

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

Regular meeting, Wednesday, August 15, 2018, 6:00 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, Mark Villinger and Robin Florio.

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

On a motion by Mr. Bertrand, seconded by Mr. Bilotta, the minutes of the meeting of August 1, 2018 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT LIGHT: Lots 2 & 3 Block 21 (BLB131) Mooney, Catherine

This minor subdivision is for a lot line adjustment on Central Avenue. 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 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. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BAY HEAD: Lots 36 & 38 Block 1 (BHB140) Camano, Jr., Angelo & Rugh, Emily Alison

This three-lot minor subdivision is located on Osborne Avenue. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and (2) provide three corner coordinates on the final plat in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 2 Block 1383 (BRT1634B) The Farm at 511, LLC

This site plan is for the addition of a 6,000 s.f. catering preparation facility building at an existing farm market/restaurant/residential site with 35 existing parking spaces on Herbertsville Road. The existing half-width right-of-way of Herbertsville Road is 40' from centerline. The existing restaurant is going to be abandoned. 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) submit a traffic report for the site (waiver requested), (3) submit a trip generation statement which clarifies the future use of the site versus the existing use, (4) revise the plans to show all existing features of the County road, including County road striping and opposite side right-of-way line, and (5) provide a copy of NJDEP Letter of Interpretation for the wetland delineation indicated on the plans. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated July 30, 2018 was read from Charles Lindstrom of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. The property is currently improved with an existing single family dwelling, detached garage and separate two-story restaurant/general store with associated parking. The existing approved restaurant is proposed to be abandoned however the general store is proposed to remain. The applicant is proposing to construct a 6,000 s.f. footprint separate free standing food preparation and storage facility in the rear of the property for off-site catering events. There will be no on-site catering events. The proposed project will not

increase traffic and will not be a significant traffic generator. Once the project is completed, traffic generation will be less due to the abandonment of the restaurant. Adequate parking for employees and customers of the general store per Brick Township requirements will be met. Herbertsville Road is a County road which currently 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 providing 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 full width of the County road on the plan, (2) submit a trip generation statement which clarifies the future use of the site versus the existing use, (3) revise the plans to show all existing features of the County road, including County road striping and opposite side right-of-way line, and (4) provide a copy of NJDEP Letter of Interpretation for the wetland delineation indicated on the plans. 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 5 Block 379.01 (BRT740E6) CT07-91 Brick Blvd. LLC & DT07 91 Brick Blvd, LLC

This site plan is for a proposed 2,325 s.f. Starbucks store and 30 proposed parking spots to be located on Brick Boulevard (CR 549) on a vacant former gas station lot. Ocean County requires the applicant to address the following items: (1) since the existing right-of-way half width is less than 60 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point and a County 30' x 100' sight triangle easement at the jughandle intersection with the Brick Boulevard in accordance with County standards to Ocean County, (3) address the following traffic comment: a) reduce the width of the northerly ingress drive from the jughandle to eliminate the additional width beyond what is needed for the design vehicle (Page 3 of 9), (4) obtain and submit a CAFRA permit (waiver requested), (5) provide a delivery truck turning template for all movements, (6) provide a one one-way sign on the Brick Boulevard median, (7) construct handicap ramps at both intersections in accordance with the current federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (8) provide a drainage design that provides recharge for the proposed roof area run-off, (9) provide a concrete curb detail in accordance with County standards, (10) The standard cross section for County roads is 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (11) Add to the plans Ocean County standard Notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) 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", d) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies.", (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated July 23, 2018 was read from Lorali Totten of Crest Engineering requesting a waiver from a CAFRA permit. In accordance with 7:7-2.2 CAFRA (a)2, the site is not situated within 500 feet of any tidal waters and does not include 50 or more parking spaces.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a CAFRA permit; 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 is less than 60 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point and a County 30' x 100' sight triangle easement at the jughandle intersection with the Brick Boulevard in accordance with County standards to Ocean County, (3) address the following traffic comment: a) reduce the width of the northerly ingress drive from the jughandle to eliminate the additional width beyond what is needed for the design vehicle (Page 3 of 9), (4) provide a delivery truck turning template for all movements, (5) provide a one one-way sign on the Brick Boulevard median, (6) construct handicap ramps at both intersections in accordance with the current federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (7) provide a drainage design that provides recharge for the proposed roof area run-off, (8) provide a concrete curb detail in accordance with County standards, (9) The standard cross section for County roads is 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (10) Add to the plans Ocean County standard Notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) 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", d) "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.

JACKSON: Lots 27 Block 2301 (JT1438E) Cellco Partnership d/b/a Verizon Wireless

This site plan is for the addition of Verizon Wireless telecommunication equipment on an existing unmanned T-Mobile telecommunications 120' monopole on an existing concrete pad located on a local road. County facilities are not impacted. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

JACKSON: Lots 3 & 4 Block 21401 (JT1668A) Lukas, Jenoe & Anna

This minor subdivision is for a lot line adjustment located on Cross Street. The right-of-way width of Cross Street is slated to increase from 66' to 86' by the end of September and therefore the half width will be 43'. On a motion by Mr. Sutton, seconded by Mr. Jobes, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width of the County road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) withdraw minor subdivision application JT1668, (3) revise the final plat to be consistent with the Recordation Act (ie: include list of property owners within 200' and three corner coordinates). If the Township requires curb or sidewalk, then the applicant will need to provide County road improvement plans to the County for review and approval. 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 63.01 Block 248.01 (LAT1244D) Abadi, Chaim

This site plan is for a proposed 27,600 s.f. shul and office building with 51 proposed parking spaces (37 of which are for the office component) to be located on Ocean Avenue (Route 88). On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) The NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code shall be indicated on the plans, and (2) pay an off-tract traffic improvement fee in an amount of \$7,708.00. 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 90, 98.04, 98.05 Block 251.02 (LAT2000A.01) Drake Development, LLC

This 22-lot major subdivision is for 22 single-family homes with 88 proposed parking spaces to be located on West Cross Street with a street connecting thru to Drake Road. The plans indicate that the curb will be set at 26' from centerline. The right-of-way width of Cross Street is slated to increase from 66' to 86' by the end of September and therefore the half width will be 43'. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) remove the variable width drainage easement to Ocean County, (2) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 43' from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) address the following traffic comments: a) provide justification for minimal diversion of traffic (1.5% am, 6.5% pm) at the intersection of Drake Road and new site road for vehicles that would use the new site road as a cut through to Cross Street, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 8/15/18), (6) provide a final plat with an original Land Surveyor signature in accordance with the Recordation Act, (7) revise the County road improvement plans to show the limit of full-depth pavement reconstruction on the plan view, to be reviewed and approved by the Ocean County Engineer, (8) revise the cross sections for the County road to maintain a uniform 2% minimum cross slope for the entire half width of the roadway, to include a smooth cross-slope transition from one cross-section to the next, provide full depth pavement in all sections that are showing the proposed pavement surface to be lower than the existing pavement surface, meet the existing pavement at the centerline of the road, and provide a positive gutter flow in accordance with section 611.B.1, (9) verify the existing centerline profile of West Cross Street, (10) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the co-mingling of stormwater, (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.

LAKEWOOD: Lots 5 Block 152 (LAT2030) Finkelstein, Aaron

This two-lot minor subdivision is located on Squankum Road (local section) and Eleventh Street. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 150 Block 189.31 (LAT2031) 46 Linden Ave, LLC

This four-lot minor subdivision is located at the corner of Stirling Avenue and Linden Avenue. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

LONG BEACH: Lots 17 & 18 Block 11.12 (LBT770) Weaver, John & Laura

This minor subdivision is for a lot line adjustment on Lillie Avenue, a local road. County facilities will not be impacted. On a motion by Mr. Sutton, seconded by Mr. Jobes, this minor subdivision was given final approval. The motion was unanimously carried.

MANTOLOKING: Lots 10 Block 16 (MB32) Schusler, David

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

PT. PLEASANT: Lots 25 Block 9 (PPB786) SJD Builders LLC

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

SHIP BOTTOM: Lots 1.01 Block 109 (SBB227) Walters Homes

This site plan is for 4,730 s.f. mixed use building with commercial and office space and a 1,060 s.f. restaurant with 25 new parking spaces to be located on Central Avenue between 7th Avenue and 8th Avenue. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) provide a trip generation statement, (3) submit County road improvement plans (waiver requested), (4) submit a CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) 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, (6) submit a deed of dedication and metes and bounds description for additional right-of-way from the point of curvature to the point of tangency of the intersections to Ocean County, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 8/15/18), (8) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the co-mingling of stormwater, (9) revise the plans to show all new drainage pipe to be perforated pipe within a stone trench for recharge, (10) provide a copy of the NJDOT Access permit, (11) provide a distance of 3' between the curb and the proposed sidewalk in accordance with Section 611.B, (12) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (14) 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 July 17, 2018 was read from Sean Savage of Matrix NeWorld requesting waivers for this application. A waiver is requested from providing a traffic report as the subject lot was previously designed and used as a gas station. The proposed mixed use building consisting of commercial and office space will have a traffic volume equal to or less than the previously designed volume for the gas station. It is anticipated that the development will not have a negative impact on traffic and therefore a traffic report is not required. A waiver is requested from submitting County road improvement plans. The only improvements along Central Avenue are the proposed curbs, sidewalks and entrance drive. The proposed development will not require the widening of the County road or additional traffic control. The proposed development will also only have one entrance drive to Central Avenue compared to the existing design which had two drives. A waiver is requested from providing a CAFRA permit or CAFRA Jurisdictional Determination. Per N.J.A.C. 7:7-2.2(a)5, the proposed development is located more than 150 feet landward and the mean high-water line of any tidal waters or the landward limit of a beach or dune and is a commercial development that will have less than 50 parking spaces or equivalent parking area.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report, County road improvement plans and a CAFRA permit or a Jurisdictional Determination letter from the NJDEP, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a trip generation statement, (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) submit a deed of dedication and metes and bounds description for additional right-of-way from the point of curvature to the point of tangency of the intersections to Ocean County, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 8/15/18), (5) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the co-mingling of stormwater, (6) revise the plans to show all new

drainage pipe to be perforated pipe within a stone trench for recharge, (7) provide a copy of the NJDOT Access permit, (8) provide a distance of 3' between the curb and the proposed sidewalk in accordance with Section 611.B, (9) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (11) 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.

STAFFORD: Lots 12.02 Block 123 (ST114F) Durar, Brandon

This site plan is for a 4,000 s.f. commercial office warehouse with five proposed parking spaces to be located on Bolton Lane. County facilities are not impacted. On a motion by Mr. Sutton, seconded by Mr. Bertrand, this site plan was given final approval. The motion was unanimously carried.

STAFFORD: Lots 2.01 Block 86 (ST516G) Scarborough, Todd

This site plan is for an 11,100 s.f. proposed retail center for an Xfinity store, drive-thru and two commercial sites on a lot that contains an existing Aldi grocery store, Chase Bank and vacant Sonic restaurant with net total 189 parking spaces (reduction from 218) to be located on Martin Truex Jr. Boulevard. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

SURF CITY: Lots 3 & 4 Block 100 (SCB113) F.H.W. Land Acquisitions, LLC

This minor subdivision is for a lot line adjustment at the corner of North Barnegat Avenue and N. 4th Street. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 1, 2, 3 & 6 Block 645 (TRT3420) Ocean First Bank

This site plan is for a proposed 79,405 s.f. office addition to the Ocean First Bank on Hooper Avenue, Cedar Grove Road, and Edken Avenue with 47 proposed parking spaces. 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) dimension the existing right-of-way half width and full width of Hooper Avenue on the plan, if less than 60 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) dimension the existing right-of-way half width and full width of Cedar Grove 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) submit a sight right easement form and metes and bounds description for sight triangle easements at the access points in accordance with County standards to Ocean County, (4) address the following traffic comment: a) provide turning templates at the driveways, (5) revise the drainage design to include perforated pipe within a 12" stone trench around the drainage pipe for all proposed pipe from catch basin A-1 to A-5, (6) obtain and submit a CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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.

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CORRESPONDENCE:

JACKSON: Block 22301, Lots 3 & 4 (JT1680.03) Whitesville Commons Partners, LLC. This site plan received conditional approval on June 20, 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 \$100,208.00. 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 \$100,208.00. The motion was unanimously carried.

LACEY: Block 225, Lots 2, 5 & 7 (LT873A) Route 9 Restaurants, Inc. This site plan received conditional approval on August 2, 2017. Condition #2 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 \$10,208.00. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board required the payment of an off-tract traffic improvement fee in the amount of \$10,208.00. The motion was unanimously carried.

LAKEWOOD: Block 232, Lot 12 (LAT569G.02) Mansour, Aharon. This major subdivision received conditional preliminary and final approval on June 6, 2018. Condition #4 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.

LITTLE EGG HARBOR: Block 285, Lo 12 (LEHT432) Mystic Investor Associates, LLC. This site plan received conditional approval on July 3, 2018. A letter dated August 13, 2018 was read from Brian Murphy of FWH Associates requesting several waivers. A waiver is requested from providing 30' from centerline right-of-way dedication to the County. Rather an easement will be provided for the additional right-of-way. There is currently existing parking and pavement within the area that would be additional right-of-way. A waiver is requested to permit parking stalls within 5' of the right-of-way. The parking and pavement currently exists. To move the parking would result in unsafe circulation conditions within the site for the patrons and for emergency vehicles. A waiver is requested from obtaining a CARA permit of Jurisdictional Determination from NJDEP. The site predates CAFRA and the additional parking stalls are currently impervious and do not result in an additional 49 parking stalls. As such, no CAFRA permit is necessary for the site. A waiver is requested that the development may obtain a TCO/CO for the change of use prior to completing the improvements. As time is of the essence to complete the project, a waiver is requested. The County improvements will be bonded to ensure that the County work is completed. A waiver is requested from paying an off-tract drainage fee as the proposed site plan is actually reducing the impervious coverage to the County roadway. Additionally, drainage recharge is being provided even though it is not required. As noted in the traffic report, there is only a minor increase in traffic during the peak am hour. All other hours the traffic is actually reduced compared to the prior use of the site. As such, a waiver is requested from the traffic impact fee since the site will not negatively impact the traffic of the surrounding area. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board accepted a right-of-way easement in lieu of a dedication; a waiver was granted to permit parking stalls within 5' of the right-of-way; a waiver was granted from obtaining a CAFRA permit, remove the note requiring the TCO/CO; a waiver was granted from an off-tract drainage improvement fee and an off-tract traffic improvement fee, The motion was unanimously carried.

PT. PLEASANT: Block 100, Lot 31 (PPB782) Rosato, Joe. This site plan received conditional approval on October 4, 2017. Condition #6 required the payment of an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$2,917.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board required the payment of an off-tract traffic improvement fee in the amount of \$2,917.00. The motion was unanimously carried.

TOMS RIVER: Block 410, Lots 2, 8 & 9 (TRT3297C) 1209 Church Road, LLC. This major subdivision received conditional preliminary and final approval on July 19, 2017. 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 \$17,500.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, 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 \$17,500.00. The motion was unanimously carried.

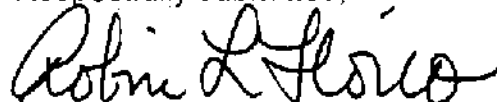
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BERKELEY BT426B	202	1705	07/18/18	08/07/18
BRICK BRT1886B	72 & 66	382.20	05/16/18	08/08/18
LACEY LT873	2, 5, 7	225	08/02/17	08/06/18
LACEY LT345E	14	113	02/07/18	08/07/18
LAKEWOOD LAT553D.01	49	1160.04	02/21/18	08/06/18
LAKEWOOD LAT2015	4	765	06/06/18	08/06/18
LAKEWOOD LAT1942A	3.01, 3.02, 4.01, 4.02, 5.01, 5.02 & 19	242	12/06/17	08/15/18
LAKEWOOD LAT569G.02	12	232	06/06/18	08/15/18
PT. PLEASANT PPB302C.01	1	218	09/16/15	08/08/18
TOMS RIVER TRTR3396	173.02	1001	12/20/17	08/14/18
TOMS RIVER TRT3399	31	413	01/17/18	08/15/18

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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

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