

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

Regular meeting, Wednesday, November 7, 2018, 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, Charles Jobes, Jr., John Ernst, Laura Benson, Anthony Agliata and Veronica Tompkins.

Chairman Russell asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Tompkins 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 October 17, 2018 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BRICK: Lots 48 Block 646 (BRT1916C) 244 Drum Point Road, LLC**

This site previously received Ocean County Planning Board approval September 5, 2012 and April 16, 2014 for the existing 1,920 s.f. storage building. At that time, the Board granted relief from constructing improvements across the frontage of the site, accepted the current driveway configuration, and accepted an AASHTO standard sight triangle easement at the driveway. This submission is for the construction of a 4,000 s.f detached storage building/garage for the existing commercial use on Drum Point Road. At this time, the County road improvements to the County's Master Plan width are required. 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 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) indicate the proposed edge of pavement is to be built 18 feet from centerline in accordance with Section 612:B, (3) provide a pavement widening detail and provide a 15:1 paved taper to the east along the County road in accordance with Section 611:E-1, (4) revise the plans to show all existing features within 200 feet of the site, including existing striping in the County road, (5) submit a traffic report (waiver requested), and (6) add to the plans the following Ocean County standard Notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the road opening permit from the Ocean County Engineer's Office, b) 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, c) 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, d) "Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable", e) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies." If the Township requires sidewalk, curb shall be set at the County's Master Plan width at 18' from centerline with 15:1 paved taper back to the exiting edge of pavement. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated October 25, 2018 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. The property is currently improved with an existing office building with a residential apartment above. The existing building has an attached garage used for the business. There is also a detached garage that is used for the business. The

applicant is proposing to add a 4,000 s.f. garage at the rear of the site to be used for storage. No new employees will be added. Our office has provided a trip generation statement in lieu of a full traffic report.

On a motion by Ms. McCrystal, seconded by Mr. Bertrand, the Board accepted the submitted trip generation statement that identifies minimal impact to traffic in lieu of a full traffic 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 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) indicate the proposed edge of pavement is to be built 18 feet from centerline in accordance with Section 612:B, (3) provide a pavement widening detail and provide a 15:1 paved taper to the east along the County road in accordance with Section 611:E-1, (4) revise the plans to show all existing features within 200 feet of the site, including existing striping in the County road, and (5) add to the plans the following Ocean County standard Notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the road opening permit from the Ocean County Engineer's Office, b) 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, c) 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, d) "Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable", e) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies." If the Township requires sidewalk, curb shall be set at the County's Master Plan width at 18' from centerline with 15:1 paved taper back to the exiting edge of pavement. 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 5.02 Block 14801 (JT641.16B) Geraldine Oliverie**

This site plan is for the construction of a two-story 14,000 s.f. Oliverie Funeral Home with 172 parking spaces to be located on Cooks Bridge Road. Access to the site will be from two driveways that were constructed as part of the adjacent bank to both Cooks Bridge Road and Manhattan Street. Right-of-way requirements along Cooks Bridge Road, sight triangle easement at the driveway, and road widening improvements along Cooks Bridge Road have been provided as part of the minor subdivision application (JT641.12). On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the traffic report to include an analysis at the intersection of Cooks Bridge Road and Manhattan Street based on the current traffic counts (to be provided), and (2) pay an off-tract traffic improvement fee in the amount of \$35,833.00. 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 41, 52, 56 Block 25.05 (LAT1438B) Country Club Temple Avenue, LLC**

This three-lot minor subdivision is for a lot line adjustment on local roads. County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Jobes, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) withdraw minor subdivision application LAT1438A, (2) revise the key maps to properly identify the lots to be adjusted by way of this application, and (3) locate 14th Street on the final plat. 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 7.02 & 7.03 Block 534 (LAT1691C) Frenkel, Yehoshua**

This minor subdivision is for a lot consolidation on Route 9. The NJDOT "Desired Typical Section" is shown on the plan. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 7.02 & 7.03 Block 534 (LAT1691D) Autozone, Inc.**

This site plan is for a 6,816 s.f. Autozone with 28 proposed parking spaces to be located on Route 9. The NJDOT "Desired Typical Section" is shown on the plans. An off-tract traffic improvement fee for this commercial lot was paid as part of a previous major subdivision. County facilities are not impacted. On a motion by Mr. Jobes, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 2.01, 3, 4 Block 494 (LAT1979.03) Cheder Toras Zev**

This site plan is for a 85,722 s.f. and 29,400 s.f. school with 232 proposed parking spaces to be located on Cross Street. The traffic report is acceptable. This application is associated with the four-lot minor subdivision application LAT1979A.01. The September 2018 Master Plan update requires a full width right-of-way of 86' for Cross Street. Ocean County requires the applicant to address the following items: (1) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43 feet from the centerline of Cross Street to Ocean County to accommodate a three lane section plus a 12 foot decel lane and five foot shoulder and provide a corner clip right-of-way dedication from the point of curvature to the point of tangency of the curb return to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access points /intersection in accordance with County standards to Ocean County, (3) provide a proposed striping plan that shows the future three-lane section of Cross Street, (4) indicate the proposed curb is to be built 35 feet from centerline across the entire frontage of the site in accordance with section 612:B to accommodate a 12 foot accel/decel lane and five foot shoulder on the County road in accordance with Section 607, (5) revise the proposed islands to further restrict the access drives to be right-in/right-out only, (6) design the proposed access point to the County road at the required distance from the property line in accordance with Section 606. (waiver requested), (7) remove the proposed parking from within 5' of the proposed County right-of-way in accordance with Section 603.B, (8) provide a proposed pavement full width dimension, and (9) update the final plat for minor subdivision LAT1979A.01 plans to reflect the required right-of-way dedication for Cross Street. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated October 10, 2018 was read from Joseph Kociuba of KBA Engineering requesting a waiver from providing the requisite distance as the two sites are intended to operate as a single entity. To that end, a cross access easement is provided between the two proposed lots to address the concern regarding access point separation.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from the driveway location requirement as the applicant is providing a cross access easement; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43 feet from the centerline of Cross Street to Ocean County to accommodate a three lane section plus a 12 foot decel lane and five foot shoulder and provide a corner clip right-of-way dedication from the point of curvature to the point of tangency of the curb return to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access points /intersection in accordance with County standards to Ocean County, (3) provide a proposed striping plan that shows the future three-lane section of Cross Street, (4) indicate the proposed curb is to be built 35 feet from centerline across the entire frontage of the site in accordance with section 612:B to accommodate a 12 foot accel/decel lane and five foot shoulder on the County road in accordance with Section 607, (5) revise the proposed islands to further restrict the access drives to be right-in/right-out only, (6) remove the proposed parking from within 5' of the proposed County right-of-way in accordance with Section 603.B, (7) provide a proposed pavement full width dimension, and (8) update the final plat for minor subdivision LAT1979A.01 plans to reflect the required right-of-way dedication for Cross Street. 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 62 Block 189.04 (LAT2022A) Estate of Helen Dwulet Meyer**

This two-lot minor subdivision is located on Joe Parker Road. The plans show the existing right-of-way to be 30' half width, which is the desired half width. Ocean 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.

**LAKEWOOD: Lots 78 Block 223 (LAT2033) 453 Ridge LLC**

This two-lot minor subdivision is located on the local section of Ridge Avenue. County facilities are not impacted. On a motion by Mr. Jobes, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 1, 2 & 22.02 Block 417 (LAT2035) Mesivta Ohr Torah of Lakewood**

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

**LAKEWOOD: Lots 10 Block 548 (LAT2036) Brezel, Yehuda**

This two-lot minor subdivision is for two duplex units to be 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. Bertrand, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**PT. PLEASANT BH: Lots 1.01 Block 83.01 (PPBB48G) Jenkinson's South, Inc.**

This site plan is for two new amusement rides, the relocation of an existing ride, and relocation of the restrooms at the Jenkinson's South Boardwalk in Ocean Avenue. 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) dimension the existing right-of-way half width and full width of Ocean Avenue on the plan, (4) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (5) provide an 8" top width concrete curb detail in accordance with County standards, and (6) revise the plans to show all existing features within 200 feet of the site, including County road striping and existing features on the opposite side of the road. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated October 12, 2018 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a drainage report and a traffic report. The property is a portion of Jenkinson's Boardwalk and Amusements. The changes to the site are minimal. It is proposed to make improvements to the existing amusement ride area by relocating a restroom building, relocating one ride and bringing in two (2) additional new rides. The area where the improvements are to be located is currently impervious. The impervious coverage, drainage patterns or traffic patterns will not be impacted by the proposed improvements once they are completed.

On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board granted a waiver from submitting a drainage report and a traffic 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 Ocean Avenue on the plan, (2) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (3) provide an 8" top width concrete curb detail in accordance with County standards, and (4) revise the plans to show all existing features within 200 feet of the site, including County road striping and existing features on the opposite side of the road. 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 26.03 Block 394 (TRT3156D) Ocean County College Board of Trustees**

This site plan is for the Ocean County College central plant distribution system expansion for hot and cold underground water distribution. County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 10 Block 171 (TRT3255A) 1930 Lakewood Road, LLC**

This site plan is for the construction of a 39,960 s.f. multi-unit warehouse building along with 43 parking spaces to be located on Route 9. The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code is indicated on the plans. Ocean County requires the applicant to address the following items: (1) submit a traffic report, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), and (3) pay an off-tract traffic improvement fee in the amount of \$8,958.00. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated October 11, 2018 was read from Kyle Weise of Trident Environmental requesting a waiver from providing a CAFRA permit or CAFRA Jurisdictional Determination from NJDEP. A CAFRA permit is required for any commercial development located greater than 150 feet landward of the mean high water line of any tidal waters or the landward limit of a beach or dune and proposes to construct 50 or more parking spaces solely or in conjunction with a development previously constructed after September 19, 1973. The proposed business park consists of a 36,960 s.f. multi-unit warehouse building with a total of 43 parking spaces. The property has not been subdivided since 1973 and has not been under common ownership with adjacent lots 18 and 40. The proposed business park is under the 50 parking space threshold for a commercial development and does not require a CAFRA individual permit. The imposition of a jurisdictional determination would burden the applicant by adding expense to the approval process.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board did not require a CAFRA permit or CAFRA Jurisdictional Determination letter; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a traffic report, and (2) pay an off-tract traffic improvement fee in the amount of \$8,958.00. 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 1 & 6 Block 144 (TRT3430) Honey Locust 99, LLC**

This four-lot minor subdivision is located at the intersection of Massachusetts Avenue and Honey Locust Drive. The desired master plan right-of-way width of Massachusetts Avenue is 66' from centerline and the desired master plan right-of-way width of Honey Locust Drive is 60' from centerline. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show all existing features within 200 feet of the site, including existing striping in the County roads and properly located the centerline of Massachusetts Avenue, (2) revise the proposed 7' wide road widening easement to be dedicated to the County, not the Township because Massachusetts Avenue is a County road, (3) in accordance with the United States Department of Agriculture Federal planting quarantine (7 CFR Part 319), remove the proposed green ash trees from the Overall Development Plan due to their potential to become infested with Emerald Ash Borer and cause hazards to the County road, (4) clarify whether the sight triangle easement at the County intersection is existing or proposed, (5) indicate the proposed curb is to be built 26 feet from the physical centerline of Massachusetts Avenue in accordance with Section 612:B, and (6) add the following Ocean County standard notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the road opening permit from the Ocean County Engineer's Office, b) 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, c) 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, d) "Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable", e) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies." 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 18 & 19 Block 825 (TRT3431) PRP Properties, LLC**

This two-lot minor subdivision is located on Garfield Avenue, a local road. County facilities are not impacted. On a motion by Mr. Jobes, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to include three corner coordinates 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.

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

- LAKEWOOD:** Lots 7.02, 56 & 60 Block 440 (LAT1105B) Yeshiva Chemdas Hatorah
- LAKEWOOD:** Lots 62 Block 11.12 (LAT2034) Aharon Sofer Memorial Fund
- LAKEWOOD:** Lots 19 & 25 Block 415 (LAT2037) Halpern, Tovia
- STAFFORD:** Lots 11.01 & 11.02 Block 230 (ST571) Mel-John Developers, LLC

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**CORRESPONDENCE:**

**BRICK: Block 68, Lot 16 (BRT1930B.01) Raccoon Hauling, Inc.** This site plan received conditional approval on June 6, 2018. Condition #7 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and Condition #8 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean 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 \$1,458.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board 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 \$1,458.00. The motion was unanimously carried.

**BRICK: Block 1447.02, Lots 23, 24 & 25 (BRT1974) Lanes Mill Developers, LLC.** This site plan received conditional approval on June 6, 2018. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are hereby amended to remove Condition #4 (b) which required the words "Cars Only" be removed from the Herborn Avenue extension. The motion was unanimously carried.

**LAKEWOOD: Block 189.02, Lots 156, 157, 158, 173.01, 174.01 & 174.02 (LAT2016) Clearview Equities, LLC.** This major subdivision received conditional approval on June 6, 2018. Condition #3 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$5,000.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract traffic improvement fee in the amount of \$5,000.00. The motion was unanimously carried.

**SEASIDE HEIGHTS: Block 20, Lot 33 (SHB135A) Monesson, Greg.** This site plan received conditional approval on September 5, 2018. Condition #8 required the payment of an off-tract

drainage improvement fee in an amount to be determined by the Ocean County Engineer and Condition #9 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean 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 \$1,042.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board 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 \$1,042.00. The motion was unanimously carried.

**SHIP BOTTOM: Block 93, Lot 2 (SBB228) LBI Partners, Inc.** This minor subdivision received conditional approval on October 17, 2018. A letter dated September 5, 2018 was read from Leon Tyszka of Nelke/Tyszka Land Surveyors requesting a waiver from designing the intersection curb radius in accordance with Section 610:E requiring a 25' curb radius at the intersection of Barnegat Avenue and 10<sup>th</sup> Street. There is no curb presently on that intersection. The applicant proposes to add a curb with a 12' radius due to an existing fire hydrant which would prohibit the 25' radius. Also, two handicap ramps are proposed to be constructed per County standards. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board accepted the 12' radius in lieu of the 25' radius at the intersection of Barnegat Avenue and 10<sup>th</sup> Street. The motion was unanimously carried.

**TOMS RIVER: Block 608, Lot 2.02 (TRT897L) K-Land Corp. No 7.** This minor subdivision received conditional approval on December 20, 2017. A letter dated October 4, 2018 was read from William Wentzien of Abbington Engineering requesting several waivers. A waiver is requested for any land dedication along Hooper Avenue (County Road 549) and along Bay Avenue (County Road 571) since the applicant is a lease holder of this property, and therefore does not have the ability to convey any land. A waiver is requested for any road easements since the applicant is a lease holder of this property and does not have the ability convey any land. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board denied the request to waive any land dedications along Hooper Avenue and Bay Avenue and denied the request to waive any road easements. The applicant must provide the required dedications and easement. The motion was unanimously carried.

**TOMS RIVER: Block 608, Lots 2.01 & 2.03 (TRT897M) K-Land Corp. No 7.** This site plan received conditional approval on December 20, 2017. A letter dated October 4, 2018 was read from William Wentzien of Abbington Engineering requesting a waiver from any land dedication along Bay Avenue (County Road 571) since the applicant is a lease holder of this property, and therefore does not have the ability to convey any land. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board denied the request to waive any land dedications along Bay Avenue. The applicant must provide the required dedications. The motion was unanimously carried.

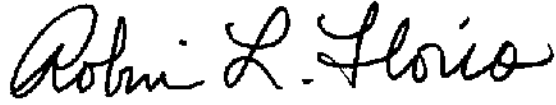
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BEACH HAVEN BHAB225	4	167	12/06/17	10/17/18
BRICK BRT733U	1.01	671	10/04/17	10/26/18
LAKEWOOD LAT594A	20 & 21	1609	12/06/17	10/29/18
LAKEWOOD LAT1995	136 & 186	189	02/07/18	10/26/18
SEASIDE HEIGHTS SHB135A	33	20	09/05/18	11/07/18
SHIP BOTTOM SB228	2	93	10/17/18	11/07/18

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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,

A handwritten signature in black ink, reading "Robin L. Florio". The signature is written in a cursive, flowing style.

Robin L. Florio, Secretary  
Ocean County Planning Board

/rlf