

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 June 10, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannell
Marcy McMullen - Remote
David Schmetterer

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Judy Martinelly
James Schatzle

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

Attending in person: Andrew Stockton, Anthony Donatiello, Justin Taylor, Thomas Muller

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 Ms. McMullen and seconded by Mr. Schmetterer to adjourn the meeting at 3:18PM. 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 JUNE 10, 2024, 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 Schedules 1445A, 1445B, 1445C, 1445D, 1445E 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 1445A, 1445B, 1445C, 1445D, 1445E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1445A, 1445B, 1445C, 1445D, 1445E 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 1445A, 1445B, 1445C, 1445D, 1445E 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
James Giannell
Marcy McMullen - Remote
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 June 10, 2024



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1445A

Monmouth County Development Review Committee
 Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Albert Valentino Block 31.01 Lot 19 Woodland Avenue	Brielle (Proposed Use – Residential) (Total Area – 0.23 acres)	BRSB871	6-6-24	2	Exempt
Subdivision for Gino Realty, LLC Block 397 Lots 11 & 15 Liberty Street	Long Branch (Proposed Use – Lot Line Adjustment)	LBSB872	6-6-24	2	Exempt
Subdivision for Mirco Kaja Block 103 Lots 14, 15, 16 Sherman Avenue	West Long Branch (Proposed Use – Residential) (Total Area – 0.46 acres)	WLBSB869	5-31-24	2	Exempt

SCHEDULE 1445B

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 725 Mattison, LLC Block 2506 Lot 6 Bangs Avenue	Asbury Park (Proposed Use – Multi-Family Residential) (Total Area – 0.08 acres) (Impervious – 0.08 acres total)	APSP10546	5-29-24	County Approval Not Required
Site Plan for Vignor Dispensary, LLC Block 123.01 Lot 19 Route 34	Matawan (Proposed Use – Class 5 Cannabis Dispensary) (Total Area – 0.71 acres) (Impervious – 0.22 acres total)	MTSP10545	5-29-24	County Approval Not Required
Site Plan for PAG New Jersey P1, LLC Block 67 Lot 3.02 HWY 36	West Long Branch (Proposed Use – Automotive Sales & Service) (Total Area – 6.87 acres) (Impervious – 3.60 acres existing) <u>-0.03 acres proposed</u> 3.56 acres total	WL BSP10550	6-3-24	County Approval Not Required

SCHEDULE 1445C

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1445D

Monmouth County Development Review Committee
Monday, June 10, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yellow Brook Property Co., LLC Block 62.02 Lots 3 & 7 State Highway 35 / Rathjen Road	Brielle	BRMJ825	5-14-24	15	Amended Preliminary Approval

(Proposed Use – Single Family Residential)
(Total Area – 7.65 acres)

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

Subdivision for Kenneth Ruby Jr., Enterprises, Inc. Block 170 Lot 1 Washington Avenue	Union Beach	UBSB867	5-20-24	5	Preliminary Approval
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(Proposed Use – Single Family Residential)
(Total Area – 1.10 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 devreview@co.monmouth.nj.us. CD's will not be accepted

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

SCHEDULE 1445E

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Country Club Associates, L.P. Block 201 Lot 2 Tinton Avenue (County Route 537)	Eatontown	ETSP10541	5-15-24	Request Information
	(Proposed Use – Existing apartments, adding a new clubhouse and pool) (Total Area – 24.29 acres) (Impervious – 9.90 acres existing) <u>+0.20 acres proposed</u> 10.10 acres total			

1. Address comments in the memorandum prepared by Michael Brusca, dated June 10, 2024.

Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 Halls Mill Road (County Route 55) Bridge # F24, F25	Freehold Township	FRTSP8221A (Also – FRTSP8221)	5-8-23	Request Information
	(Proposed Use – 70,280 sq.ft.- Warehouse) (Total Site Area – 10.10 acres) (Impervious Area – 4.143 acres new proposed)			

1. Address the comments in the memorandum prepared by Victorino Zabat, dated June 6, 2024.

SCHEDULE 1445E

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 183 Three Brooks Holdings, LLC Block 72.06 Lot 1 Halls Mill Road / Three Brooks Road County Bridge F-26	Freehold Township	FRTSP10068	5-15-24	Amended Final Approval
(Proposed – 53,387 sq. ft. addition to existing warehouse) (Total Site Area – 15.72 acres) (Impervious Area – 5.892 acres existing + <u>2.482 acres proposed</u> 8.374 acres total)				

No 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			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer			x			
Judy Martinelly						x
James Schatzle						x

Site Plan for Keyport Broad St. LLC Block 57 Lots 5 & 5.01 Broad Street (County Route 4)	Keyport	KPSP10017	5-15-24	Waiver Granted/ Request Information
(Proposed Use – New 1640 sq. ft. office/retail building with 2 apartment units) (Total Area – 0.156 acres) (Impervious Area – 0.038 acres existing + <u>0.052 acres proposed</u> 0.090 acres total)				

Mr. Ettore made a motion, seconded by Ms. McMullen to grant a waiver from including a corner radius as part of the required right-of-way widening. The DRC found that requiring a corner radius would require the applicant to cut back the side of the building and set it back farther from Broad Street, thus resulting in a significant hardship for the applicant. In addition, since it is highly unlikely that a traffic signal will ever be required at this location, there is no need to acquire the additional right-of-way necessary to accommodate such equipment at this location. Motion passed unanimously

1. Address the comments in the memorandum prepared by Michael Brusca, dated November 27, 2023.

SCHEDULE 1445E

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Detour Gallery, Kenneth Schwartz Block 21.01 Lot 4 Broad Street (County Route 4)	Keyport	KPSP10543	5-15-24	Conditional Approval
(Proposed Use – Restaurant/ Multifamily – 3 Dwelling Units) (Total Area – 0.216 acres) (Impervious Area – 0.074 acres existing) <u>+ 0.037 acres proposed</u> 0.111 acres total				

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated June 10, 2024.
2. Receipt of an easement granting the applicant vehicular access through the Borough parking lot bordering the applicant's property , as well as an ordinance that establishes a one-way traffic pattern for the alley located along the north side of the property in from Broad Street (County Route 4).

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

SCHEDULE 1445E

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Coastal Quality Properties, LLC Block 60.01 Lot 12 Monmouth Road (County Route 537)	Millstone	MSSP10504	4-26-24	Waiver Granted/ Conditional Approval
	(Proposed Use – Commercial) (Total Area – 1.61 acres) (Impervious – 0.82 acre existing) <u>-0.03 acre proposed</u> 0.79 acres total			

Mr. Ettore made a motion seconded by Mr. Schmetterer to grant a waiver to accept an easement in lieu of a dedication as a dedication would require the applicant to obtain an additional bulk variance from the Township.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated June 10, 2024.
2. Address the comments in the memorandum prepared by Elias Sarrinikolaou, dated June 10, 2024.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Monmouth Road (County Route 537) 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. This application has been referred to Engineering for the preparation of a bond estimate.
4. Receipt of a deed of easement to widen the Monmouth Road (County Route 537) right-of-way to a distance of 50 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. 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						x
Joseph Ettore	x		x			
James Giannelli			x			
Marcy McMullen		x	x			
Dave Schmetterer			x			
Judy Martinelly						x
James Schatzle						x

SCHEDULE 1445E

Monmouth County Development Review Committee
 Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 27 Burnt Tavern Road Block 57 Lot 16.03 Burnt Tavern Road	Millstone	MSSP10540	5-14-24	Final Approval
	(Proposed Use – Affordable Housing - 67 Dwelling Units) (Total Area – 13.88 acres) (Impervious – 2.54 acres new 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			
James Giannell			X			
Marcy McMullen	X		X			
Dave Schmetterer		X	X			
Judy Martinelly						X
James Schatzle						X

SCHEDULE 1445E

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Proposed Self-Storage Facility Block 113.02 Lot 5.03 Wayside Road (County Route 38)	Tinton Falls (Proposed Use – 80,028 sq.ft Self-Storage Facility) (Total Area – 10.21 acres) (Impervious – 2.91 acres proposed)	TFSP10399	5-21-24	Request Information

Conditions:

1. Receipt of a deed of dedication to provide a 25-foot corner radius at the intersection of Wayside Road (County Route 38) and the Garden State Parkway exit ramp. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at 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.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Wayside Road (County Route 38) right-of-way. The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds or letters or credit are available at the Development Review webpage at www.visitmonmouth.com. This application has been referred to Engineering for a bond estimate.
3. Receipt of an adopted ordinance from the Borough of Tinton Falls that establishes a left turn prohibition for vehicles exiting the site onto Wayside Road (County Route 38).

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

SCHEDULE 1445E

Monmouth County Development Review Committee
Monday, June 10, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for John D. & Laura Piccinich Block 6 Lots 11 & 12 Florence Avenue (County Route 39)	Union Beach	UBSP10487	5-23-24	Waiver Request/ Request Information
	(Proposed Use – 1,290 sq. ft Retail & Residential – 8 Dwelling Units) (Total Area – 0.398 acres) (Impervious – 0.167 acres existing) <u>+ 0.171 acres proposed</u> 0.338 acres total			

On June 10, 2024, the DRC carried action on the applicant's waiver requests pending additional information from the applicant.

1. Address the comments in the memorandum prepared by Michael Brusca, dated June 10, 2024.
2. Receipt of correspondence from the Borough concerning the municipal review of the proposed development.

SCHEDULE 1445F

Monmouth County Development Review Committee
Monday, June 10, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Site Plan for Hindu American Temple & Cultural Center, Inc. Block 147 Lot 17.01 Wooleytown Road	Marlboro	MRSP10542	5-15-24	Incomplete
	(Proposed Use – Place of Worship) (Total Area – 37.70 acres) (Impervious – 7.86 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:

- 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.
- A check in the amount of \$400.00 to supplement the \$100.00 fee received on May 15, 2024. This fee represents the calculated site plan application fee of \$500.00.

These items are required as the overall site contains more than one (1) acre of impervious coverage, thus prompting a stormwater analysis as stated in the prior approval letter under file MRSP6273D, dated April 25, 2019.

Failure to submit the information required for administrative completeness within ninety (90) days from the date of notification will result in the incomplete application package being voided and discarded.

The Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses and documents, as is reasonably necessary to make an informed decision on the application for development.

SCHEDULE 1445F

Monmouth County Development Review Committee
Monday, June 10, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Site Plan for Mohammed Tahir Block 300 Lot 58 Tennent Road County Route 3	Marlboro (Proposed Use – House of Worship) (Total Area – 5 acres) (Impervious – 0.36 acres existing) <u>+1.01 acres proposed</u> 1.37 acres total	MRSP10548	5-30-24	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:

- 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.

The Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses and documents, as is reasonably necessary to make an informed decision on the application for development.

SCHEDULE 1445F

Monmouth County Development Review Committee
Monday, June 10, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Site Plan for CS Middletown, LLC Block 871 Lot 4 Route 35 & Kanes Lane	Middletown	MDSP10549	5-31-24	Incomplete
	(Proposed Use – 37,420 sq. ft Strip Retail & Self-Storage Facility) (Total Area – 2.37 acres) (Impervious - 0.65 acres existing) <u>+1.14 acres proposed</u> 1.79 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:

- 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.

The Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses and documents, as is reasonably necessary to make an informed decision on the application for development.

SCHEDULE 1445F

Monmouth County Development Review Committee
Monday, June 10, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Subdivision for Sweetmans Lane Assoc., LLC Block 41 Lot 1.09 Sweetmans Lane (County Route 1)	Millstone	MS822 ROW4044	1-18-24	(2 LOTS) Incomplete
	(Proposed Use – Residential) (Total Area 30.22 acres)			

1. Provide calculations and clarification regarding existing, proposed, and total impervious area in acres.
2. The application indicates build out of the proposed subdivision may result in up to three (3) acres of impervious coverage. As such, the following documents are required in order to deem this application complete:
 - a. Two (2) copies of a stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. The report shall include full size drainage area maps drawn to scale, and full sized-program output.
 - b. One (1) copy of a map that shows the drainage area of the nearest downstream county bridge/culvert, pursuant to Section 4.2-2 of the county's development regulations. A map of the county's bridge structures may be found at the Division of Planning webpage at www.visitmonmouth.com.
 - The applicant should clarify the existing and proposed lot areas, as well as the proposed number of lots. The application form states the existing lot area is 30.22 acres, whereas the combined area of the proposed lots is 21.59 acres. This indicates a third lot with an area of 8.63 acres. The applicant should clarify the proposed disposition of the entire property.

Failure to submit the information required for administrative completeness within ninety (90) days from the date of notification will result in the incomplete application package being voided and discarded.

The Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses and documents, as is reasonably necessary to make an informed decision on the application for development.

SCHEDULE 1445F

Monmouth County Development Review Committee
Monday, June 10, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	INCOMPLETE
Subdivision for K. Hovnanian Carriages at Wall Urban Renewal, LLC Block 270 Lot 24.01 18TH Avenue (County Route 30)	Wall	WSB868 (Also WMJ856)	5-29-24	(131 LOTS) Incomplete
	(Proposed Use – Multi-Family Residential) (Total Area 0 31.99 acres)			

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:

- One (1) additional copy of the Stormwater Management Report, dated May 13, 2024.
- One (1) additional copy of the Traffic Impact Study, dated May 13, 2024.

The Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses and documents, as is reasonably necessary to make an informed decision on the application for development.

Site Plan for The Allegro at Old Mill, LLC Block 270 Lots 22 & 23(Existing), Portions of Lots 14 & 24, Proposed Lot 23.01 18th Avenue (County Route 30)	Wall	WSP10551 (Also WSB856)	6-4-24	Incomplete
	(Proposed Use – 60,117 sq. ft - Multi-Family Residential 187 Dwelling Units) (Total Area – 8.34 acres) (Impervious – 2.64 acres existing) <u>+2.01 acres proposed</u> 4.65 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:

- 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.

The Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses, and documents, as is reasonably necessary to make an informed decision on the application for development.