

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03 PM on MONDAY, JANUARY 13, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Joe Barris, PP
Ray Bragg, PE
James Giannell

Members Absent:

Joseph Ettore, PE

Alternates Absent:

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 31, 2019 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 29, 2019 a copy was emailed to The Coast Star, and on January 29, 2019 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 4:02 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Vince Cardone, PE, Victor Furmanec, PP, Victorino Zabat, PE (arrived at 2:06 PM) and Quinn Ruff. Also in attendance were: Mike Vitiello, Esq., A. J. Garito, PE, Andrew Comi, PE, Gary Dean, PE and John Visceglia.

**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 MONDAY, JANUARY 13, 2020 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS: **January 31, 2019**

EMAILED TO:

THE COAST STAR: **January 29, 2019**

POSTED:

FREEHOLDER'S BULLETIN BOARD **January 29, 2019**
Hall of Records

MONMOUTH COUNTY PLANNING **January 29, 2019**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2019

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1339A, 1339B, 1339C, 1339D & 1339E 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 1339A, 1339B, 1339C, 1339D & 1339E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1339A, 1339B, 1339C, 1339D & 1339E 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 1339A, 1339B, 1339C, 1339D & 1339E 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. Barris and passed upon the following vote:

In the affirmative:

- Mr. Kiernan
- Mr. Barris
- Mr. Bragg
- Mr. Giannell

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, JANUARY 13, 2020.

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

SCHEDULE1339A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 13, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Andrew Nunes-Vais Block 3312 Lots 25-25 Shark River Road	Eatontown Borough	ET421	12-26-19	3 (Lot Consolidation)	Exempt
Subdivision for 940 Highway 33 East, LLC Block 168 Lots 8.04 & 11 State Highway 33	Howell Township	HW1419	12-23-19	3 (1 new)	Exempt
Subdivision for Howard L. and Maria Hubler Block 18 Lot 41.01 Somerset Drive	Rumson Borough	RM456	12-23-19	2 (1 new)	Exempt

Mark Aikins recused himself from this review and discussion.

SCHEDULE1339B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 13, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Seth Beller Trust Block 807 Lot 1.02 New Monmouth Road (County Route 50)	Middletown Township (Proposed Use – Commercial - Convenience Store) (Total Area – 12.669 acres)	MD1469 ROW3963 (also MDSP9922)	12-17-19	2 (1 new)	Conditional Final Approval

Conditions:

1. The applicant shall post a bond covering the cost of closing the egress from the property heading towards New Monmouth Road (County Route 50). The applicant will monitor the traffic at this location for a year and provide the Development Review Committee with a traffic report that evaluates accidents, the queue at the traffic signal, and the queue at the jug handle onto NJ State Route 35. Should the Development Review Committee find that there are no accidents as a result of allowing left turns onto New Monmouth Road (County Route 50), the applicant will then have their bond returned. If the Development Review Committee finds a significant number of accidents as a result of allowing left turns onto New Monmouth Road (County Route 50), then the egress shall be prohibited for vehicles from the property heading towards New Monmouth Road (County Route 50).

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Ray Bragg, and passed upon the following vote:

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Florence Development LLC Block 15 Lot 1 Florence Avenue (County Route 39)	Union Beach Borough (Proposed Use – Office and residential) (Total Area- 0.383 acres)	UB308 ROW3980	01-02-20	2 (1 new)	Request Information

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

1. Revise sub-division plan so that the street trees, payphone, bollards and any other features in the Florence Avenue (County Route 39) right-of-way are shown.
2. Respond to the comments in Victorino B. Zabat's memorandum dated January 13th, 2020.

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

SCHEDULE1339C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 13, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Luca & Antonietta Giuliani Block 13 Lot 2.01 Holmdel Road (County Route 4)	Holmdel Township (Proposed Use – Single Family Residential) (Total Area – 11.5 acres)	HLMJ771	12-19-19	4	Conditional Preliminary Approval

Conditions:

1. Receipt of a deed of dedication for the widening of the Holmdel Road (County Route 4) 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. 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.
 2. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Holmdel Road (County Route 4) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com. The application has been referred to Engineering for preparation of a bond estimate.
 3. Receipt of a hold harmless agreement that would allow an existing fence to remain within the Holmdel Road (County Route 4) right-of-way. The fee for the preparation of the hold harmless agreement is \$750.00.
- Revise the subdivision plan to include a note stating: "If and when the cumulative impervious area equals or exceeds one acre on any of the proposed lots that may be subject to County site plan or subdivision approval, including the impervious area proposed in this application, then a stormwater analysis shall be submitted pursuant to the Monmouth County Development Regulations. Such analysis may result in an assessment for County bridge reconstruction or replacement."

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

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Providence Corporation Block 74 Lot 14.02 Lamb Lane	Manalapan Township (Proposed Use – Residential) (Total Area – 83.78 acres)	MNMJ776	12-17-19	19	Request Information

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

1. Respond to the comments in Victorino B. Zabat’s memorandum dated January 13th, 2020.

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

Subdivision for Toll NJ XII, LP Block 825 Lot 53.01 Kings Highway East	Middletown Township (Proposed Use – Residential with new road) (Total Area – 66.691 acres)	MDMJ777 (also MDSP10018)	12-18-19	3	Preliminary Approval
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- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing (dxf format) 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 Joe Barris, Seconded by, Jim Giannell, and passed upon the following vote:

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

SCHEDULE1339D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 13, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for BPI Freehold, LLC Block 86 Lot 5.02 Freehold-Smithburg Road (County Route 537)	Freehold Township (Proposed – 26,000 sq. ft. office building with 112 parking spaces) (Total Site Area – 3.06 acres) (Impervious Area – 1.40 acres new proposed)	FRTSP8980	01-02-20	Conditional Approval

- Michael Vitiello attended the 01/13/2020 Monmouth County Development Review Committee Meeting and requested a reconsideration of conditions for his client's project. The Monmouth County Development Review Committee granted his request by removing conditions #4 and #7 from the Conditional Approval letter dated 11/19/2019.

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated September 26, 2019.
2. Address the comments in site plan mark-up prepared by Vincent Cardone, dated November 19, 2019.
3. Receipt of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to W. Main Street (C.R. 537). The amount will be calculated upon the receipt of satisfactorily revised plans.
4. Receipt of a deed to the County of Monmouth for the traffic signal easement. Submit draft deed and deed description to this office for review. Submit executed deed to this office for filing with the Monmouth County Clerk's office.
5. Receipt of the recorded cross-access easement with recording information.

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

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for John Bochis Block 90.01 Lots 1 & 2 Monmouth Road/Elton Adelpia Road (County Routes 537/524)	Freehold Township	FRTSP9959	12-17-19	Request Information
	(Proposed – New 2100 sq. ft. diner/restaurant with 33 parking spaces) (Total Site Area – 0.66 acres) (Impervious Area – 0.419 acres new proposed)			

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

1. Respond to the comments in Victorino B. Zabat’s memorandum dated January 13th, 2020.
2. The applicant shall clarify that ingress along Elton-Adelpia Road will not be blocked by vehicles stopped at the stop bar.
3. Revise the site plan to remove the proposed dumpster, parking lot pavement, loading ramp and walkways from the county right-of-way.
4. Revise the note regarding the Monmouth Road right-of-way widening to read as follows: “Easement to be deeded to Monmouth County for purpose of right-of-way widening.”
5. Revise the note regarding the Elton-Adelpia Road right-of-way widening to read as follows: “Right-of-way widening to be dedicated to Monmouth County.”
6. Clarify whether any site lighting is proposed for the loading area and ramp.
7. Revise/clarify construction details pursuant to county’s standard curb and pavement details.

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

Site Plan for Keyport Broad St. LLC Block 57 Lots 5 & 5.01 Broad Street (County Route 4)	Keyport Borough	KPSP10017	12-17-19	Request Information
	(Proposed – New 1640 sq. ft. office/retail building with 2 apartment units) (Total Site Area – 0.156 acres) (Impervious Area – 0.038 acres existing <u>+ 0.052 acres proposed</u> 0.090 acres total)			

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

1. Provide a sight-line analysis for the intersection of Butler Street and Broad Street (County Route 4).
2. Revise site plan to show right-of-way information for Broad Street (County Route 4).

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 Jemal's Star of the Sea School, LLC Block 278 Lot 1 Chelsea & Third Avenues	Long Branch City (Proposed – Conversion of existing school to multi-family residential with 34 units) (Total Site Area – 0.862 acres) (Impervious Area – 0.862 acres existing <u>- 0.125 acres proposed</u> 0.737 acres total)	LBSP10019	12-24-19	County Approval Not Required

Site Plan for Andrew Scibor Block 29 Lot 30 Main Street (County Route 516)	Matawan Borough (Proposed – Conversion of existing residence to 8-unit multi-family) (Total Site Area – 0.481 acres) (Impervious Area – 0.219 acres existing <u>+ 0.105 acres proposed</u> 0.324 acres total)	MTSP10008	01-03-20	Conditional Approval
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Conditions:

1. Revise the site plan to provide a five-foot flare for the northerly side of the driveway.
2. Receipt of a deed of easement for the widening of the Main Street (County Route 516) right-of-way to a distance of 30 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. 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 performance guarantee to assure the satisfactory installation of improvements within the Main Street (County Route 516) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com. The application has been referred to Engineering for preparation of a bond estimate.
4. Receipt of a hold harmless agreement to allow the existing fence to remain within the county right-of-way. The fee for preparation of a hold harmless agreement is \$750.00

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ray Bragg, Seconded by, Jim Giannell, and passed upon the following vote:

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Toll NJ XII, LP Block 825 Lot 53.01 Kings Highway East	Middletown Township (Proposed – New 350-unit Residential townhomes) (Total Site Area – 66.691 acres) (Impervious Area – 24.67 acres new proposed)	MDSP10018 (also MDMJ777)	12-18-19	Conditional Approval

Conditions:

1. Receipt of a copy of the recorded subdivision plat for this property (Monmouth County Application No. MDMJ777).

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

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

Site Plan for 170 Route 36 East, LLC Bocks 204 / 205 Lots 1 / 1 State Highway 36	Middletown Township (Proposed – New 16,300 sq. ft. plumbing supply building) (Total Site Area – 1.18 acres) (Impervious Area – 0.812 acres new proposed)	MDSP10021	01-02-20	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company Block 113.01 Lots 30 & 32 Wayside and Shafto Roads (County Routes 38 & 547)	Tinton Falls Borough (Proposed – new 29,440 sq. ft. flex space with 55 parking spaces) (Total Site Area – 3.85 acres) (Impervious Area –2.23 acres new proposed)	TFSP7097A (previous application TFSP7097)	12-17-19	Request Information

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

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated January 13, 2020.
2. A corrective deed shall be submitted in place of the previous deed (DB4852 Page 862) that was recorded in 1988. The deed is in favor of the State of New Jersey, whereas the deed should be in favor of the County of Monmouth. The note on the site plan indicates the dedication was made to Monmouth County.
3. The striping plan shall be revised to account for changes to striping on Wayside Road made as a result of the development of the neighboring Capelli property.
4. Wayside Road (County Route 38) was recently resurfaced and is therefore subject to a moratorium. As a result, the site plan shall be revised to indicate a half-width or full-width (depending on the extent of disturbance) milling and resurfacing of the areas in which the pavement and/or traffic striping is disturbed.
5. The proposed section of storm pipe along Wayside Road shall be relocated out of the right-of-way.
6. The applicant shall explain the purpose of the proposed shade tree easement.
7. The applicant shall submit a letter requesting withdrawal of the prior approval granted for this property on July 7, 2002 (Application TFSP7097). The performance guarantee currently held by Monmouth County will be released upon receipt of the letter.

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 FLM Associates, LLC Block 145 Lots 15 – 18 Shafto Road (County Route 547)	Tinton Falls Borough (Proposed – 460 sq. ft. building for asphalt manufacturing plant) (Total Site Area – 4.76 acres) (Impervious Area – 2.55 acres new proposed)	TFSP8712	01-02-20	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Vinny Fiore of FLM Associates, dated December 20, 2019, requesting withdrawal of the conditional approval issued for the above-referenced application on March 30, 2009. The Development Review Committee voted to rescind that prior approval.

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

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

Site Plan for Wall Storage Associates, LLC Block 806 Lots 4.02 & 12 Atlantic Avenue (County Route 524 Spur)	Wall Township (Proposed – 61,575 sq. ft. for Self-Storage expansion) (Total Site Area – 9.852 acres) (Impervious Area – 4.666 acres existing <u>+ 2.587 acres proposed</u> 7.253 acres total)	WSP9948 (also W1408 ROW3965)	12-27-19	Conditional Approval
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Conditions:

1. Receipt of a recorded cross access agreement for Lots 4.02 and 12.

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

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Howell Cousins, LLC Block 910 Lot 2 Shafto Road (County Route 547) County Bridge W-41	Wall Township (Proposed – 1309 sq. ft. addition and 42 new parking spaces) (Total Site Area – 8.245 acres) (Impervious Area – 0.594 acres existing <u>+ 0.235 acres proposed</u> 0.829 acres total)	WSP9981	12-23-19	Final Approval

No further County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 40:27-6.6 *et seq.*

- With respect to any future development applications for this site, the following shall apply: “If and when the cumulative impervious area at the property equals or exceeds one acre, including the impervious area proposed in this application, then a stormwater analysis shall be submitted pursuant to the Monmouth County Development Regulations. Such analysis may result in an assessment for County bridge reconstruction or replacement.”

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

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

SCHEDULE1339E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Shore Leasing, LLC Block 917 Lot 119.01 State Highway 34	Wall Township (Proposed – New 39,600 sq. ft. warehouse) (Total Site Area – 4.49 acres) (Impervious Area – 2.89 acres new proposed)	WSP10020	12-26-19	01-06-20
