marcy McMullen  
Charles Casagrande

Mr. Kiernan read the following statement: "In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act," adequate notice of this Meeting of the Development Review Committee of The Monmouth County Planning Board was given as follows:

- 1) On January 25, 2018 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.\*\*
- 2) Also, on January 25, 2018 a copy was emailed to The Coast Star, and on January 22, 2018 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 3:16 pm.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Victor Furmanec, PP and Dave Krady. Also in attendance were: David Boesch (Nelson Engineering) and Al Slinger (applicant).

\*\*Date of publication attached.

## **DRC COMPLIANCE STATEMENT**

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON TUESDAY, NOVEMBER 13, 2018 HAS BEEN COMPLIED WITH AS FOLLOWS:

### **ADVERTISED:**

ASBURY PARK PRESS: **January 25, 2018**

### **EMAILED TO:**

THE COAST STAR: **January 25, 2018**

### **POSTED:**

FREEHOLDER'S BULLETIN BOARD **January 22, 2018**  
Hall of Records

MONMOUTH COUNTY PLANNING **January 22, 2018**  
BOARD BULLETIN BOARD & WEBSITE  
Hall of Records Annex

**2018**

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1311A, 1311B, 1311C, 1311D & 1311E 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 1311A, 1311B, 1311C, 1311D & 1311E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1311A, 1311B, 1311C, 1311D & 1311E 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 1311A, 1311B, 1311C, 1311D & 1311E 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 TUESDAY, NOVEMBER 13, 2018.

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

SCHEDULE1311A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, NOVEMBER 13, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lombardo Builders & Developers, LLC Block 307 Lot 8 Lenox Road	Aberdeen Township	ABT469	11-01-18	3 (2 new)	Exempt
Subdivision for Wilson Homes, LLC (Michael Wilson) Block 365 Lot 16 Coleman Avenue	Long Branch City	LB583	10-24-18	2 (1 new)	Exempt
Subdivision for American Plaza 3, LLC Block 176 Lots 2, 5.01, 5.02, 9, 10 & 11 Texas Road	Marlboro Township	MR550	11-07-18	3 (Lot Consolidation)	Exempt
Subdivision for Frederick & Diane McKnight Block 44 Lots 5.02 & 12 The Terrace/Beacon Boulevard	Sea Girt Borough	SG301	10-23-18	2 (Lot Line Adjustment)	Exempt

**SCHEDULE1311B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, NOVEMBER 13, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yen-Quen Chen Block 135 Lot 10 <b>Ocean Boulevard (County Route 57)</b>	Long Branch City  (Proposed Use – Single Family Residential) (Total Area – 0.316 acres)	LB582 ROW3962	10-18-18	2 (1 new)	Conditional Final Approval

Conditions:

1. Revise the subdivision plat to provide a corner radius dedication, and, if indicated, a sight triangle easement, at the intersection of Ocean Boulevard and Howland Avenue.
2. Receipt of a sight triangle easement for Proposed Lot 10.02, if so indicated. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a deed of dedication for the corner radius at the intersection of Ocean Boulevard (County Route 57) and Howland Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by 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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Scott & Brenda Delaney Block 35 Lot 5 <b>West Park Avenue (County Route 14)</b>	Ocean Township  (Proposed Use – Single Family Residential) (Total Area – 3.644 acres)	O608 ROW3951	10-18-18	2 (1 new)	Conditional Final Approval

Conditions:

1. The sight distance analysis shall be performed from a point located 14.5 feet from the edge of pavement, pursuant to the applicable AASHTO standard. The tree trim line shall be revised as indicated by the revised sight distance analysis. In addition, topography shall be modified along the sight line to provide an unobstructed view.
2. Receipt of a deed of dedication for the widening of the W. Park Avenue (County Route 14) right-of-way to a distance of 40 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit executed deed directly to this office for filing with the Monmouth County Clerk.
3. Required right-of-way improvements at the proposed driveway will be bonded by the Monmouth County Highway Department in conjunction with the required road opening permit.

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
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1311C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, NOVEMBER 13, 2018; 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	10-04-18	10	Preliminary Approval

- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing of the approved final subdivision plat.

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
Marcy McMullen				X
Charles Casagrande				X

Subdivision for Alfred & Michele Slinger Block 33.09 Lot 1 <b>West Park Avenue (County Route 14)</b>	Ocean Township  (Proposed Use – Single Family Residential) (Total Area – 0.913 acres)	OMJ760	10-24-18	4	Conditional Preliminary Approval
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Conditions:

1. Revise the subdivision plan to show sight triangle easements at the intersections of W. Park Avenue with Oakhurst Parkway and Vernon Street.
2. Revise the subdivision plan to show a road widening easement to a distance of 40 feet from the centerline of W. Park Avenue (County Route 14).
3. Receipt of a deed of easement for the widening of the W. Park Avenue (County Route 14) right-of-way. The easement shall stipulate that access from W. Park Avenue is restricted. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Alfred & Michele Slinger Block 33.09 Lot 1 (CONT'D)	Ocean Township	OMJ760	10-24-18	4	

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4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the W. Park Avenue (County Route 14) right-of-way. A bond estimate will be prepared upon receipt of the information requested above.
5. Receipt of a fee in-lieu of widening W. Park Avenue. The fee will be calculated upon receipt of revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Joe 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
Marcy McMullen				X
Charles Casagrande				X

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SCHEDULE1311D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, NOVEMBER 13, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PAG New Jersey JL1, LLC Block 2401 Lot 56 State Highway 36	Eatontown Borough  (Proposed – Improvements to existing car dealership) (Total Site Area – 8.14 acres) (Impervious Area – 5.657 acres existing - <u>0.187 acres proposed</u> 5.470 acres total)	ETSP9905	11-07-18	County Approval Not Required

Site Plan for Macerich Co. Block 69.01 Lot 18.07 <b>West Main Street (County Route 537)</b>	Freehold Township  (Proposed – Recreation/entertainment services in existing building) (Total Site Area – 9.66 acres) (Impervious Area – 8.9 acres existing - no change)	FRTSP3586G	10-23-18	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 40:27-6.6 *et seq.*

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe 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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Broadway Associates, LLC Block 28.13 Lot 7.03 State Highway 79	Freehold Township  (Proposed – Improvements to existing office/warehouse site) (Total Site Area – 7.043 acres) (Impervious Area – 1.32 acres existing - no change)	FRTSP9900	10-22-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 51 East Main Street Holmdel LLC Block 11.01 Lot 14 <b>East Main Street (County Route 520)</b>	Holmdel Township  (Proposed – New 3000 sq. ft. office building to replace fire damaged building) (Total Site Area – 0.462 acres) (Impervious Area – 0.234 acres existing <u>- 0.004 acres proposed</u> 0.230 acres total)	HLSP9872	10-22-18	Conditional Approval

Conditions:

- Revise the site plan to include the county's construction detail for standard curb with pavement repair.
  - The proposed driveway apron will be bonded by the Monmouth County Highway Department in conjunction with the required road opening permit.

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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Sea Free Plaza, LLC Block 169.01 Lot 1.12 State Highway 33	Howell Township  (Proposed – New 24,533 sq. ft. commercial/industry w/ 56 parking spaces) (Total Site Area – 2.50 acres) (Impervious Area – 1.65 acres new proposed)	HWSP9903	11-07-18	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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 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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sunny Penns Grove, LLC Block 280 Lots 11.02, 12, 13 & 14 Third & Belmont Avenues	Long Branch City  (Proposed – New mixed use - commercial and 30 residential units) (Total Area – 0.622 acres) (Impervious Area – 0.529 acres new proposed)	LBSP9901	10-23-18	County Approval Not Required
Site Plan for Westbath, LLC Block 186 Lots 2 & 4 Westwood Avenue	Long Branch City  (Proposed – New 53 unit apartment complex with 104 parking spaces) (Total Area – 2.01 acres) (Impervious Area – 1.203 acres new proposed)	LBSP9904	11-02-18	Final Approval

Paul Kiernan recused himself from this review and discussion.

No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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 Ed Sampson, Seconded by, Joe Ettore, and passed upon the following vote:

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

Site Plan for B & B Hospitality Group Block 415 Lot 21.32 State Highway 79	Marlboro Township  (Proposed – 651 sq. ft. addition to existing restaurant) (Total Site Area – 13.62 acres) (Impervious Area – 7.423 acres existing + <u>0.003 acres proposed</u> 7.426 acres total)	MRSP9235A	11-09-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Goldenview Living LLC Block 1062 Lot 11.01 <b>Middletown-Lincroft Road (County Route 50)</b>	Middletown Township  (Proposed – New community residence for developmentally disabled) (Total Area – 1.77 acres) (Impervious Area – 0.263 acres new proposed)	MDSP9794	10-22-18	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 7, 2018.
2. Revise the site plan as follows:
  - a. Label the stop sign.
  - b. Provide a 15-foot radius curb at the driveway instead of a 10-foot radius curb.
  - c. Relocate the proposed sidewalk at least four (4) feet in front of the proposed stop bar.

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

Site Plan for Monmouth Beach Bath & Tennis Club Blocks 22 / 48 Lots 1, 2, 3 & 4.01 / 1 Ocean Avenue	Monmouth Beach Borough  (Proposed – 653 sq. ft. addition to existing building) (Total Site Area – 9.84 acres) (Impervious Area – 5.530 acres existing + <u>0.010 acres proposed</u> 5.540 acres total)	MBSP2151A	11-09-18	County Approval Not Required
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Site Plan for McDonald's Corporation Block 3601 Lot 2 State Highway 66	Neptune Township  (Proposed – Improvements to existing restaurant) (Total Site Area – 1.609 acres) (Impervious Area – 1.094 acres existing - no change)	NSP9906	11-07-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fairway Mews Condominium Assoc. Block 42.07 Lot 1 <b>Allaire Road</b> <b>(County Route 524)</b>	Spring Lake Hts. Borough  (Proposed – 1609 sq. ft. addition to existing clubhouse) (Total Site Area – 14 acres) (Impervious Area – 3.563 acres existing + <u>0.151 acres proposed</u> 3.714 acres total)	SLHSP9902	10-30-18	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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 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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Tinton Falls Board of Education Blocks 35 / 32.09 / 34.01 Lots 2 / 146 / 25 <b>Hance Avenue</b> <b>(County Route 51)</b>	Tinton Falls Borough  (Proposed – Improvements at Swimming River School) (Total Site Area – 14.6 acres) (Impervious Area – 4.834 acres existing + <u>0.059 acres proposed</u> 4.893 acres total)	TFSP9072A	11-02-18	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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 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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Heritage Industrial Services, Inc. Block 35 Lot 5 <b>Monmouth Road (County Route 537)</b>	Upper Freehold Township  (Proposed – new 3300 sq. ft. pole barn) (Total Site Area – 0.852 acres) (Impervious Area – 0.076 acres new proposed)	UFTSP9861	10-29-18	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated November 8, 2018.
2. The applicant shall remove the boulders placed along Monmouth Road.
3. Receipt of a deed of dedication for the widening of the Monmouth Road (County Route 537) right-of-way to a distance of 40 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Monmouth Road (County Route 537) right-of-way. A bond estimate will be prepared upon receipt of the information requested above.

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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 5005 Realty, LLC Block 913 Lots 5 & 6 <b>Asbury Road</b> <b>(County Route 547)</b>	Wall Township  (Proposed – 10,400 sq. ft. addition to existing automotive sales center) (Total Site Area – 11.35 acres) (Impervious Area – 2.183 acres existing + <u>2.983 acres proposed</u> 5.166 acres total)	WSP9899	10-22-18	Request Information

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

1. Provide pedestrian access to the westerly parking area and the applicant's establishment located on the opposite side of Asbury Avenue.
2. Address the comments in memorandum prepared by Victorino B. Zabat, dated November 8, 2018.

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

SCHEDULE1311E

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
Site Plan for RDM Group, Inc. Block 79 Lot 6.01 Halls Mill Road	Freehold Township	FRTSP9897	10-10-18	10-19-18
	(Proposed – New 69,438 sq. ft. warehouse) (Total Site Area – 6.413 acres) (Impervious Area – 2.775 acres new proposed)			

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