

DEVELOPMENT REVIEW COMMITTEE MEETING

The Monmouth County Development Review Committee Reorganization Meeting was called to order at 2:00PM on January 27, 2025 in the offices of the Monmouth County Planning Board.

A motion was made by Ms. Martinelly and seconded by Mr. Ettore to nominate Ms. Marcy McMullen as Chairperson for the Development Review Committee of the 2025 calendar year. A motion was made by Ms. Martinelly and seconded by Mr. Barris to close nominations for Chairperson. Motion passed unanimously.

A motion was made by Ms. McMullen and seconded by Mr. Barris to nominate Ms. Judy Martinelly as Vice-Chairperson for the Development Review Committee of the 2025 calendar year. A motion was made by Mr. Ettore and seconded by Mr. Barris to close nominations for Vice-Chairperson. Motion passed unanimously.

A motion was made by Ms. Martinelly and seconded by Mr. Ettore to nominate Attorney Mark Aikins, Esq., for Counsel for the Development Review Committee of the 2025 calendar year. Motion pass unanimously.

A motion was made by Mr. Ettore and seconded by Ms. Martinelly to adopt the Monmouth County Development Review Committee Meeting Schedule for February 2025 – January 2026. Motion passed unanimously.

Committee members in attendance were:

Joseph Barris, PP, AICP, CFM

Joseph Ettore, PE

Marcy McMullen (Virtual)

Judy Martinelly

David Schmetterer

Jim Schatzle (Virtual)

Members Absent: None

Alternates Absent: None

Staff present included: Mark Aikins, Esq (Virtual), Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca

Attending in person: Chester Dilorenzo, Jake Russo, Tom Edwards, Lorali Totten, Fred Mosesman, Mitch Newman, Charles Surmonte, Ryan McDermott

DEVELOPMENT REVIEW COMMITTEE MEETING

Mr. Aikins 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 26, 2024, the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Star Ledger. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on January 26, 2024, a copy was emailed to The Coast Star, and on January 26, 2024 a notice of the Meeting was posted on the Commissioner'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, a motion was made by Mr. Barris and seconded by Ms. Martinelly to adjourn the meeting at 3:07PM. Motion passed unanimously.

**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 JANUARY 27, 2025 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

STAR LEDGER: **January 26, 2024**

EMAILED TO:

THE COAST STAR: **January 26, 2024**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 26, 2024**
Hall of Records

MONMOUTH COUNTY PLANNING **January 26, 2024**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2024

Following a review and discussion of the Subdivisions and Site Plans on Schedule 1460A, 1460B, 1460C, 1460D, 1460E, 1460F by the Committee, Ms. Martinelly 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 1460A, 1460B, 1460C, 1460D, 1460E, 1460F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1460A, 1460B, 1460C, 1460D, 1460E, 1460F 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 1460A, 1460B, 1460C, 1460D, 1460E, 1460F 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 Division of Planning 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. Ettore and passed upon the following vote:

In the affirmative:
Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Marcy McMullen (Virtual)
Judy Martinelly

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 January 27, 2025.

Marcy McMullen

Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1460A

Monmouth County Development Review Committee
 Monday, January 27, 2025

Exempt Subdivisions
 Three (3) lots or less; no new or County Road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hobert Street, LLC Block 223 Lots 15, 16, 17 Hobart Street	Marlboro (Proposed Use – Residential) (Total Area – 1.25 acres)	MRSB913	1-15-25	3	Exempt
Subdivision for Vernon Henderson Block 71 Lot 1 Hawthorne Avenue	Neptune City (Proposed Use – Single Family Residential) (Total Area – 0.28 acres)	NCSB917	1-23-25	2	Exempt
Subdivision for Kirsh Kraft, LLC Block 57 Lot 8 & 9 Fifth Street	Highlands (Proposed Use – Single Family Homes) (Total Area – 0.13 acres)	HSB914	1-15-25	2	Exempt
Subdivision for Lesette Cholula Block 110 Lot 128 Freewood Street	Howell (Proposed Use – Residential) (Total Area – 0.53 acres)	HWSB915	1-16-25	2	Exempt

SCHEDULE 1460B

Monmouth County Development Review Committee
 Monday, January 27, 2025

Exempt Site Plans
 No impact, <1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for VFR Enterprise, LLC Block 32 Lots 4 & 5 Main Street	Bradley Beach	BBSP10657	1-14-25	County Approval Not Required
(Proposed Use – Vacuum Stations for Car wash on Lot 5) (Total Area – 0.94 acres) (Impervious – 0.70 acres existing) <u>+0.07 acres proposed</u> 0.77 acres total				
Site Plan for Julie Richard, LLC Block 141 Lot 1 US 9	Howell	HWSP10652	1-14-25	County Approval Not Required
(Proposed Use – Gas Station and Convenience Center) (Total Area – 2.84 acres) (Impervious - 1.23 acres existing) <u>+0.36 acres proposed</u> 1.59 acres total				
Site Plan for Gio Associates, LLC Block 305, Lot 9 University Place	Long Branch	LBSP10639	1-22-25	County Approval Not Required
(Proposed Use – Mixed Use Development) (Total Area - 0.37 acres) (Impervious – 0.06 acres existing) <u>+0.26 acres proposed</u> 0.31 acres total				

SCHEDULE 1460B

Monmouth County Development Review Committee
 Monday, January 27, 2025

Exempt Site Plans
 No impact, <1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JL Walker III Architect, LLC Block 80 Lot 8 Third Avenue	Spring Lake (Proposed Use – Market/Restaurant) (Total Area – 0.344 acres) (Impervious - 0.32 acres existing) <u>-0.02 acres proposed</u> 0.30 acres total	SLSP10662	1-23-25	County Approval Not Required
Site Plan for Amazon.com Services, LLC Block 128.03 Lot 47.01 Jumping Brook Road	Tinton Falls (Proposed Use – EV Modification) (Total Area – 50 acres) (Impervious – 17.50 acres existing) <u>0 acres proposed</u> 17.50 acres total	TFSP10654	1-13-25	County Approval Not Required

SCHEDULE 1460C

Monmouth County Development Review Committee
 Monday, January 27, 2025

Minor Subdivision
 Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Maureen L. Cliff Block 5.02 Lot 27 W. Park Ave. (County Route 14)	Ocean	OSB911ROW	1-2-25	2	Request Information
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.08 acres)				

The Development Review Committee considered waiver requests from the following sections of the Monmouth County Design Regulations (Volume II):

- 1) §5.1-1 requires a dedication of land where the existing right-of-way width of a county road does not conform to the right-of-way width shown on the Monmouth County Road Plan. This waiver was subsequently withdrawn by the applicant's engineer as a dedication would not result in a hardship.
- 2) §5.2-1.1D provides that no portion of a driveway shall be located within 10 feet of a side property line, whereas a setback of zero (0) feet is proposed. The DRC carried further discussion of the waiver request until the applicant's engineer submits alternate site access options.

The applicant shall address the following comments:

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 27, 2025

Subdivision for Brick City Reconstruction Block 74 Lot 4 Florence Ave. (County Route 39)	Union Beach	UBSB910ROW	1-2-25	2	Request Information
	(Proposed Use – One Single Family Dwelling/One Family Dwelling) (Total Area – 0.34 acres)				

The applicant shall address the following comments and or conditions:

1. Address comments in the memorandum prepared by Michael Brusca, dated January 27, 2025.

SCHEDULE 1460D

Monmouth County Development Review Committee
 Monday, January 27, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Surrey Equities, LLC Block 2701 Lot 69.06 Monmouth Road State Highway 36	Eatontown	ETSB900 (Also - ETSB878)	11-13-24	152	Conditional Preliminary Approval
(Proposed Use – Residential Development – 145 Units) (Total Area -72.50 acres)					

Condition:

- The applicant shall submit documentation confirming the recording of the subdivision plat for File No. ETSB878 at the Monmouth County Clerk's office.
- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$100.00), and an AutoCAD file (.dxf format) of the approved final subdivision plat via email or a USB portable storage device. CD's will not be accepted.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Dave Schmetterer						
Judy Martinelly		x	x			
James Schatzle						

SCHEDULE 1460D

Monmouth County Development Review Committee
 Monday, January 27, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Zagari Block 183 Lot 15 Newman Springs Road (County Route 520)	Marlboro (Proposed Use – Residential) (Total Area – 2.490 acres)	MRMJ675	1-7-25	4	Conditional Amended Final Approval

Conditions:

Address comments in the memorandum prepared by Michael Brusca, dated January 27, 2025.

1. Receipt of a supplemental performance guarantee in the amount of **\$67,592.80**, to assure the satisfactory installation of the required improvements within the Newman Springs Road (County Route 520) right-of-way. Ten percent, or **\$6,759.28**, is required to be in the form of a bank/certified check. The balance (**\$60,833.52**) may be in the form of a surety bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County are found at the Division of Planning webpage (www.visitmonmouth.com). See attached calculation of the bond estimate.
2. Receipt of a developer agreement authorizing the County to provide materials to mitigate drainage issues along C.R. 520.
 - The preparation fee for the developers agreement was received on October 18, 2024.
 - The inspection fee (**\$1,351.86**) shall be submitted prior to the inspection of installed improvements. Inspection requests shall be submitted via email to DevelopmentReview@co.monmouth.nj.us.

Ms. Totten from Crest Engineering requested the record show that she disagrees with the Development Review Committee's decision.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore	X		X			
Marcy McMullen			X			
Dave Schmetterer						
Judy Martinelly		X	X			
James Schatzle						

SCHEDULE 1460D

Monmouth County Development Review Committee
 Monday, January 27, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
K. Hovnanian New Jersey Operations, LLC Block 913 Lot 25.01 & 35.01 Wycoff Road	Wall	WSB891 (Also – WSP10588)	8-21-24	124	Amended Preliminary Approval
(Proposed Use – Multi-Family Residential) (Total Area – 35.36 acres)					

- Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$100.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable storage device or emailed to DevelopmentReview@co.monmouth.nj.us. CD's will not be accepted.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Dave Schmetterer						
Judy Martinelly		x	x			
James Schatzle						

SCHEDULE 1460E

Monmouth County Development Review Committee
 Monday, January 27, 2025

Site Plans
 County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CS Eatontown 36, LLC Block 2701 Lot 69.02 Monmouth Road State Highway 36	Eatontown	ETSP10593 (Also - ETSB878)	1-3-25	Conditional Approval
(Proposed Use - 33,780 sq. ft. – Self Storage Unit) (Total Area – 5.00 acres) (Impervious – 0.13 acres existing) <u>+1.89 acres proposed</u> 2.02 acres total				

Condition:

1. The applicant shall submit documentation confirming the recording of the subdivision plat for File No. ETSB878 at the Monmouth County Clerk's office.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		x	x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Dave Schmetterer						
Judy Martinelly			x			
James Schatzle						

Site Plan for CarMax Auto Superstores, Inc. Block 2701 Lot 69.04 Monmouth Road State Highway 36	Eatontown	ESTP10594 (Also - ETSB878)	1-3-25	Conditional Approval
(Proposed Use –8,630 sq. ft - Auto Dealership and Service Facility) (Total Area – 8.21 acres) (Impervious – 0.27 acres existing) <u>+4.22 acres proposed</u> 4.49 acres total				

Condition:

1. The applicant shall submit documentation confirming the recording of the subdivision plat for File No. ETSB878 at the Monmouth County Clerk's office.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			x			
Joseph Ettore		x	x			
Marcy McMullen			x			
Dave Schmetterer						
Judy Martinelly	x		x			
James Schatzle						

SCHEDULE 1460E

Monmouth County Development Review Committee
Monday, January 27, 2025

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.01 & 18.02 West Main Street (County Route 537)	Freehold Township	FRTSP10651	1-6-25	Final Approval
(Proposed Use – Mall Freestanding Signage Upgrade) (Total Area – 0.45) (Impervious – 0.0 acres proposed)				

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

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			x			
Joseph Ettore	x		x			
Marcy McMullen						
Dave Schmetterer		x	x			
Judy Martinelly						
James Schatzle						

Site Plan for Manalapan Grove Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 (176) Wilson Avenue (County Route 527)	Manalapan	MNSP10091 (also MNMJ789)	1-3-24	Request Information
(Proposed - Residential – 75 market rate townhomes) (Total Site Area – 4.40 acres) (Impervious Area – 1.83 acres new proposed)				

The applicant requested a waiver from §5.3-12 of the county's development regulations, which requires utility poles to be located at least six feet from the edge of pavement, on the basis that additional poles and/or guy wires, as well as easements on land not owned by the applicant, would be required to stabilize the relocated poles, and further that an existing water line limited the potential to relocate the poles in question. The Development Review Committee directed the applicant to meet with County staff and utility providers to discuss site limitations and review potential alternatives to relocate the poles.

SCHEDULE 1460E

Monmouth County Development Review Committee
Monday, January 27, 2025

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hexa Builders Block 11 Lot 19 Perrineville Road (County Route 571)	Millstone (Proposed Use – Residential) (Total area – 36.49 acres) (Impervious – 0.768 acres existing) <u>+ 8.656 acres proposed</u> 9.424 acres total	MSSP10259	1-2-25	Request Information

The Development Review Committee directed the applicant to meet with DRC staff to review and clarify remaining stormwater and traffic concerns.

The applicant shall address the following comments and or conditions:

1. Address comments in the memorandum prepared by Michael Brusca, dated January 27, 2025.

Site Plan for MPCC II, LLC Block 127 Lot 4 Eatontown Boulevard (County Route 537)	Oceanport (Proposed – 373 additional parking spaces at existing site) (Total Area – 29.23 acres) (Impervious Area – 16.548 acres existing) <u>+ 2.720 acres proposed</u> 19.268 acres total)	OPSP10200	1-6-25	Final Approval
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No further County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		x	x			
Joseph Ettore	x		x			
Marcy McMullen			x			
Dave Schmetterer						
Judy Martinely			x			
James Schatzle						

SCHEDULE 1460F

Monmouth County Development Review Committee
Monday, January 27, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC Block 4302 Lot 1-2 Eighth Avenue	Asbury Park (Proposed Use – Residential) (Total Area – 1.25 acres) (Impervious - 1.14 acres new proposed)	APSP10653	1-23-25	Incomplete

Upon further administrative review it has been determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. An updated application form which depicts the correct impervious area coverage (see attached).
 2. An application fee in the amount of \$825.00. Make check payable to the Treasure of Monmouth County.
 3. Two (2) copies of the stormwater analysis addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. (If providing an addendum, please provide one (1) additional copy of the stormwater report dated June 7, 2024).
- Check #214945 in the amount of \$100.00 has been returned to Debra Hufford-Nee at Colliers Engineering & Design.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Site Plan for 148 South Main Street, LLC Block 414 Lots 1, 2, 3, 4, & 14.02 Main Street	Marlboro (Proposed Use – Commercial) (Total Area – 15.36 acres) (Impervious – 4.94 acres existing) <u>+1.27 acres proposed</u> 6.21 acres total	MRSP10659	1-16-25	Incomplete
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The applicant shall address the following comments and or conditions:

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. Two (2) copies of a stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. This shall include full-sized drainage area maps drawn to scale, and full-sized program output.
 2. One (1) copy of a drainage area map for the nearest downstream County Bridge, as required in Section 4.2-2 of the Monmouth County Development Regulations. A copy of the county's bridge structures map may be found at the Division of Planning webpage at www.visitmonmouth.com.
- Check #14447 in the amount of \$2,024.00 is correct and has been processed.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

SCHEDULE 1460F

Monmouth County Development Review Committee
Monday, January 27, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Heck Avenue Supportive Housing, LP Block 304 Lot 1.02 Atkins Ave. (County Route 5)	Neptune Township (Proposed Use – Multi Family Residential) (Total Area – 1.79 acres) (Impervious – 1.00 acres existing) <u>+0.25 acres proposed</u> 1.25 acres total	NSP10658	1-16-25	Incomplete

The applicant shall address the following comments and or conditions:

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

- Two (2) copies of a stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. This shall include full-sized drainage area maps drawn to scale, and full-sized program output.
- One (1) copy of a drainage area map for the nearest downstream County Bridge, as required in Section 4.2-2 of the Monmouth County Development Regulations. A copy of the county's bridge structures map may be found at the Division of Planning webpage at www.visitmonmouth.com.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Site Plan for 3501 Route 66, LLC Block 3903 Lots 12 & 13 Route 66	Neptune Township (Proposed Use – General Warehousing, Retail Stores & Public Park) (Total Area – 47.38 acres) (Impervious – 10.00 acres existing) <u>+3.33 acres proposed</u> 13.33 acres total	NSP10660	1-17-25	Incomplete
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The applicant shall address the following comments and or conditions:

- A separate fee is required for site plan and subdivision applications. Please submit \$2,096.13 for the site plan application (File# NSP10660), and \$100.00 for the exempt subdivision application (File# NSB916). Please make both checks payable to the Treasure of Monmouth County.
 - Check #1282 in the amount of \$2,196.13, has been returned to John Cote, PE at Langan Engineering and Environmental Services, LLC.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

SCHEDULE 1460F

Monmouth County Development Review Committee
Monday, January 27, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3501 Route 66, LLC Block 3903 Lots 12 & 13 Route 66	Neptune Township (Proposed Use – General Warehousing, Retail Stores & Public Park) (Total Area – 47.38 acres) (Impervious – 10.00 acres existing) <u>+3.33 acres proposed</u> 13.33 acres total	NSP10660	1-17-25	Incomplete

The applicant shall address the following comments and or conditions:

1. A separate fee is required for site plan and subdivision applications. Please submit \$2,096.13 for the site plan application (File# NSP10660), and \$100.00 for the exempt subdivision application (File# NSB916). Please make both checks payable to the Treasure of Monmouth County.
 - Check #1282 in the amount of \$2,196.13, has been returned to John Cote, PE at Langan Engineering and Environmental Services, LLC.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Subdivision for 3501 Route 66, LLC Block 3903 Lots 12 & 13 Route 66	Neptune Township (Proposed Use – General Warehousing, Retail Stores & Public Park) (Total Area – 47.38 acres)	NSB916	1-17-25	Incomplete
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The applicant shall address the following comments and or conditions:

1. A separate fee is required for site plan and subdivision applications. Please submit \$2,096.13 for the site plan application (File# NSP10660), and \$100.00 for the exempt subdivision application (File# NSB916). Please make both checks payable to the Treasure of Monmouth County.
 - Check #1282 in the amount of \$2,196.13, has been returned to John Cote, PE at Langan Engineering and Environmental Services, LLC.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.