

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

Regular meeting, Wednesday, October 3, 2018, 8:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Earl Sutton, Charles Jobes, Jr., Joseph Bilotta, Scott Tirella, John Ernst, Laura Benson, Anthony Agliata 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 Mr. Bertrand, seconded by Ms. McCrystal, the minutes of the meeting of September 19, 2018 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT: Lots 2.05 Block 90.22 (BAT275H) Paramount Homes at Wall, LLC**

This 81-lot major subdivision is for Section 5 of the Paramount Escapes Ocean Breeze residential community consisting 78 single-family lots and three open space lots. County facilities are not affected. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this major subdivision was given final approval. The motion was unanimously carried.

**BEACH HAVEN: Lots 10 & 11 Block 131 (BHAB226) Engleside Partners, LLC**

This minor subdivision is for a lot line adjustment at the corner of two local roads. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**JACKSON: Lots 20 & 21 Block 23001 (JT1152D) The Walter R. Earle Corporation**

This seven-lot major subdivision is a re-approval of a major subdivision JT1152B.01, which was not recorded prior to the expiration date. The site is located on South Hope Chapel Road. County road improvements associated with this subdivision have already been constructed. On a motion by Mr. Jobes, seconded by Mr. Bilotta, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) provide the corner coordinates and a Land Surveyors signature and seal on the final plat in accordance with the Recordation Act, (2) revise the final plat to show the existing sight easement and right-of-way dedication and reference the deed book and page numbers of the recorded documents, and (3) revise the final plat to show the 15.9 acre area for nonstructural stormwater management required by the Pinelands Commission to be dedicated by way of a conservation restriction to a government agency. 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.

**JACKSON: Lots 22.01 & 23.01 Block 4801 (JT1672B) Jackson Storage of New Jersey, LLC**

This site plan is for an additional 40,850 s.f. of self-storage units (four buildings) at an existing self-storage facility located on North County Line Road. Recorded sight easements were provided by the applicant's Engineer. The off-tract traffic improvement fee was paid under an earlier site plan application that was withdrawn. 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, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/3/18), (3) address the following traffic comments: a) vehicle turning templates show vehicle going in the wrong direction on North County Line Road, b) provide turning templates for right-in/out and revise the driveway geometry to either (i) provide a right turn in from the thru-travel lane without conflict within the access drive with the existing vehicle, or (ii) provide a right turn in from the shoulder without conflict within the access drive with the exiting

vehicle and a right-out that does not encroach into the left lane, and 4) submit County Road Improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 12, 2018 was read from John Palus of Dynamic Engineering requesting a waiver from the checklist requirement to submit County, Road Improvement plans. No modifications to the driveway or utilities within the County right-of-way are proposed as part of this application.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from submitting County Road Improvement plans as the County roadway is currently built to standards; 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, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/3/18), and (3) address the following traffic comments: a) vehicle turning templates show vehicle going in the wrong direction on North County Line Road, b) provide turning templates for right-in/out and revise the driveway geometry to either (i) provide a right turn in from the thru-travel lane without conflict within the access drive with the existing vehicle, or (ii) provide a right turn in from the shoulder without conflict within the access drive with the exiting vehicle and a right-out that does not encroach into the left lane. 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 17 & 18 Block 20601 (JT1697) Kombluth, Phil**

This lot consolidation is for a single-family residence to be located on Whitesville Road. 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) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 33 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County. The above 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.

**LAKEWOOD: Lots 157 Block 189.16 (LAT1544C) Schwab, Eli**

This three-lot minor subdivision with four proposed parking spaces on each lot is located on Joe Parker Road. The plans indicate that Joe Parker Road will be widened to 20' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) since the existing half width right-of-way is less than 33 feet from centerline, submit a deed of dedication and signed and sealed metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) submit a road easement from adjacent Lot 159 to a distance of 1' behind the proposed edge of pavement of the required 15:1 paved taper to accommodate the road widening improvements, and (3) revise the final plat and improvement plan to show the road easement and right-of-way dedications consistently with the metes and bounds descriptions, to be reviewed and approved by Ocean County Land Surveyor (per Surveyor memo dated 9/24/18). 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 4 Block 1081 (LAT1755B) Rabinowitz, Sam**

This major subdivision is for the construction of 21 residential duplex units and 53 residential townhouse units with 296 parking spaces, a proposed Shul with 14 parking spaces and associated site improvements located on Locust Street. The NJDOT access permit was provided under a previously approved application that has expired (LAT1755A.01). On a motion by Mr. Jobes, seconded by Mr. Sutton, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the plan, (2) dimension the existing pavement width on the plan, (3) provide detail for the booster pump station. If it is to be located within the clear zone, install guide rail and approved end terminals in accordance with NJDOT specifications on the applicant's property. Include a note that the guide rail is to be maintained by the property owners

and is not the responsibility of the County, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/2/18), (5) provide a secondary emergency accessway for developments involving 25 or more dwelling units in accordance with Section 611.C.3, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) 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.

**LAKEWOOD: Lots 11 Block 1609 (LAT594C) JAYG Enterprises, LLC**

This two-lot minor subdivision is located on Swarthmore Avenue. The subdivision is associated with a current site plan application for the construction of a 16,100 s.f. proposed warehouse and 37 new parking spaces to be located within the Lakewood Industrial Campus (LAT594B), conditions of which have not been met. The final plat appears to have been prepared in accordance with the Recordation Act. 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) address the conditions of site plan application LAT594B, (2) pay an off-tract traffic improvement fee in the amount of \$7,708.00, and (3) pay an off-tract drainage improvement fee in the amount of \$6,000.00. 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.

**LAKEWOOD: Lots 63 Block 27 (LAT686G) Lakewood Madison Plaza, LP**

This site plan is for the demolition of an existing retail building and the construction of a 5,011 s.f. bank and parking lot renovations as part of the Lakewood Plaza redevelopment located on Route 9 and West Kennedy Boulevard. There are 18 proposed parking spaces. On a motion by Mr. Bertrand, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to: (1) withdraw the previously approved site plan application LAT686F, (2) 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, (3) The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code shall be indicated on the plans, (4) provide a copy of the NJDOT Letter of No Interest, and (5) 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.

**LAKEWOOD: Lots 9 Block 208 (LAT997F.01) Kiddie Care NJ LLC**

This site plan is for a 12,870 s.f. day care with 27 proposed parking spaces to be located on East County Line Road. This project falls within the "Reconstruction of East County Line Road from Apple Street to Alamitos Drive" plans prepared by Maser Consultants dated 7/1/13. The September 2018 Master Plan update requires a full width right-of-way of 86' for East County Line Road. Ocean County requires the applicant to address the following items: (1) since the existing right-of-way half width and full width of the County road is less than 43 feet from the centerline baseline on the referenced Maser plans, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from the Maser baseline to Ocean County, (2) since the right-of-way area will be dedication by deed, revise all references stating "easement to Ocean County" to be labelled as a "right-of-way dedication to Ocean County" for road widening purposes, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/3/18), (4) address the following traffic comments: a) demonstrate the bus circulation and truck turning templates at the driveway, and b) demonstrate that the site can accommodate the volume of traffic represented in the traffic report, (no changes were made to the traffic report since the previous submission), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (6) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (7) design the separation of the proposed access points to the County road in accordance with Section 606.A. (waiver requested), (8) design the curb returns of the proposed access points to the County road in accordance with Section 606, and (9) 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 September 5, 2018 was read from Glenn Lines of New Lines Engineering, requesting a waiver from providing 50' between entrances in accordance with Section 606:A. The applicant is proposing a distance of approximately 36' between the entrances and are proposing a one-way exit and a one-way entrance. This configuration is the safest for traffic, children and the daycare as the parents will be able to drive in, drop off their children and continue to the one way out. Essentially, this design will minimize congestion, ease the traffic flow and will be the safest for the children. Additionally, this is not increasing any openings onto County Line Road as we are only having one entrance and one exit.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board denied the request to waive providing 50' between entrances in accordance with Section 606:A; this site plan was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width and full width of the County road is less than 43 feet from the centerline baseline on the referenced Maser plans, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from the Maser baseline to Ocean County, (2) since the right-of-way area will be dedication by deed, revise all references stating "easement to Ocean County" to be labelled as a "right-of-way dedication to Ocean County" for road widening purposes, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/3/18), (4) address the following traffic comments: a) demonstrate the bus circulation and truck turning templates at the driveway, and b) demonstrate that the site can accommodate the volume of traffic represented in the traffic report, (no changes were made to the traffic report since the previous submission), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (6) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (7) design the separation of the proposed access points to the County road in accordance with Section 606.A, (8) design the curb returns of the proposed access points to the County road in accordance with Section 606, 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.

**LONG BEACH: Lots 6 & 7 Block 11.31 (LBT771) Worden, George; Ferri, Lisa; Edwards, James**

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

**MANCHESTER: Lots 14-15 Block 109 (MT468B.01) US Home d/b/a/ Lennar**

This 82-lot major subdivision is Phase 2 of the Woodlands of Lake Ridge on County Route 539. Ocean County has determined that the County road improvements have been constructed and completed as per the Phase 1 approval. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, with Mr. Jobes abstaining, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

**PT. PLEASANT: Lots 1 Block 96 (PPB358K) All American Ford of Pt. Pleasant**

This site plan application is for the construction of a 3,204 s.f. addition for vehicle repair to the All American Ford Dealership on Bridge Avenue. 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) revise the plans to show the existing sight triangle easements at the driveways to Bridge Avenue, (3) revise the plans to show wheel stops to be installed two feet behind the line of sight, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) construct full face curb at three of the existing driveways on Bridge Avenue, (7) provide a concrete curb detail for Bridge Avenue in accordance with Ocean County standards, (8) add a note to the plan indicating 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 Bridge Avenue, and (9) add a note to the plan indicating the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the road improvements along Bridge Avenue prior to the release of any bond or other financial surety posted with the municipality for the completion of said improvements. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated September 13, 2018 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a stormwater management report and corresponding calculations. There are no changes to the drainage patterns and therefore no increase in the stormwater runoff from the site. Additionally, water quality will be improved due to the replacement of existing pavement with the new building. A waiver is requested from providing a traffic report. The applicant has indicated that there will be no increase in the number of employees as a result of the proposed improvements. The proposed project expansion will not increase traffic to/or from the site. The expansion is to provide a more efficient area for maintenance and repair of vehicles. Once the project is completed, we believe there will be adequate parking for employees and adequate on-site traffic circulation. Bridge Avenue is a County road located within the Borough of Point Pleasant and has accommodated the traffic from this commercial site for over 20 years. It has adequate capacity to handle the traffic from the site. Once completed, the site will have no negative impact on the County road system.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report and a drainage report; 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) revise the plans to show the existing sight triangle easements at the driveways to Bridge Avenue, (3) revise the plans to show wheel stops to be installed two feet behind the line of sight, (4) construct full face curb at three of the existing driveways on Bridge Avenue, (5) provide a concrete curb detail for Bridge Avenue in accordance with Ocean County standards, (6) add a note to the plan indicating 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 Bridge Avenue and, (7) add a note to the plan indicating the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the road improvements along Bridge Avenue prior to the release of any bond or other financial surety posted with the municipality for the completion of said improvements. 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.

**STAFFORD: Lots 34.10, 22 Block 25, 25.02 (ST385Y) Township of Stafford, by its agent Stafford Properties**

This 158-lot major subdivision is for the construction of 155 single family residential units, two open space lots and one remainder lot to be located within the Stafford Park on Campbell Boulevard. This application is for Stafford Park Residential Phase II under the Stafford Business Park Redevelopment project. A Memorandum of Agreement dated June 28, 2006 between Stafford Township, Ocean County and The Pinelands Commission is in place. County facilities are not impacted. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 48 / 19 Block 443.25 / 434 (TRT3426) Convery, George**

This site plan is for a 1,077 s.f. garage addition and parking lot renovations to an existing residential, commercial retail, and commercial canvas shop with no proposed parking spaces on Fischer Boulevard. There are no improvements proposed to Fischer Boulevard. 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) provide stormwater recharge for the proposed roof runoff, (3) submit a traffic report (waiver requested), and (4) 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 September 20, 2018 was read from Jeffrey Carr of Lindstrom, Diessner & Carr, requesting a waiver from providing a drainage report and a traffic report. This building addition is proposed in order to provide an indoor work area for the canvas shop which will replace a previous out-structure that has been removed due to weathering. The area where the building addition is to be constructed is currently occupied by a portion of the existing building and stairways. As a result, once the project is completed, the project will have a minimal change in impervious coverage. There will be no changes to the drainage patterns. Since there will be a minimal increase in the impervious cover on site there will be a deminimis increase in stormwater runoff. Since the project totals well under the 10,890 s.f. threshold for additional impervious coverage, the project is not required to provide a stormwater management design or calculations. The applicant has indicated that there will be no increase in the number of employees as a result of the proposed improvements. The proposed project expansion will not increase traffic to/or from the site.

On a motion by Mr. Ernst, seconded by Mr. Sutton, 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 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, and (2) provide stormwater recharge for the proposed roof runoff. 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.

**TUCKERTON: Lots 14, 15 & 16 Block 51 (TB141) Wagar, Richard**

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

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

**LAKEWOOD: Lots 73 Block 187 (LAT527F.01) Hataimud, Noam**

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**CORRESPONDENCE:**

**BEACH HAVEN: Block 167, Lot 4 (BHAB225) URRIS Limited Liability Co.** This site plan received conditional approval on December 6, 2017. Condition #1 required the payment of an off-tract drainage improvement fee in amount to be determined by the County Engineer and Condition #2 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 the off-tract drainage improvement fee to be \$6,000.00, and the off-tract traffic improvement fee to be \$1,875.00. Additionally, the Borough of Beach Haven has a streetscape program and is supportive of allowing the site improvements to remain. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board hereby amends the minutes to eliminate Condition #8, which required the site improvements within the County right-of-way to be removed since the Borough of Beach Haven is supportive of allowing the site improvements to remain; and required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and an off-tract traffic improvement fee in the amount of \$1,875.00. The motion was unanimously carried.

**LONG BEACH: Block 14.05, Lots 1, 25 & 26 (LBT767) Meisner, Donald.** This minor subdivision received conditional approval on April 18, 2018. On a motion by Mr. Ernst, seconded by Mr. Bilotta, Condition #2 and Condition #3 of the minutes of April 18, 2018 are hereby amended due to the revised plans provided. A waiver is granted to permit the AASHTO sight triangle standards and a waiver is granted from reconstructing the existing intersection curb radius in accordance with Section 610:E as the proposal is consistent with nearby corner radius; therefore, this minor subdivision was given final approval. The motion was unanimously carried.

**STAFFORD: Block 120.20, Lots 43, 44 & 45 (ST448M) Manahawkin Family Apartments, LLC.**

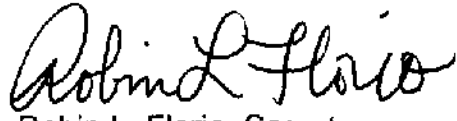
This site plan received conditional approval on February 1, 2017. A letter dated October 1, 2018 was read from Edmond Speitel, requesting the application for ST448M be withdrawn. That application had to be abandoned as Stafford Township needed more units to help satisfy their affordable housing obligation. As a result, application ST44N was submitted to reflect the additional units. On a motion by Mr. Ernst, seconded by Ms. McCrystal, application ST448M is hereby withdrawn. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT236L.01	1.02	162.01	06/07/17	10/04/18
BAY HEAD BHB140	36 & 38	1	08/15/18	09/24/18
BERKELEY BT673	19 & 20	344	04/18/18	09/24/18
ISLAND HEIGHTS IHB91	8	25	06/06/18	09/25/18
LAKEWOOD LAT717H	1.02	290	06/06/18	10/02/18
LITTLE EGG LEHT432	12	285	07/03/18	10/11/18
LONG BEACH LBT767	1, 25 & 26	14.05	04/18/18	10/03/18
TOMS RIVER TRT3390A	3.01, 3.03	578	07/03/18	09/21/18

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

Respectfully submitted,  
  
 Robin L. Florio, Secretary  
 Ocean County Planning Board

/rlf