

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

Regular meeting, Wednesday, September 19, 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, John Ernst, Alan Avery, Laura Benson, Anthony Agliata, 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 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 1 Block 755.07 (BRT1815A) Stavola Industries, LLC

This site plan is for the addition of a 800 s.f. scale house, a 800 s.f. control house, and a 130 s.f. office addition at an existing asphalt plant on Chambers Bridge Road. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Chambers Bridge Road on the plan, if less than 43 feet 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, (2) submit a copy of the N.J.D.E.P. Letter of Interpretation for the wetland delineation referenced on the plan, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (4) redesign the existing access point along Chambers Bridge Road in accordance with Section 606 by enlarging the driveway radii to accommodate the truck traffic, (5) reposition the driveway on Chambers Bridge Road because the driveway encroaches on the Garden State Parkway right-of-way or provide a copy of the easement that allows access through the Garden State Parkway right-of-way, (6) submit County road improvement plans (waiver requested), (7) address the following traffic comment: a) revise analysis to provide 85th percentile queue lengths at signalized intersections (50th percentile provided), (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/19/18), and (9) due to the presence of slow moving vehicles, construct a 15' wide accel / decel lane on the County road in accordance with Section 607. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 6, 2018 was read from Timothy Lurie of D.W. Smith requesting a waiver from submitting road improvement plans as this application is replacing the outdated existing asphalt plant with a new asphalt plant as well as new accessory buildings. The site is at the northern end of Chambers Bridge Road, due south of the Parkway overpass. Proposed changes do not affect the site's ingress/egress on Chambers Bridge Road. The nearest signalized intersections on Chambers Bridge Road will operate compatibly with future traffic conditions as mentioned in the traffic report, therefore, a County road improvement plan is not necessary.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board denied the request to waive the submission of road improvement plans; 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 Chambers Bridge Road on the plan, if less than 43 feet 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, (2) submit a copy of the N.J.D.E.P. Letter of Interpretation for the wetland delineation referenced on the plan, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (4) redesign the existing access point along Chambers Bridge Road in accordance with Section 606 by enlarging the driveway radii to accommodate the truck traffic, (5) reposition the driveway on Chambers Bridge Road because the driveway encroaches on the Garden State Parkway right-of-way or provide a copy of the easement that allows access through the Garden State Parkway right-of-way, (6) submit County road improvement plans, (7) address the following traffic comment: a) revise analysis to provide

85th percentile queue lengths at signalized intersections (50th percentile provided), (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/19/18), and (9) due to the presence of slow moving vehicles; construct a 15' wide accel / decel lane on the County road in accordance with Section 607. 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 50 Block 169 (BRT1985) Chriskal Inc.

This site plan is for the use of eight existing parking spaces at an existing automotive repair shop to be used for automotive sales at the intersection of Mantoloking Road and Adamston Road. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the Mantoloking 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, (2) dimension the existing right-of-way half width and full width of the Adamston 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 traffic report (waiver requested), (4) submit a drainage report (waiver requested), and (5) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated August 14, 2018 was read from Richard Butryn, requesting waivers. A waiver is requested from submitting a traffic report due to the de minimis nature of this application which will result in little, if any change to the site traffic. A waiver is requested from submitting a drainage report since this plan has no site disturbance and there is no change to the drainage. A waiver is requested from submitting road improvement plans due to the de minimis nature of this proposal and no road improvements are planned.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a traffic report, drainage report and County road improvement plans; 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 Mantoloking 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, and (2) dimension the existing right-of-way half width and full width of the Adamston 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. 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 10 Block 2301 (JT1571C) 498 Herman LLC

This site plan is for a 29,681 s.f. warehouse with 31 proposed parking spaces to be located on a local road off of East Commodore Boulevard. 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) submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation as shown on the plan, and (2) 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 156 Block 536 (LAT2032) Klein, Simon

This two-lot minor subdivision is located on Laurel Avenue and does not affect County facilities. Ocean County requires the applicant to add three corner coordinates to the final plat in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 9.01-9.47 Block 431 (LAT632D) C. Hook, LLC

This 42-lot major subdivision is located off of Route 9 on a cul-de-sac called Chevy Way. The property was previously approved under LAT632C as a 47-lot subdivision in 2007 but was never constructed and has since expired. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) show the NJDOT "desired typical section" for this section of NJ Route 9 on the plan set and final plat, (2) submit a valid N.J.D.E.P. Letter of Interpretation for the wetland delineation as shown on the plan, (3) submit a valid N.J.D.E.P. wetland permit for the filling and construction within the wetland and buffer area, and (4) revise the key maps on the final plat to adequately show the site location. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKEWOOD: Lots 9 Block 1082 (LAT697M) Covington Village Condominium Association, Inc.

This two-lot minor subdivision is to divide Covington Village located on Locust Street. The plans indicate that the right-of-way half width of Locust Street is 33 feet. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to be prepared in accordance with the Recordation Act (ie: provide three corner coordinates, a graphic scale, existing features within 200 feet including water courses, and the County road right-of-way full width dimension), and (2) provide a recorded access easement to the proposed new lot along the existing private road to provide perpetual access to and from the new lot and show the access easement on the final plat. 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.

PT. PLEASANT: Lots 1.01 Block 240 (PPB787) Ravallo Realty LLC

This site plan is for a change of use from a vacant medical building to a company office and screen printing business with seven proposed parking spaces located on Beaver Dam Road. 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) submit a traffic report for the site (waiver requested), (3) submit a drainage report for the site (waiver requested), (4) submit County road improvement plans (waiver requested), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), and (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

Letters dated September 10, 2018 and September 18, 2018 were read from Michael Rodrigues and Joseph Hanrahan of Hammer Engineering requesting waivers. A waiver is requested from submitting a traffic report as the project does not propose any additions or major alterations to the existing building. The existing driveway from Beaver Dam Road will also remain unchanged. A waiver is requested from submitting a drainage report. The existing drainage patterns will be maintained. Impervious coverage will not change and existing grade will remain upon completion of the project. A waiver is requested from submitting County road improvement plans as the property has frontage on Beaver Dam Road which is not a County road, and is currently being improved with new curb and ADA accessible ramps. No additional road improvements should be required or associated with this application. A waiver is requested from submitting a CAFRA permit or CAFRA Jurisdictional Determination since no grading or additional impervious area is proposed.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board will accept a trip generation statement in lieu of a traffic report, waived the submission of a drainage report and CAFRA permit, and did not require road improvement plans due to the current conditions on Beaver Dam Road; this site was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 30 feet from centerline then submit a deed of dedication and metes and bounds description

for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a trip generation statement, and (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

PT. PLEASANT BH: Lots 7 Block 111 (PPBB277) Matouk Evelyn Irrevocable Trust

This two-lot minor subdivision is located on Route 35 and a local road. The final plat should be revised to show the NJDOT "desired typical section" for this section of NJ Route 35 in accordance with the current NJDOT access code. Ocean 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.

STAFFORD: Lots 2.01 Block 86 (ST516H) SP72 LLC

This three-lot minor subdivision is located on a local road, Martin Truex Jr. Boulevard. County facilities are not impacted. The final plat appears to be 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.

TOMS RIVER: Lots 2.01 Block 1022 (TRT3423) Oceanside at Ortley Condominium Association, Inc.

This two-lot minor subdivision is located on the ocean side of Ocean Avenue. The final plat appears to be prepared in accordance with the Recordation Act. County facilities will not be 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 109 Block 787 (TRT3424) Amer, Mustafa & Abdou, Emad

This two-lot minor subdivision is located at the corner of two local roads. The final plat should be revised to include a graphic scale. Ocean County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 45 Block 608 (TRT3425) St. Joseph Roman Catholic Church

This site plan is for the demolition of an existing residence for a proposed addition to the Saint Joseph's cemetery on Cedar Grove Road. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Cedar Grove Road on the plan, since the half width is 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 traffic report (waiver requested), (3) construct additional pavement widening to 20' from centerline along the County road in accordance with Section 611:E-1, (4) revise the plans to show proposed curb to be built at 20 feet from centerline from the existing curb in front of Lot 21 to the existing curb at the catch basin in front of the Lot 45 in accordance with Section 612:B, (5) revise the plans to show existing drainage pipes under the County road, (6) revise the plans to show the shrubs along the frontage of the site to be removed and show the utility pole to be relocated, (7) provide a pavement widening detail and curb detail for the County road in accordance with Section 611:B-2, and (8) add to the plans Ocean County standard notes for projects located on County roads. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated August 30, 2018 was read from Matthew Smith of O'Donnell Stanton requesting a waiver from submitting a traffic report. There is no ingress/egress to Cedar Grove Road from the property. The access to this site is through the existing St. Joseph's Cemetery entrance on Cedar Grove Road and/or the existing entrance on Edken Avenue.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board waived the condition to submit 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 Cedar Grove Road on the plan, since the half width is 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) construct additional pavement widening to 20' from centerline along the County road in accordance with Section 611:E-1, (3) revise the plans to show proposed curb to be built at 20 feet from centerline from the existing curb in front of Lot 21 to the existing curb at the catch basin in front of the Lot 45 in accordance with Section 612:B, (4) revise the plans to show existing drainage pipes under the County road, (5) revise the plans to show the shrubs along the frontage of the site to be removed and show the utility pole to be relocated, (6) provide a pavement widening detail and curb detail for the County road in accordance with Section 611:B-2, and (7) add to the plans Ocean County standard notes for projects located on County roads. 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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THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW

LAKEWOOD: Lots 2.06 Block 961 (LAT944Y4) CSR Equity, LLC

MANCHESTER: Lots 14-15; 9-41, 91; 3-22, 56; 15-18; 1 Block 109, 109.01, 109.02, 109.03, 109.04 (MT468B) US Home d/b/a Lennar

MANCHESTER: Lots 5 Block 109 (MT76B) 141 Office Park, LLC

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CORRESPONDENCE:

BEACHWOOD: Block 2.47, Lot 6 (BB129) Rinderer, James. This minor subdivision received conditional approval on September 6, 2017. A letter dated September 17, 2018 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing a right-of-way dedication. The existing right-of-way half width of Mizzen Avenue is 16.5 feet (33' full right-of-way) which is 13.5 feet less than the requested 30 feet. A waiver is requested from providing a dedication or easement for an additional 13.5 feet of right-of-way. The existing right-of-way is sufficient for the two lanes that have existed for many years. No road widening easements are shown on the tax map and by review of aerial photography, it appears that nearly all lots fronting Mizzen Avenue are currently developed very close (within 20'-30') to the current right-of-way line. The existing close dwellings do not allow for the physical widening of this road. On a motion by Mr. Ernst, seconded by Mr. Avery, the Board required a road easement to 30' half-width in lieu of providing a right-of-way dedication. The motion was unanimously carried.

BRICK: Block 1308.102, Lot 11 (BRT1977) Farro's Far Out Tees, LLC. This site plan received conditional approval on June 6, 2018. A letter dated July 19, 2018 and September 11, 2018 were read from Harvey York of Novins, York & Jacobus requesting a waiver from providing a right-of-way dedication to 40' from centerline and requesting a waiver from removing the proposed parking from within 20' of the County right-of-way. These two conditions of approval will impose a hardship on the applicant. These requirements effectively result in a condemnation of the property. While a substantial parking field is not proposed on the site, this condition would reduce the number of parking spaces to four. This clearly will not be approved by the Brick Township Planning Board and vitiates the viability of the project. The applicant proposes that in lieu of a dedication for the right-of-way that an easement for 40 feet be provided and the parking requirement be eliminated in its entirety. It does not appear that Herbertsville Road has any reasonable prospect of being significantly widened. No additional construction to the front of the property which would in any way interfere with Herbertsville Road is proposed. If an easement were provided and the County needed to widen the road, then in that event, only one parking space would be lost. On a motion by Mr. Ernst, seconded by Mr. McCrystal, the Board will accept a road easement in lieu of a full dedication, and denied allowing the parking from within 20' of the County right-of-way.

LAKEWOOD: Block 174.11, Lots 41.01, 42, 43.07 & 45.01 (LAT662C) Somerset Management, LLC. This minor subdivision received conditional approval on June 20, 2018. On a motion by Mr. Ernst, seconded by Mr. Avery, the minutes are hereby amended to reflect the updated right-of-way widths adopted in the Master Plan Amendment. Therefore, Condition #5 is amended to indicate the following: (5) dimension the existing right-of-way half width and full width

of the County road on the plan in front of each lot, and if less than 43 feet from Maser baseline or the physical centerline, whichever creates the larger half width, then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' to Ocean County across the entire frontage of the site, and provide a dimension for the proposed right-of-way line." Condition #6 is eliminated. The motion was unanimously carried.

LAKEWOOD: Block 189, Lots 118-124, 164-167 (LAT2008) 121 Somerset, LLC. This major subdivision received conditional preliminary and final approval on May 2, 2018. Condition #3 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #4 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$28,333.00. 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 \$28,333.00. The motion was unanimously carried.

LAKEWOOD: Block 189, Lots 125, 126, 182.01, 182.02, 185.01, 185.02 (LAT2008A) 121 Somerset, LLC. This major subdivision received conditional preliminary and final approval on August 1, 2018. Condition #3 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #4 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$9,167.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, 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 \$9,167.00. The motion was unanimously carried.

TOMS RIVER: Block 535.07, Lots 3-9, 32 & 34 (TRT3289B) Health South Corporation. This site plan received conditional approval on February 21, 2018. Condition #6 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$23,958.00. 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 \$23,958.00. 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:
BRICK BRT1975	37	855	06/06/18	09/18/18
JACKSON JT1692A.02	26	2301	05/16/18	09/13/18
JACKSON JT1692	26	2301	12/20/17	09/13/18
PT. PLEASANT PPB782	31	100	10/04/17	09/12/18
TOMS RIVER TRT3289B	3-9, 32 & 34	535.07	02/21/18	09/19/18
TOMS RIVER TRT3407	29-32	1095.02	03/26/18	09/10/18

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Planning Director Agliata introduced the Resolution authorizing the adoption of the Ocean County Comprehensive Master Plan Amendment. Chairman Russell thanked the Planning and Engineering staff for their efforts to complete the amendment. Mr. Agliata stated that the public hearing was held on September 6, 2018. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, the Board adopted the following Resolution authorizing the adoption of the Ocean County Comprehensive Master Plan Amendment. Roll call of the membership: Mr. Bertrand, yes; Ms.

McCrystal, yes; Mr. Bilotta, yes; Mr. Avery, yes; Mr. Ernst, yes; Chariman Russell, yes. Resolution passed. Master Plan Amendment adopted.

WHEREAS, the New Jersey County and Regional Planning Act (NJSA 40:27 et seq.) authorizes County Planning Boards to prepare and adopt master plans to guide the future development of the Counties; and,

WHEREAS, the Ocean County Planning Board prepared the **Ocean County Comprehensive Master Plan** which contains land use, environmental and functional recommendations to provide for the orderly and efficient growth of Ocean County; and,

WHEREAS, on December 21, 2011 the Ocean County Planning Board adopted the last **Ocean County Comprehensive Master Plan** and all the maps contained therein, following the required public hearing; and,

WHEREAS, the Ocean County Planning Board has prepared amendments to the **Ocean County Comprehensive Master Plan** which have been distributed to the appropriate officials of the County; and,

WHEREAS, copies of the amendments to the **Ocean County Comprehensive Master Plan** were distributed to each of the County's constituent municipalities for review and comment in accordance with the Statue, prior to a public hearing; and,

WHEREAS, on September 6, 2018 the Ocean County Planning Board conducted a public hearing on the revisions to the **Ocean County Comprehensive Master Plan**.

NOW, THEREFORE, BE IT RESOLVED that the Ocean County Planning Board hereby adopts the amendments to the **Ocean County Comprehensive Master Plan** dated December 21, 2011, and subsequent amendments dated January 17, 2018, September 19, 2018 and all the maps contained within.

BE IT FURTHER RESOLVED that a certified copy of this Resolution along with the amendments to the **Ocean County Comprehensive Master Plan** and accompanying maps be forwarded to the **Ocean County Board of Chosen Freeholders**, to each municipality in Ocean County and the New Jersey Pinelands Commission.

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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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