

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02PM on May 27, 2025 in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM (Late)  
Joseph Ettore, PE  
Marcy McMullen  
Judy Martinelly  
David Schmetterer

Members Absent:

Alternates Absent:  
Michael Nei  
Jim Schatzle  
Charles Casagrande

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

Attending in person: Susan Springer, Ron Springer, Andrew Comi, Richard Maser, Craig Gianetti, Jeromie Lange

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 February 6, 2025, the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Coast Star. The affidavit of publication is on file in the Monmouth County Planning Board Office.\*\*
- 2) Also, on February 6, 2025, a copy was emailed to The Asbury Park Press, and on January 30, 2025, 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 Ms. Martinelly and seconded by Mr. Ettore to adjourn the meeting at 2:52PM. 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 MAY 27, 2025 HAS BEEN COMPLIED WITH AS FOLLOWS:

**ADVERTISED:**

THE COAST STAR: **February 6, 2025**

**EMAILED TO:**

THE ASBURY PARK PRESS: **February 6, 2025**

**POSTED:**

COMMISSIONER'S BULLETIN BOARD **January 30, 2025**  
Hall of Records

MONMOUTH COUNTY PLANNING **January 30, 2025**  
BOARD BULLETIN BOARD & WEBSITE  
Hall of Records Annex

**2025**

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1468A, 1468B, 1468C, 1468D, 1468E, 1468F by the Committee, Mr. Schmetterer 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 1468A, 1468B, 1468C, 1468D, 1468E, 1468F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1468A, 1468B, 1468C, 1468D, 1468E, 1468F 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 1468A, 1468B, 1468C, 1468D, 1468E, 1468F 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.

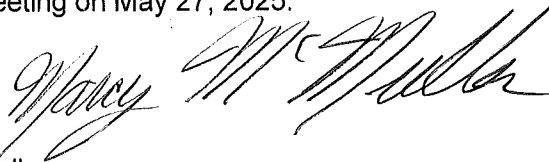
Seconded by Mr. Ettore and passed upon the following vote:

In the affirmative:  
Joseph Ettore, PE  
Marcy McMullen  
Judy Martinelly  
David Schmetterer

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 May 27, 2025.



Marcy McMullen  
Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1468A

Monmouth County Development Review Committee  
 Tuesday, May 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 Juliya Bogdanova & Derek Cannon Block 11 Lot 20, 21 Johnson Ave.	Matawan	MTSB944	5-13-25	2	Exempt
	(Proposed Use – Residential) (Total Area – 0.98 acres)				
Site Plan for Christopher Lopresti Block 76 Lots 9 & 10 Conover Street	Freehold	FRSB946	5-13-25	2	Exempt
	(Proposed Use – Residential Duplex) (Total Area – 0.15)				

SCHEDULE 1468B

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JP&L/First Energy Block 101; 103 Lots 54.01, 54.03, 55; 11 Hendrickson Road	Freehold Township	FRTSP10711	5-5-25	County Approval Not Required
	(Proposed Use – Storage Yard) (Total Area – 13.63 acres) (Impervious - 0.59 acres proposed)			
Site Plan for K-9 Pet paradise, LLC Block 288 Lots 374 & 375 Route 9	Marlboro	MRSP10720	5-21-25	County Approval Not Required
	(Proposed Use – Pet Hotel/Daycare) (Total Area – 7.38 acres) (Impervious – 4.86 acres existing) <u>0 acres proposed</u> 4.86 acres total			

SCHEDULE 1468C

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Power Station at Allenhurst, LLC Block 31 Lot 3 Lake Drive/Hume Street/Main Street <b>(County Bridge #O-12)</b>	Allenhurst	ASB870 (Also: ASP10568)	5-9-25	3	Request Information 7-22-24

(Proposed Use – Multifamily Residential)  
 (Total Area – 2.49 acres)

**Conditions:**

1. Receipt of deeds of dedication along Corlies Avenue to 1) provide access to County Structure O-12 for bridge reconstruction and maintenance purposes, and 2) allow for the relocation of existing guiderail. 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 shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

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

Subdivision for AAESUF Property, LLC Block 26 Lots 1, 2 & 3 <b>Old York Road (County Route 524)</b>	Upper Freehold	UFTSB931 (Also – UFTSP10421)	5-13-25	2	Request Information 4-14-25
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(Proposed Use – Warehouse)  
 (Total Area – 53.79 acres)

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated April 14, 202

SCHEDULE 1468D

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

**Major Subdivision**  
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cody Milch 2011 Trust Block 3 Lot 27.01 Ramtown Greenville Road	Howell	HWSB937	5-9-25	3 (New Street)	Preliminary Approval
(Proposed Use – 3 Lot Residential Subdivision) (Total Area – 6.51 acres)					

- Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$300.00), 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](mailto:DevelopmentReview@co.monmouth.nj.us). CD's will not be accepted.

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

Subdivision for A-Life Residential, LLC Block 164 Lot 5.01 Okerson Road and Howell Road	Howell	HWSB938	5-6-25	264	Conditional Preliminary Approval
(Proposed Use – Townhouse Dwelling and Stacked Townhouse Dwelling – 280 Units) (Total Area – 29.54 acres)					

**Condition:**

1. Receipt of a letter requesting withdrawal of previously granted final approval for File No. HWSP10161.
- 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](mailto:DevelopmentReview@co.monmouth.nj.us). CD's will not be accepted.

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

SCHEDULE 1468E

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Power Station at Allenhurst Blocks 18/21/31 Lots 1/4-7/3 Lake Drive/Hume Street/Main Street <b>(County Bridge # O-12)</b>	Allenhurst	ASP10568 (Also: ASB870)	5-9-25	Final Approval
(Proposed Use – Multifamily Residential – 113 Dwelling Units) (Total Area – 6.01 acres) (Impervious – 4.11 acres existing) -0.38 acre proposed 3.73 acres total				

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						
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly			x			
David Schmetterer		x	x			
James Schatzle						x
Charles Casagrande						x

Site Plan for Tesla, Inc., Block 2303 Lot 1 <b>Wyckoff Road</b> <b>(County Route 547)</b>	Eatontown	ETSP10706 (Related: ETSP9231)	5-9-22	Request Information
(Proposed Use – Installation of Tesla EV Charging Stations) (Total Area – 6.14 acres) (Impervious – 3.83 acres total)				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Vincent Cardone, dated May 27, 2025.

SCHEDULE 1468E

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tuscan Gold, LLC (Lot 11) HDI, LLC (Lot 10.01) Block 25 Lots 10.01 & 11 <b>River Road</b> <b>(County Route 10)</b>	Fair Haven	FHSP10520	5-9-25	Conditional Approval
	(Proposed Use – Office, Warehouse, Fish Market) (Total Area – 0.41 acres) (Impervious – 0.619 acres existing) <u>-0.004 acres proposed</u> 0.615 acres total			

Mr. Ettore made a motion, seconded by Ms. Martinelly to grant the waiver to accept a right-of-way widening easement in lieu of a dedication given a portion of the existing building and a sign are situated within the county right-of-way. Motion passed unanimously.

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated May 27, 2025.
2. Receipt of a deed of easement to widen the River Road (County Route 10) right-of-way to a distance of 30 feet from the right-of-way 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 shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of an executed hold harmless agreement addressing the existing building and sign located within the River Road (County Route 10) right-of-way. The preparation fee (**\$500.00**) must be submitted prior to the preparation of the agreement.

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

SCHEDULE 1468E

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ronald & Susan Springer Block 51 Lot 54 Lakewood-Farmingdale Road (County Route 547) (County Bridge HL-51)	Howell	HWSP10598	5-1-25	Conditional Approval
(Proposed Use – Expanding Use on Existing Farm) (Total Area – 14.80 acres) (Impervious – 13.97 acres existing) <u>0 acres proposed</u> 13.97 acres total				

Mr. Ettore made a motion, seconded by Mr. Schmetterer to grant a waiver from §5.2-3.1J-9, which requires a bypass lane. Mr. Ettore made a motion, seconded by Ms. Martinelly to grant a waiver from §5.1-1, which requires a dedication to widen the right-of-way to conform to the width indicated on the Monmouth County Road Plan. The applicant seeks approval to provide an easement because a dedication would result in additional bulk variances. On April 28, 2025, the DRC reviewed a revised site plan that shows a proposed realignment of the centerline to provide a sufficient shoulder for vehicles to pass others turning into the site. However, the southbound travel lane is shown to be 9 feet wide, where a minimum lane width of 12 feet is required. The applicant's traffic engineer stated that the site plan will be revised to show 12-foot wide travel lanes in each direction. Motion passed unanimously for both waivers.

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated May 27, 2025.
2. Receipt of a deed of easement to widen the Lakewood-Farmingdale Road (C.R. 524/547) right-of-way to a distance of 30 feet from the right-of-way 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 shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to ensure the satisfactory installation of required improvements within the Lakewood-Farmingdale Road (C.R. 524/527) 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/letters of credit acceptable to the County are found at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The application has been referred to Engineering for the preparation of a bond estimate.

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

SCHEDULE 1468E

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Gated Investments, LLC Block 54 Lots 37, 38, 42 & 43 <b>Sycamore Avenue &amp; Willow Drive</b> <b>(County Route 13A &amp; 13B)</b>	Little Silver	LSSP10661	5-6-25	Conditional Approval

(Proposed Use – Gate Investments – 1 Sycamore Avenue)  
 (Total Area – 1.07 acres)  
 (Impervious – 0.46 acres existing)  
 +0.23 acres proposed  
 0.69 acres total

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

SCHEDULE 1468E

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cross Builders, LLC Block 14.01 Lot 1.03 <b>Hance Avenue</b> <b>(County Route 51)</b>	Tinton Falls	TFSP10461	5-1-25	Conditional Approval
	(Proposed Use -Commercial & Residential – 2 Units) (Total Area – 0.44 acres) (Impervious – 0.166 acres new proposed)			

**Conditions:**

1. Address the comments in the memorandum prepared by Michael Brusca, dated May 27, 2025.
2. Receipt of a deed of dedication for the widening of the Hance Avenue (County Route 51) right-of-way to a distance of 40 feet from the centerline of the right-of-way. 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 shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to ensure the satisfactory installation of required improvements within the Hance Avenue (C.R. 51) 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](http://www.visitmonmouth.com). This application has been referred to Engineering for the preparation of a bond estimate.

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

SCHEDULE 1468E

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Spark Car Wash, LLC Block 1.01 Lots 2.02 & 5 <b>Newman Springs Road &amp; Shrewsbury Road (County Route 520 &amp; County Route 13)</b>	Tinton Falls	TFSP10512	5-1-25	Conditional Approval
(Proposed Use – 4,841 sq. ft. - Car Wash) (Total Area – 1.5 acres) (Impervious – 1.132 acres existing) <u>          -0.267 acre proposed</u> 0.865 acres total				

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

Site Plan for AAESUF Property LLC Block 26 Lots 1, 2, 3 <b>Old York Road (County Route 524)</b>	Upper Freehold	UFTSP10421	9-19-23	Request Information
(Proposed Use – 473,259 Sq. Feet Warehouse/Industrial) (Total Area – 54.62 acres) (Impervious – 0.155 acres existing) <u>          + 22.84 acres proposed</u> 22.99 acres total				

**The applicant shall address the following:**

1. Comments in the memorandum prepared by Michael Brusca, dated April 28, 2025.

SCHEDULE 1468F

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Consumer Centre Paramount 1, LLC Block 2801 Lot 6 NJSH Route 36	Eatontown	ETSP10717 (Also: WL BSP10718)	5-15-25	Incomplete
	(Proposed Use – Starbucks with Drive-Thru.) (Total Area – 25.99 acres) (Impervious – 21.90 acres existing) <u>-0.10 acres proposed</u> 21.90 acres total			

**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. An Application fee in the amount of \$500.00 is required as no parking is proposed.
- Check #1506 in the amount of \$650.00 has been returned to Matthew Sharo, PE, PP at Dynamic Engineering Consultants, PC.

**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 Marlboro Corporate Park Block 179 Lot 1 Tennent Road (County Route 3)	Marlboro	MRSP10719	5-21-25	Incomplete
	(Proposed Use – Flex Warehouse) (Total Area – 12.43 acres) (Impervious – 5.89 acres new proposed)			

**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. One (1) additional copy of the Stormwater Management Report.
2. Two (2) copies of 25-year Stormwater Addendum.
3. One (1) additional Traffic Impact Study.
- Check #13109 in the amount of \$1,100.00 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 1468F

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for V ARC Builders, LLC Block 132 Lot 9 Route 79	Marlboro  (Proposed Use – Self Storage Facility) (Total Area – 5.38 acres) (Impervious – 0.36 acres existing) <u>+1.21 acres proposed</u> 1.57 acres total	MRSP10721	5-23-25	Incomplete

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. One (1) copy of the updated Site Plan Application Form (Addendum B-1), of which can be found on the Division of Planning website at [www.visitmonmouth.com](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
2. One (1) copy of the updated Submission Checklist (Addendum B-3) of which can be found on the Division of Planning website at [www.visitmonmouth.com](http://www.visitmonmouth.com). The completed form can be submitted to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).
2. 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.
3. 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](http://www.visitmonmouth.com).

- Please note that our application forms have been updated on our website and are required for all submissions.
- Check #9000 in the amount of \$572.00 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 1468F

Monmouth County Development Review Committee  
 Tuesday, May 27, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Consumer Centre Paramount 1, LLC Block 67 Lot 8.03 NJSH Route 36	West Long Branch	WLBSP10718) (Also: ETSP10717)	5-15-25	Incomplete
	(Proposed Use – Starbucks with Drive-Thru.) (Total Area – 25.99 acres) (Impervious – 21.90 acres existing) <u>-0.10 acres proposed</u> 21.90 acres total			

**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:**

2. An Application fee in the amount of \$500.00 is required as no parking is proposed.
  - Check #1506 in the amount of \$650.00 has been returned to Matthew Sharo, PE, PP at Dynamic Engineering Consultants, PC.

**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.**