

**OCEAN COUNTY PLANNING BOARD  
PO Box 2191  
129 Hooper Avenue  
Toms River, New Jersey 08754**

Regular meeting, Wednesday, June 5, 2019, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Joseph Bilotta, C. Roberts Mulloy, Robert Budesa, Mark Villinger and Robin Florio.

Chairman Russell asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Florio advised the Chairman that adequate notice of this meeting was provided.

On a motion by Ms. McCrystal, seconded by Mr. Bilotta, the minutes of the meeting of May 1, 2019 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**JACKSON: Lots 42.06, 42.07, 43 Block 6501 (JT1588C) 11 History Lane Operating Company, LLC**

This site plan is for a 43,524 s.f. three-story building and parking lot modifications for 37 proposed parking spaces at an existing health care facility located on County Line Road. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (3) dimension the existing pavement width, (4) address the following traffic comment: a) provide design vehicle turning templates at both access drives which show the County road striping, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 6/5/19), (6) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (7) revise the plans to show the proposed guiderail to be installed outside of the County right-of-way, (8) dimension the distance between the proposed sidewalk and the curb line and provide a minimum of 3' separation, (9) add the following standard County notes to the plan set: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (10) update the County road pavement trench repair detail to show the standard cross section to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (11) reorient the location of the outlet structure so that it ties into the existing inlet at the southern property corner and remove the proposed doghouse manhole in the County road, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots 23 Block 7001 (JT1705) Rozsansky, Moshe**

This two-lot minor subdivision is located on a local road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**LACEY: Lots 24 & 25 Block 840 (LT879) Kulpinski, Scott & Vanella**

This two-lot minor subdivision is for a lot line adjustment on a local road. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) add a graphic scale to the final plat in accordance with the Recordation Act, and (2) show the existing lot line to be removed. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LACEY: Lots 1-13, 41-43, 4-10, 41-43 Block 1736 & 1737 (LT880) Waycross Investment Group, LLC**

This four-lot minor subdivision and lot consolidation for four single family residences to be located on a local road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. The motion was unanimously carried.

**LAKEWOOD: Lots 12.01 Block 106 (LAT1812A) Weiss, Heshy & Rivka**

This two-lot minor subdivision is for two duplex units with eight parking spaces to be located on East County Line Road (CR 526). On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the full width right-of-way East County Line Road on the plan, (2) since the existing right-of-way half width of the County road is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (3) provide full and half width pavement dimensions, (4) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and on both adjoining properties, (5) provide dimensions between the proposed driveway and the existing driveways on the adjoining properties, (6) design the proposed driveway spacing along the County road in accordance with Section 606, (7) dimension the distance between the curb and the proposed sidewalk, (8) add the County curb standard detail to the plans, (9) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (10) add the following standard County notes to the plans: a) The developer is required to obtain a permit from the Ocean County Engineering Department prior to the start of construction of any improvements within the right of way of East County Line Road, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the road improvements along East County Line Road prior to the release of any bond or other financial surety posted with the municipality for the completion of said improvement. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 11 Block 548 (LAT2062) Fisher, Matthew**

This two-lot minor subdivision is for two duplex units to be located on a local road. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to provide appropriate future lot numbers in accordance with the Recordation Act. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lots 17, 19, 23 Block 1100 (LAT2063) Herzog, David**

This 20-lot major subdivision is a cul-de-sac with 80 proposed parking spaces, and will be located on the local section of Vermont Avenue on the north side of the Vermont Avenue/Chestnut Street intersection. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County road improvement plans (waiver requested), (4) submit a CAFRA permit or Jurisdictional Determination (waiver requested), (5) revise the final plat to remove Lot 24, to assign a new lot number to the remainder lot in Lot 23, to include a key map, and to include a list of property owners within 200', and (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated April 17, 2019 was read from Mathew Wilder of Morgan Engineering requesting a waiver from submitting a traffic report. The applicant is proposing 20 lots fronting on a new cul-de-sac, which is not a County road, therefore traffic will not be impacted. A waiver is requested since no County drainage facilities will be impacted by this subdivision. A waiver is requested from submitting County road improvement plans since no County road improvements are proposed with this subdivision and it will not front on a County road. A waiver is requested from submission of a CAFRA permit since this subdivision does not trigger a CAFRA review or permit.

On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board granted a waiver from submitting a traffic report and instead required a trip generation statement showing existing and proposed distribution of traffic along Vermont Avenue; a waiver was granted from providing a drainage report, a waiver was granted from submitting County road improvement plans and the request to waive the submission of a CAFRA permit was denied since the request does not adequately explain the reason for the request; this major subdivision was given preliminary and final approval contingent upon the applicant to: (1) submit a CAFRA permit or Jurisdictional Determination, (2) revise the final plat to remove Lot 24, to assign a new lot number to the remainder lot in Lot 23, to include a key map, and to include a list of property owners within 200', and (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LITTLE EGG HBR: Lots 2/11 Block 123/124 (LEHT434) Morrissey, Cormac**

This two-lot minor subdivision is for a lot line adjustment, which includes the vacation of Old Parkers Country Road to create two new lots on Parkertown Drive. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 30 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a copy of the vacation documents for Old Parkers Country Road, and (3) provide three corner coordinates on the final plat in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LONG BEACH: Lots 15 Block 5.23 (LBT777) Meyer, Bob**

This site plan is for three multi-family condominium units and 13 proposed parking spaces to be located at the intersection of Long Beach Boulevard and East 26th Street. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form for a 30' x 100' sight triangle at the intersection of Long Beach Boulevard & East 26<sup>th</sup> Street, dimensioned along the right-of-way lines of both roads, (3) design the proposed on-site improvements in accordance with the location of the proposed sight triangle easement, (4) show all four intersection curb returns, label all intersection curb return radii, and design the intersection curb radius on the subject lot in accordance with Section 610:E, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) submit County road improvement plans (waiver requested), (8) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) since the side street drains to the County road, provide sizing calculations for the proposed stormwater storage design, (10) provide a trip generation statement, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waivers requested.

A letter dated May 6, 2019 was read from Joseph Gray from Dante Guzzi Engineering requesting various waivers. A waiver is requested from providing a traffic report. The applicant is proposing to demolish the existing structure and construct a three unit condominium. Thirteen off-street parking spaces are proposed, which will reduce the number of cars parking off site. With the seasonal increase in traffic, there will be minimal if any impact on traffic patterns on the County road. A waiver is requested from providing a drainage report. The total increase in impervious

coverage is less than one-quarter acre and therefore does not meet the definition of a major development. The lot will be graded so that any additional runoff will be directed away from the County road, this will ensure that there is no drainage impact on the County road. A waiver is requested from submitting County road improvement plans as no improvements are proposed within the County right-of-way. There is an existing sidewalk along the County roadway which will not be disturbed. A waiver is also requested from submitting a CAFRA permit or Jurisdictional Determination.

On a motion by Mr. Mulloy, seconded by Ms. McCrystal, the Board granted a waiver from submitting a traffic report and must submit a trip generation statement as indicated in Condition #10, granted a waiver from submitting a drainage report, however must comply with Condition #9, granted a waiver from submitting County road improvement plans, and denied the request to waive submitting a CAFRA permit or Jurisdictional Determination as the request does not adequately explain the reason for the request; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form for a 30' x 100' sight triangle at the intersection of Long Beach Boulevard & East 26<sup>th</sup> Street, dimensioned along the right-of-way lines of both roads, (3) design the proposed on-site improvements in accordance with the location of the proposed sight triangle easement, (4) show all four intersection curb returns, label all intersection curb return radii, and design the intersection curb radius on the subject lot in accordance with Section 610:E, (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (6) since the side street drains to the County road, provide sizing calculations for the proposed stormwater storage design, (7) provide a trip generation statement, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**MANCHESTER: Lots 19.01 Block 38.102 (MT221L) 1900 Route 70, LLC**

This site plan is for 20 additional parking spaces to an existing shopping center located on Route 70 with access to Ridgeway Road (CR 571) through Washington Avenue. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement for the site, (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**MANCHESTER: Lots 22 & 24 Block 1.114 (MT502) M. Samara Builder, LLC**

This minor subdivision is for a lot line adjustment on a local road. County facilities will not be impacted. The final plat appears to have been created in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

**PT. PLEASANT: Lots 25.01 Block 113 (PPB791) Smith, Chadd**

This two-lot minor subdivision will have access to a County road, Trenton Avenue, by way of an existing utility and access easement and existing driveway on Lot 25 and future Lot 25.03 will have access by way of a proposed utility and private access easement thru future Lot 25.02. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

**PT. PLEASANT BH: Lots 10 & 11 Block 112 (PPBB279) Amelchenko, John & Rae**

This minor subdivision is for a lot line adjustment located on a local road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation

Act. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 14.01 Block 472 (TRT1478.06G) Heyco Products Corp.**

This site plan is for a proposed Heyco storage silo and concrete pad at an existing warehouse and manufacturing facility on Industrial Way North. County facilities will not be impacted. Approval recommended.

**TOMS RIVER: Lots 1, 6, 50 & 60 Block 590 (TRT2619A) Republic First Bancorp, Inc.**

This site plan is for a lot consolidation and a proposed 3,290 s.f. Republic Bank with three drive-thrus and 28 parking spaces to be located at the intersection of Hooper Avenue and Chestnut Street. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Hooper Avenue on the plan, if less than 60 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) dimension the existing right-of-way full width of Chestnut Street on the plan, (3) provide a corner clip right-of-way dedication deed and metes and bounds description for the existing traffic signal equipment, (4) submit sight right easement forms and metes and bounds descriptions for 30' x 100' sight triangle easements at the existing County intersections in accordance with Section 610 and provide a driveway sight triangle easement at the proposed access point to Hooper Avenue in accordance with Section 606 to Ocean County, (5) address the following traffic comment: a) revise the turning template to provide an unobstructed right turn for a single unit truck, (6) move the directional sign to outside of the future County right-of-way and move the site sign to outside of the future sight easement, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 5/15/19), (8) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**TOMS RIVER: Lots 16.01, 16.02, 18, 19 Block 608 (TRT2686B) Ocean County**

This minor subdivision is for a lot consolidation and a two-lot subdivision located on Hooper Avenue. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) since the half width right-of-way is less than 60 feet from centerline of Hooper Avenue, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**TOMS RIVER: Lots 12 Block 172.04 (TRT2811B) Muslim Society of Jersey Shore, Inc.**

This site plan is for an 11,615 s.f. addition to an existing house of worship and parking lot renovations with 96 existing parking spaces and a residential mobile home addition at the Muslim Society of New Jersey located on Route 9. Ocean County requires the applicant to address the following item: (1) revise the plans to provide a dimension for the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code. The above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**TOMS RIVER: Lots 29 Block 412.12 (TRT3249A) Bayshore Enterprises, Inc.**

This site plan application is for the change of use from a car wash and storage building to a car wash and auto restoration shop with parking lot striping modifications to obtain 36 parking spaces located on Route 9. Ocean County requires the applicant to address the following items: (1) add the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the NJDOT access code to the plans, (2) submit a traffic report (waiver requested), and (3) submit a drainage report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated May 6, 2019 was read from Rose Sweeney for Brian Murphy of FWH Associates requesting a waiver of the traffic and drainage report requirements due to the fact that the site has been previously developed, no new construction is proposed and the applicant is requesting a change of use only of the existing garage.

On a motion by Mr. Mulloy, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report and drainage report; this site plan was given final approval contingent upon the applicant to address the following item: (1) add the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the NJDOT access code to the plans. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**TOMS RIVER: Lots 23-29 Block 1099.41 (TRT3436) O'Grady's Beach House, LLC**

This five-lot major subdivision is for five single family units with ten proposed parking spaces to be located at the corner of Central Avenue and Dewey Drive. Ocean County requires the applicant to address the following items: (1) submit a boundary survey of the lots being subdivided by this application in accordance with the Recordation Act, (2) submit a traffic report (waiver request), (3) submit a drainage report (waiver requested), (4) dimension the existing right-of-way half width and full width of the Central Avenue on the plan and final plat, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated May 13, 2019 was read from Brian Murphy of FWH Associates requesting a waiver from submitting a drainage report as the site is currently a parking lot. The impervious coverage on the site will be more than half of the current impervious coverage. Existing impervious coverage is 12,157 s.f. (96.9%) and the proposed impervious coverage is 5,042 s.f. (40.1%). A waiver is requested from providing a traffic report as the usage of the site of five single family lots will be less than the traffic generated by the prior church parking lot of 46 parking stalls.

On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board granted a waiver from providing a traffic report and drainage report; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit a boundary survey of the lots being subdivided by this application in accordance with the Recordation Act, (2) dimension the existing right-of-way half width and full width of the Central Avenue on the plan and final plat, (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**TOMS RIVER: Lots 17 Block 443.50 (TRT3437) Gannon, Thomas & Kristen**

This two-lot minor subdivision is located on the local section of Cedar Grove Road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW**

**JACKSON:** Lots 2,3 & 4 Block 3001 (JT1675A.01) Cardinale & Jackson Crossing #2  
**JACKSON:** Lots 52 & 53 Block 6501 (JT1704) County Line Business Center, LLC  
**LAKESWOOD:** Lots 62 & 63 Block 187 (LAT2064) Cong Kehilas Raintree Inc.  
**LAKESWOOD:** Lots 8.01 Block 190.04 (LAT568B) Bais Reuven Kamenetz of Lakewood, Inc.  
**LAKESWOOD:** Lots 8.01 Block 190.04 (LAT568C) Bais Reuven Kamenetz of Lakewood, Inc.

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**CORRESPONDENCE:**

**LAKESWOOD: Block 416, Lot 37 (LAT2057) Halpern, Tovia.** This minor subdivision received conditional approval on April 3, 2019. Condition #9 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined that an off-tract traffic improvement fee will not be required. On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board did not require the payment of an off-tract traffic improvement fee. The motion was unanimously carried.

**LAKESWOOD: Block 1609, Lots 20 & 21 (LAT594A) Tomchei Shabbos of Lakewood.** This minor subdivision received conditional approval on December 6, 2017. It has been determined that Lot 20 is owned by Ocean County and not Lakewood Township as previously indicated. Therefore, on a motion by Mr. Mulloy, seconded by Ms. McCrystal, this application is hereby "Disapproved" since Lot 20 is owned by Ocean County and not Lakewood Township. The applicant is required to return the signed mylar to Ocean County Planning. The motion was unanimously carried.

**LITTLE EGG HARBOR: Block 285, Lot 12 (LEHT432) Mystic Investor Associates, LLC.** This site plan received conditional approval on July 3, 2018. A letter submitted by Brian Murphy of FWH Associates was read requesting a field modification to the approved plans due to a conflict with the gas transmission main. Therefore, on a motion by Mr. Mulloy, seconded by Mr. Bilotta, the minutes are hereby amended to reflect a field change due to the conflict with the gas transmission main. The motion was unanimously carried.

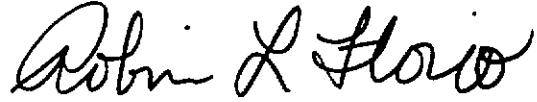
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<b>THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:</b>				
<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
JACKSON JT1685	33	2701	09/20/17	05/31/19
JACKSON JT1668A	3 & 4	21401	08/15/18	05/20/19
LAKESWOOD LAT2007	1 & 3	1077.04	04/18/18	05/21/19
LAKESWOOD LAT2057	37	416	04/03/19	06/05/19
LAKESWOOD LAT1859A.01	48	12.04	10/17/18	05/15/19
LAKESWOOD LAT2042	1 & 2	12.12	12/05/18	05/17/19
LAKESWOOD LAT1330A.02	13.01 / 3197- 3199, 3215	490 / 486	08/17/18	05/14/19
TOMS RIVER TRT3394	9	145	10/18/17	06/03/19
TOMS RIVER TRT3412	24	393.03	05/16/18	05/14/19

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There being no further business, on a motion by Mr. Bertrand, seconded by Mr. Bilotta, the meeting was adjourned. The motion was unanimously carried.

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board

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