

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

Regular meeting, Wednesday, July 3, 2018, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Joseph Bilotta, Charles Jobes, Jr., 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 Mr. Bilotta, the minutes of the meeting of June 20, 2018 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 24.09 Block 92.111 (BAT95U.02) Cardinale & Barnegat Crossing Assoc. II, LLC

This site plan application is for a 4,000 s.f. clubhouse with pool and 148 residential apartments with 306 proposed parking spaces to be located on Lighthouse Drive. The plans indicate that the right-of-way half width of the County road is 30'. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan 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 pavement full width dimensions and existing right-of-way full width dimensions, (2) submit a sight triangle easement form and metes and bounds description for sight triangle easements at the proposed egress points in accordance with County standards to Ocean County, (3) provide cross sections for the County road to maintain a uniform 2% cross slope for the entire half width of the roadway and positive gutter flow in accordance with Section 611.B.1, (4) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4, in a design to be reviewed and approved by the Ocean County Engineer, (5) revise the proposed striping in the County road to provide a 200' left turn lane into Lighthouse Crossing and a 200' left turn lane into Barnegat Crossing I, (6) indicate the proposed curb is to be built 25 feet from centerline in accordance with Section 612:B, (7) construct an 8' wide center median vertical curbed island with mountable depressed curbs at both ends from approximately Station 24+80 to Station 25+80, (8) address the following traffic comment: (a) on sheet 4 of 4, revise striping to provide 12' left turn lanes and shift lanes to the east so both shoulders are equal in width (6' +/-) (as shown the westerly shoulder is 3' and easterly 9' +/-), (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/3/18), (10) revise the plans to show the existing County drainage system at Station 14+50 to be reconstructed diagonally across Lighthouse Drive so that there are no proposed structures within the travel way of the proposed access point, (11) submit a Pinelands Commission Certificate of Filing for the proposed residential development, (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.

BERKELEY: Lots 6 Block 9 (BT603B) New Cingular Wireless PCS, LLC

This site plan is for the replacement of a Verizon Wireless telecommunications transmission tower and the installation of 12 AT&T antennas and placement of related equipment at the base of the tower at the existing JCP&L facility located on Mule Road and Davenport Road. County facilities are not affected. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

BRICK: Lots 6 Block 673 (BRT1855B) Jade Investment Assoc., LLC

This site plan is for a 33 s.f. proposed maintenance building and 66 proposed parking spaces at an existing Brick Estates residential apartment complex located on Old Hooper Avenue. Ocean County requires the applicant to address the following items: (1) clarify the discrepancy between the proposed use on the application and the proposed use on the site plans, (2) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 40 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements to Ocean County at the proposed access points in accordance with County standards, (4) submit a traffic report (waiver requested), (5) 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 dimension the full width pavement of the County road, (6) obtain and submit an NJDEP letter of interpretation for the wetland delineation indicated on the plans, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/3/18), (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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 June 15, 2018 was read from William Stevens of Professional Design Services seeking a waiver from providing a traffic report as it was not required for the prior approval from 2006.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board denied the request to waive the submittal of a traffic report; this site plan was given final approval contingent upon the applicant to address the following items: (1) clarify the discrepancy between the proposed use on the application and the proposed use on the site plans, (2) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 40 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements to Ocean County at the proposed access points in accordance with County standards, (4) submit a traffic report, (5) 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 dimension the full width pavement of the County road, (6) obtain and submit an NJDEP letter of interpretation for the wetland delineation indicated on the plans, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/3/18), (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

BRICK: Lots 3, 3.01, 3.02, 4/12, 13 Block 446/446.22 (BRT1949.01) Brick 70 Developers, LLC

This site plan application is for a 10,398 s.f. proposed Wawa and Quick Serve restaurant at the intersection of Route 70, Duquesne Boulevard, and N. Lake Shore Drive with 104 new parking spaces and associated site improvements. Ocean County facilities will not be impacted. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

BRICK: Lots 49 Block 673 (BRT1980) Selman Savino Properties, LLC

This site plan is for renovations to an existing auto dealership with no new parking spaces located on Route 70. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), and (3) the NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT access code shall be indicated on the plans. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated June 15, 2018 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from submitting a traffic report and a drainage report. It is proposed to make

improvements to the existing auto dealership. The improvements include renovations to the existing commercial building, re-paving existing paved areas, re-stoning existing gravel areas and installation of additional landscaping. In general, this project includes upgrades to an existing outdated facility. There is no expansion proposed or increase in the use. No new drainage or stormwater facilities are required. Once completed, the project will have a slight reduction in impervious coverage. There is no increase in runoff. The use will remain an auto dealership. The intensity of the use will not increase and the site is not located on a State highway. The project is minor and will not impact any County roads or drainage facilities.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report and drainage report; this site plan was given final approval contingent upon requires the applicant to address the following item: (1) the NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT access code shall be indicated on the plans. 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.

LACEY: Lot 29.04, Block 314.01 (LT619J) Cellco Partnership D/B/A Verizon.

This site plan is for antennae additions to an existing pole at a wireless communications facility on North Main Street (Route 9). The NJDOT "desired typical section" is shown on the plan. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Jobes, this site plan was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 18 Block 243.01 (LAT2019) Halberstam, Bashie

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

LAKEWOOD: Lots 1 Block 774.01 (LAT2020) Kirshenbaum, Aharon

This two-lot minor subdivision is located on a local road. 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 44 Block 1248.01 (LAT2021) Mermelstein, Jacob

This two-lot minor subdivision is located on a local road. 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 62 Block 189.04 (LAT2022) 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. On a motion by Mr. Jobes, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

LITTLE EGG HBR: Lots 12 Block 285 (LEHT432) Mystic Investor Associates, LLC

This site plan is for a new medical care center to occupy 6,231 s.f. of an existing commercial strip mall with 222 proposed parking spaces at the corner of Mathistown Road and Center Street. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Mathistown 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) dimension the existing right-of-way half width and full width of Center Street 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) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, existing feature of the County road intersection, and County road striping, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed

access point/intersection in accordance with County standards to Ocean County, (5) obtain and submit a CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/3/18), (7) submit a drainage report (waiver requested), (8) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (9) revise the existing access points to the County road to be in accordance with Section 606, (10) Add to the plans 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.", (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (waiver requested), 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 waiver requests.

A letter dated June 19, 2018 was read from Brian Murphy of FWH Associates requesting a waiver from providing a stormwater management report. Since no new impervious surface is proposed and there will actually be a reduction of impervious surface, there is no additional stormwater needed. As there is no increase in stormwater, a waiver is requested from paying any off-tract drainage fees.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board denied the request to waive the drainage report and denied the request to waive an off-tract drainage improvement fee; 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 Mathistown 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) dimension the existing right-of-way half width and full width of Center Street 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) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, existing feature of the County road intersection, and County road striping, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point/intersection in accordance with County standards to Ocean County, (5) obtain and submit a CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/3/18), (7) submit a drainage report, (8) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (9) revise the existing access points to the County road to be in accordance with Section 606, (10) Add to the plans 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.", (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. 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.

PINE BEACH: Lots 17-36 Block 78 (PBB61) Ocean Community Economic Action Now, Inc.

This site plan is for a six unit apartment "micro housing" complex with 12 proposed parking spaces to be located on Washington Street. On a motion by Mr. Jobes, seconded by Mr. Tirella, 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, since it's less than 30 feet from centerline, 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 sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (3) 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 existing striping in the County road, (4) revise the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (5) provide a pavement trench restoration detail, (6) add to the plans 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.", (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) 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 21 Block 654.01 (TRT3379.01) Crisalli, Jeffrey & Daria

This site plan application is for a change of use from a residential house to office space on Hooper Avenue, including interior renovations and the construction of an exterior handicap access ramp and seven proposed parking spaces. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the plan, (2) since the right-of-way half width is less than 40 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from

centerline to Ocean County, (waiver requested), (3) submit a sight right easement form and metes and bounds description for sight triangle easement at the access point to the County road in accordance with County standards to Ocean County, (4) design the handicap parking spot in accordance with Section 603.A. (waiver requested), (5) revise the access point to be designed in accordance with Section 606:A, 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 June 19, 2018 was read from Jason Marciano of East Coast Engineering requesting a waiver to allow for an easement in lieu of a dedication for the additional five feet of right-of-way. Due to the developed conditions of the site, nothing other than traffic signs are proposed within this easement. Providing a dedication would require additional variances for the building front setback due to the existing building location. Additionally, the adjoining lot (#19) to the south has a five foot Ocean County road easement as per tax map and the proposed easement on the subject lot would be in-line said existing easement. The site plan has been revised to be more in compliance with Section 603:A. The majority of the parking has been moved to the rear and is in compliance with this section. The only parking space remaining in front of the building is the handicapped space. The vehicle in the handicap space can turn around in this front yard driveway area and is not required to back onto the County road. This parking space is within 20' of the right-of-way, 16.1 feet to be exact. A waiver is requested from full compliance with this section. This is an existing parking space that has been in place for over a decade. This parking space is now being restricted for limited use by one vehicle and is located in the optimal location for the proposed handicap ramp to be added to the existing building.

On a motion by Mr. Bilotta, seconded by Mr. Jobes the Board granted a five foot easement in lieu of a right-of-way dedication and denied the request to waive designing the handicap parking spot in accordance with Section 603:A; this site plan was given 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) submit a sight right easement form and metes and bounds description for sight triangle easement at the access point to the County road in accordance with County standards to Ocean County, (3) design the handicap parking spot in accordance with Section 603.A, (4) revise the access point to be designed in accordance with Section 606:A, 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.

TOMS RIVER: Lots 3.01, 3.03 Block 578 (TRT3390A) Ocean County Mall S&S, LLC

This site plan is for the demolition of Sears and the construction two new buildings and additions to the existing Ocean County Mall located on Hooper Avenue and Oak Avenue for an additional 112,471 s.f. of retail, restaurant, and fitness center and parking lot reconfiguration. The proposal includes an overall net reduction in square footage, parking spots, and vehicle trips. On a motion by Mr. Bilotta, seconded by Mr. Jobes, 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 both County roads on the plan. If Oak Avenue is 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, and if Hooper Avenue is 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, and (2) identify on the legend the cross-hatched area that includes the County jug handle. 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 8 & 9 Block 1092 (TRT3417) Jersey State Development Group, LLC

This site plan is for the demolition of the existing garden center and the construction of a 720 s.f. farm store with four proposed parking spaces located on Route 37 and Lowell Street. On a motion by Mr. Jobes, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following item: (1) The NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT access code shall be indicated on the plans. 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.

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

BRICK: Lots 34 & 1.01 Block 611.01, 612 (BRT1981) DMT Enterprises, LLC
LAKEWOOD: Lots 90, 98.04, 98.05 Block 251.02 (LAT2000A) Drake Development, LLC

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CORRESPONDENCE:

LAKEWOOD: Block 1070, Lots 1 & 3 (LAT1350B.01) KG investments. This site plan received conditional approval on May 2, 2018. A letter dated June 28, 2018 was read from William Stevens of Professional Design Services requesting a waiver from strict compliance from the parking requirements of Section 603:A and 603:B. The applicant is proposing to remove the stall closest to the County right-of-way. This will be striped and there will be a sign for no parking. The area must remain paved because we need this configuration to make our stormwater management system work. We would propose to leave the next space to the north. This space is 13' from the right-of-way, but at least 27' from the County pavement. A waiver is requested for this stall. (Reference E). The applicant is proposing to remove the stall closest to the County right-of-way. This will be striped and there will a sign for no parking. The area must remain paved because we need this configuration to access the refuse and recycling area located adjacent to the south east building corner. We would propose to leave the next space to the north. This space is 13' from the right-of-way, but at least 22' from the County pavement. A waiver is requested for this stall. (Reference F). On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board denied the requests for waivers from the parking design; the east side of the parking spots need to be moved outside 20' from the right-of-way. The motion was unanimously carried.

TOMS RIVER: Block 394, Lot 103.01 (TRT3402) Hooper Partners, LLC. This site plan received conditional approval on January 17, 2018. A letter dated May 18, 2018 was read from Joshua Sewald and Michael Amodio of Dynamic Engineering indicating the existing right-of-way half width and full width are depicted on the plan. An existing easement is already associated with the property to achieve the 60' right-of-way from centerline. The applicant wishes to keep the six parking spaces partially within the existing 17' roadway easement along Hooper Avenue. It is important to note the building, driveways and parking areas are all existing conditions. Further there appears to be various existing developments along Hooper Avenue with parking very close to the curblineline. There is approximately 27' between the proposed curblineline of the parking area and the existing curblineline within Hooper Avenue. Should Hooper Avenue be widened in the future, the applicant will agree to remove the parking at their own expense. A separate agreement can be provided if requested. On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board will allow the existing 17' easement to remain in lieu of a dedication and will permit parking in the road easement with the execution of an Agreement. 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:
LAKEWOOD LAT1119B.01	3.01, 6	9	04/04/18	06/29/18
LAKEWOOD LAT1839.01	2, 90.03	11.03	02/15/17	06/27/18
LAKEWOOD LAT944X	5	961.01	03/15/17	06/22/18

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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