

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:01 PM on MONDAY, JULY 12, 2021 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
Marcy McMullen (remotely)
Dave Schmetterer, PP, AICP (remotely)
Judy Martinelly
James Schatzle (remotely)

Members Absent:

None

Alternates Absent:

Ray Bragg, PE

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 28, 2021 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 28, 2021 a copy was emailed to The Coast Star, and on January 28, 2021 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 2:40 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Quinn Ruff, Vince Cardone, Victorino Zabat, Kyle DeGroot, John Ciufu (remotely) and Michael Popovech (remotely). Also in attendance were: Salvatore Alfieri, Esq., Kenneth Pape, Esq., Michael Weseloski, PE and Clay Perlman.

**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, JULY 12, 2021 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS: **January 28, 2021**

EMAILED TO:

THE COAST STAR: **January 28, 2021**

POSTED:

FREEHOLDER'S BULLETIN BOARD **January 28, 2021**
Hall of Records

MONMOUTH COUNTY PLANNING **January 28, 2021**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2021

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1375A, 1375B, 1375C, 1375D & 1375E by the Committee, Ms. McMullen 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 1375A, 1375B, 1375C, 1375D & 1375E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1375A, 1375B, 1375C, 1375D & 1375E 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 1375A, 1375B, 1375C, 1375D & 1375E 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. Ettore and passed upon the following vote:

In the affirmative:

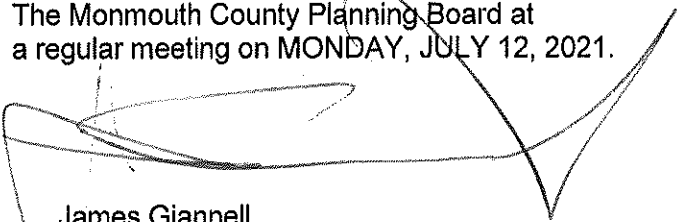
- Mr. Barris
- Mr. Ettore
- Mr. Giannell
- Ms. McMullen

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 MONDAY, JULY 12, 2021.



James Giannell
CHAIRMAN
Monmouth County Planning Board Development Review Committee

SCHEDULE1375A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 12, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hudson Point at Keyport, LLC Block 120 Lots 8 & 9 Maple Place/Manchester Ave.	Keyport Borough	KP297 (also KPSP10191)	06-25-21	2 (Lot Line Adjustment)	Exempt
Subdivision for Hudson Point at Keyport, LLC Block 130 Lots 42, 48, 49, 50, 51 & 52 Maple Pl./Manchester Ave./7 th Street	Keyport Borough	KP298 (also KPSP10191)	06-25-21	1 (Lot Consolidation)	Exempt
Subdivision for Ian Thompson Block 153 Lot 69 Collier Lane	Marlboro Township	MR556	07-01-21	2 (1 new)	Exempt
Subdivision for Brielle Avenue, LLC Blocks 184 / 188 Lots 1 & 4 / 1.01 Brielle Avenue	Ocean Township	O616	06-24-21	2	Exempt

SCHEDULE1375B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 12, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 West Front Street (County Route 6) County Bridge MA-14	Keyport Borough	KP295 ROW3973 (also KPSP9755)	06-07-21	2 (Lot Consolidation)	
	(Proposed Use – Multi-Family Residential and Marina) (Total Area – 11.03 acres)				

The applicant's attorney, Kenneth Pape, Esq. requested a meeting with Planning Staff and the Engineering Department to discuss this application further before review by the Development Review Committee. This matter will be heard at a future Committee meeting.

SCHEDULE1375C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 12, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Denholtz Custom Homes, LLC Block 142 Lot 5 Avenue D	Atlantic Highlands Borough (Proposed Use – Single Family Residential) (Total Area – 7.09 acres)	AHMJ805	06-24-21	17	Preliminary Approval

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

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

Subdivision for John Kling Custom Homes Block 7.02 Lots 34.01 & 34.13 Clover Hill Road	Colts Neck Township (Proposed Use – Residential) (Total Area – 22.67 acres)	CNMJ804	06-14-21	7	Request Information
--	--	---------	----------	---	------------------------

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

1. The table on the Cover Sheet, sheet 1 of 17 states 6.6% impervious area for 2-story residential buildings. When this is applied to the seven (7) residential lots, the total impervious area is 54621.6 sq. ft. or 1.25 ac., with impervious area from the new road in addition. Please provide a drainage area map to County Structure A 29, Big Brook at Cross Road. Provide the following information on the drainage area map:
 - a. size of drainage area;
 - b. land use and land cover of drainage area;
 - c. topography and dominant runoff path;
 - d. portion of site located within the drainage area, and portion of drainage area occupied by the site.
2. Indicate how additional storm runoff caused by proposed impervious area will be addressed.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Barry Jost Block 87 Lots 12 & 12.01 Marconi Road	Wall Township	WMJ798	06-25-21	4	Exempt from Approval
	(Proposed Use – Single Family Residential) (Total Area – 3.512 acres)				

After considering the materials presented by the application the DRC moved to deem this application an exempt minor subdivision (Now File No. W1419). This application is a subdivision of 2 lots, so it is exempt from county approval. The applicant will receive a refund of \$500.00, which represents the amount the applicant overpaid, following the next available County Commissioner meeting.

SCHEDULE1375D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 12, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eatontown Art Barracks, LLC Block 301 p/o 1 Avenue of Memories (Saltzman Avenue) (County Route 537)	Eatontown Borough	ETSP10099	10-13-20	Project Withdrawn
	(Proposed – Conversion of existing barracks to commercial arts with 4 residential units) (Total Site Area – 4.5 acres) (Impervious Area – 1.524 acres existing <u>+ 0.224 acres proposed</u> 1.748 acres total)			

The Monmouth County Development Review Committee is in receipt of correspondence from the applicant Ken Schwartz, dated July 9, 2021, requesting the withdrawal of the final approval issued for the above-referenced application on March 15, 2021. Mr. Schwartz also requested a refund of the performance guarantee he posted in the amount detailed below. The Development Review Committee voted to withdraw the project and grant the applicant a refund of the performance guarantee he posted.

- The performance guarantee to assure the satisfactory installation of required improvements within the Saltzman Avenue (C.R. 537) right-of-way, consisting of Ocean First Bank Check No. 355273 in the amount of \$9,652.50 was received on March 15, 2021. A check in this amount will be returned to the applicant following the next available County Commissioner meeting.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chia, Inc. Block 41 Lot 13.01 Bay Avenue (County Route 8)	Highlands Borough (Proposed – New 8-unit Townhomes) (Total Site Area – 0.413 acres) (Impervious Area – 0.302 acres new proposed)	HSP10157	06-16-21	Request Information

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

Traffic

1. Signs along the frontage were labeled, but incomplete. Add a note on the plans to indicate that there are two signs "No Parking Fridays between 8am and 5 pm" and "No Parking When Road is Snow Covered".

Stormwater/Road

2. Provide the dimension from the centerline to the right-of-way line and curb line or edge of pavement opposite the site.
3. The site plan shows street parking spaces located within 50 feet of a stop sign along Spring Street, and within 25 feet of a crosswalk along Bay Avenue. The layout of these spaces is inconsistent with the New Jersey statute that governs street parking spaces and should be revised accordingly.
4. The cover sheet still indicates 13,200 sq.ft. impervious area, which is inconsistent with the runoff computation and the groundwater recharge spreadsheet, which indicate 9,078 sq.ft. and 0.37 ac., respectively. Revise plans and stormwater report to resolve this inconsistency.
5. Provide the drainage area plans at full-size prepared at engineering scale(s) for the site area tributary to the pervious pavement.
6. Clarify how infiltration capacity will be restored when reduced by clogging.
7. Provide a detail for County curb and pavement repair. Standard County curb has 8-in. W base x 20-in. H x 6-in. W top with 6-in. H face. Standard County pavement consists of 2-in. thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-in. thick HMA 19M64 base course, over 6-in. thick dense graded aggregate (DGA) base course. Label pavement courses.
8. Provide revised stormwater analyses to address:
 - a. 25-yr. runoff from entire site. Include comparison of existing vs. proposed site discharge toward C.R. 8, Bay Avenue;
 - b. 25-year site discharge assuming infiltration is unavailable. Include comparison of existing vs. proposed site discharge toward C.R. 8, Bay Avenue;
9. On the signpost detail, indicate minimum 2-ft. horizontal clear distance from side edge of sign to curb or edge of pavement and provide dimensions.
10. Plans state proposed concrete sidewalk, however street photos indicate brick sidewalk. Please clarify which will be used.

Additional comments may be provided, and conditions may be 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 Emad Elgohail Block 50.13 Lot 1 S. Laurel Avenue (County Route 52)	Holmdel Township (Proposed – new 6-unit residential townhomes – Verde Woods) (Total Site Area – 3.407 acres) (Impervious Area – 0.88 acres new proposed)	HLSP9497	06-21-21	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from A&E Associates, dated June 2, 2021, requesting the withdrawal of the conditional approval issued for the above-referenced application on November 23, 2015. The Development Review Committee voted to withdraw the project.

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

Site Plan for A & E Associates, LLC Block 50.13 Lot 1 S. Laurel Avenue (County Route 52)	Holmdel Township (Proposed – New 8-unit single family residential development) (Total Site Area – 3.4 acres) (Impervious Area – 0.853 acres new proposed)	HLSP10140	06-21-21	Conditional Approval
---	---	-----------	----------	-------------------------

Conditions:

Traffic

1. A S3-1 (School Bus Stop Ahead) sign has been added to the plan. The location of this sign shall be revised to be a minimum of 175 ft in advance of "Road A" per MUTCD Table 2C-4.
2. The signpost detail shown on the plans is incorrect. Revise the detail to show the County signpost per NJDOT details CD 612-4 and CD 612-5. This may be incorporated by reference.
3. Add a note on the plans that states all relocated signs shall be installed on a new post.

Stormwater/Road

4. Clearly label the centerline of Laurel Avenue (C.R. 52).
5. The dimension for the right-of-way fronting the site was obscured by other text. Revise plans so that it is visible. Increase the contrast for linework and text for existing features on the plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------------	--------------	--------	------------	--------

Site Plan for
A & E Associates, LLC
Block 50.13
Lot 1
(CONT'D)

Holmdel
Township

HLSP10140

06-21-21

6. In compliance with Monmouth County Development Regulations Volume 2, §3.2, provide stormwater analyses to address change in 25-year storm runoff, and design of proposed stormwater management system. Provide the following:
 - a. Full-sized drainage area plans for existing conditions. Indicate portion(s) of site that generate runoff toward Laurel Avenue (C.R. 52). Indicate soil types, land use and land cover. Indicate topography and dominant runoff path under existing conditions;
 - b. Full-sized drainage area plans for proposed conditions. Indicate portion(s) of site that generate runoff toward Laurel Avenue (C.R. 52). Indicate soil types, land use and land cover. Indicate topography and dominant runoff path under proposed conditions. Indicate undetained portion(s) of site (i.e. bypassing stormwater management system);
 - c. Provide computations for composite discharge from the entire site and from the site toward Laurel Avenue (C.R. 52) under existing and proposed conditions.
 7. The reduction in site discharge and capacity of the downstream storm drainage system are independent of each other. Please provide computations to address capacity of the storm drainage system downstream of the site to adequately convey (i.e. without surcharge) 25-year runoff from its own tributary area, with discharge from the site under proposed conditions in addition. Provide all necessary drainage area maps and supporting computations for hydrologic parameters.
 8. On the signpost detail, clearly indicate a minimum of 2-ft. horizontal clear distance from the side edge of the sign to curb or edge of pavement.
 9. Increase contrast for existing linework and text on Grading & Drainage Plan and Utility Plan, sheets C 400 and C 500, respectively.
- A detailed review of the ADA ramps across proposed intersection will be performed by the Township Engineer.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Restoration Family Worship Center Block 77 Lots 3.04 & 6 Church & Kent Roads	Howell Township (Proposed – New 7,700 sq. ft church) (Total Site Area – 2.64 acres) (Impervious Area – 0.459 acres existing + <u>0.434 acres proposed</u> 0.893 acres total)	HWSP9933A	06-30-21	County Approval Not Required
Site Plan for Kay10 Holding, LLC Block 41 Lot 26.02 Oak Glen Road	Howell Township (Proposed – 59,500 sq. ft addition at existing site for office/warehouse) (Total Site Area – 10.178 acres) (Impervious Area – 1.141 acres existing + <u>2.731 acres proposed</u> 3.872 acres total)	HWSP9969A	06-22-21	Request Information

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

1. Site runoff is tributary to County Structure HL 53, Haystack Brook at Lakewood Farmingdale Rd., County Structure HL 75, Haystack Brook at Lanes Pond Rd., and HL 53A, Muddy Pond Brook at Lakewood Farmingdale Rd. Please provide additional drainage area maps to County Structures HL 53 and HL 53A, as described above.
2. Provide a plan of the site with drainage divides to the three County structures described in comment 1 above.
 - a. Indicate the proposed impervious area within the portion of the site tributary to each County Structure, expressed in sq.ft. and acres.

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

Site Plan for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 West Front Street (County Route 6) County Bridge MA-14	Keyport Borough (Proposed – new 120 unit Multi-Family Residential and Marina) (Total Site Area – 8.64 acres) (Impervious Area – 1.9 acres new proposed)	KPSP9755 (also KP295 ROW3973)	06-07-21	
--	---	----------------------------------	----------	--

The applicant's attorney, Kenneth Pape, Esq. requested a meeting with Planning Staff and the Engineering Department to discuss this application further before review by the Development Review Committee. This matter will be heard at a future Committee meeting.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 357 West Front Street, LLC Block 20 Lots 9, 11.01, 13, 14 & 14.01 West Front Street (County Route 6) County Bridge MA-14	Keyport Borough	KPSP10042	06-07-21	
	(Proposed – New 5,500 sq. ft. building at existing marina) (Total Site Area – 1.99 acres) (Impervious Area – 1.552 acres existing + 0.032 acres proposed 1.584 acres total)			

The applicant's attorney, Kenneth Pape, Esq. requested a meeting with Planning Staff and the Engineering Department to discuss this application further before review by the Development Review Committee. This matter will be heard at a future Committee meeting.

Site Plan for Hudson Point at Keyport, LLC Blocks 120 / 130 Lots 8 & 9 / 42, 48, 49, 50, 51 & 52 Maple Pl./Manchester Ave./7 th Street	Keyport Borough	KPSP10191 (also KP297 & KP298)	06-25-21	Final Approval
	(Proposed – New 62-unit multi-family residential and 2 single family homes) (Total Site Area – 2.862 acres) (Impervious Area – 1.875 acres new proposed)			

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

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for DKD Investments, LLC Block 276 Lots 7, 9 & 13.01 Third Avenue	Long Branch City (Proposed – New 30 residential units and 2542 sq. ft. commercial) (Total Site Area – 0.74 acres) (Impervious Area – 0.367 acres new proposed)	LBSP10194	06-29-21	County Approval Not Required
Site Plan for LaSalle LINCROFT, Inc. Block 1063 Lot 67.01 Newman Springs Road (County Route 520) County Bridge MT-52	Middletown Township (Proposed – Improvements and 17,211 sq. ft addition at existing private school) (Total Site Area – 143.814 acres) (Impervious Area – 16.563 acres existing <u>+ 3.988 acres proposed</u> 20.551 acres total)	MDSP1527E	06-15-21	Request Information

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

1. Provide full-size drainage area plans for existing and proposed conditions, prepared to proper engineering scale(s).
 - a. Clearly delineate all drainage sub-areas analyzed in the program output;
 - b. Indicate the runoff paths used to compute times of concentration (t_c s). Refer to comment 8 below.
2. Identify the waterway where the road crossing is proposed. Indicate direction of flow.
3. Provide supplemental stormwater analyses to address:
 - a. The change in site discharge toward Newman Springs Road (C.R. 520);
 - b. Site discharge toward and away from Newman Springs Road (C.R. 520) assuming infiltration is unavailable and stormwater control structures have failed because of blockage.
4. Indicate right-of-way centerline of Newman Springs Road (C.R. 520).
5. Provide dimensions from the centerline of Newman Springs Road (C.R. 520) to:
 - a. right-of-way fronting site;
 - b. curb line or edge of pavement fronting site;
 - c. right-of-way and curb or edge of pavement opposite site.
6. Was a 40-ft. right-of-way width established across the site frontage? If so, then indicate it on the plan, provide the dimensions requested in comment 5 above, and indicate the deed, book and page. If not, then establish right-of-way at 40-ft. from centerline and provide the following:
 - a. metes and bounds;
 - b. area of dedication in ac. and sq.ft.;
 - c. grantee of dedication;
 - d. deed of dedication, with parcel description for review.
7. Clearly indicate the Lacrosse Storage Bed on the Overall Site Plan and the Layout, Grading & Utility Plan, E, sheets 3 and 8 of 21, respectively.
 - a. Clearly indicate the Storage Bed for Track and Infield Runoff on the Overall Site Plan and the Layout, Grading & Utility Plan, D, sheets 3 and 7 of 21, respectively.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------------	--------------	--------	------------	--------

Site Plan for
 LaSalle LINCROFT, Inc.
 Block 1063
 Lot 67.01
 (CONT'D)

Middletown
 Township

MDSP1527E

06-15-21

8. Provide supporting computations for times of concentration (t_c s) for DLS Hall, Fleming Hall, Lacrosse Parking, Existing On-site Drainage Area and Existing Offsite Drainage Area.
9. Overall Watershed Drainage Area Map states overall drainage area to point of comparison A is 399 ac. The stormwater report analyzes 381.33 ac. Please resolve this discrepancy.

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

Site Plan for
 D. Dip Automotive t/a Maserati
 Block 137
 Lots 1, 2 & 3
 State Highway 35

Ocean
 Township

OSP10192

06-28-21

County
 Approval
 Not
 Required

(Proposed – 1,558 sq. ft addition at existing auto sales/service site)
 (Total Site Area – 2.443 acres)
 (Impervious Area – 1.536 acres existing – no change)

SCHEDULE1375E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
-------------------	--------------	--------	------------	--------------------
