

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

Regular meeting, Wednesday, August 21, 2019, 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, Scott Tirella, John Ernst, Robert Budesca, 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 7, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 14 Block 1309.103 (BRT1529A) Brick Petroleum, LLC

This site plan is for a 1,688 s.f. gasoline station and barbeque grill luncheonette with 12 parking spaces (four new and eight existing) at an existing gas station and automotive service and repair shop located on Herbertsville Road. The plans show the proposed edge of pavement at 20' from centerline. 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 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) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access points and intersection 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, existing features on both corners of the intersection, driveways on adjoining properties, and pavement half and full width dimensions in front of Lot 8 and on the opposite side of Jefferson Court, (4) reconstruct the existing intersection curb radius in accordance with Section 610:E, (5) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (6) submit a traffic report (waiver requested), (7) submit a drainage report (waiver requested), (8) add the Ocean County standard notes for projects located on County roads, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) 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 August 2, 2019 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting waivers from providing a drainage report and traffic report. The applicant is proposing to make improvements to the gasoline station and abandon the existing automobile service and repair facility and convert it into a luncheonette. There is a small addition proposed to the corner of the building. The existing parking area will be improved with curbing. The project will have a decrease in impervious coverage since it is proposed to remove a portion of the existing pavement along the rear of the existing parking area, therefore increasing the site's recharge and decreasing the amount runoff from the site. Since the changes to the site are minimal and there are no changes to the drainage patterns, a waiver from submitting a stormwater management report is requested. Based on information from the applicant, there will be three employees maximum as a result of both uses proposed on site. The parking available onsite is 12 spaces, inclusive of one handicap space. The uses will not be significantly different than the current uses of the facility, therefore it is not anticipated that the volume of traffic generated will significantly increase traffic. Once completed, the site will have no negative impact on the road system, therefore a waiver from submitting a traffic report is requested.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report, however required a trip generation statement indicating the existing use and the proposed use be submitted, and granted a waiver from submitting a drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1)

dimension the existing right-of-way half width and full width of the County road on the plan, if less than 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) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access points and intersection 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, existing features on both corners of the intersection, driveways on adjoining properties, and pavement half and full width dimensions in front of Lot 8 and on the opposite side of Jefferson Court, (4) reconstruct the existing intersection curb radius in accordance with Section 610:E, (5) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (6) submit a trip generation statement, (7) add the Ocean County standard notes for projects located on County roads, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 1.01 Block 671 (BRT733W) Cellco Partnership d/b/a/Verizon Wireless

This site plan is for a three small telecommunication facilities consisting cell towers and light fixtures at an existing shopping center located on Chambers Bridge Road, Cedar Bridge Road, Brick Boulevard, and Route 70. 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 all the County road on the plan, (2) revise the plans to show all the road easements and traffic signal easements recently dedicated to Ocean County on the subject property, and (3) show the NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT Access code 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.

JACKSON: Lots 2, 3 & 4 Block 3001 (JT1675B) Cardinale & Jackson Crossing #2

This two-lot major subdivision is for the Adventure Crossing project to be located on Monmouth Road (CR 537) and for the creation of the Pine Drive jug handle right-of-way. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this major 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) revise the final plat to include a corner monument to be set at the northwest corner of the property at the right-of-way line and to include corner monuments to be set along one side of the jug handle at the points of tangency and points of curvature 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.

JACKSON: Lots 3 Block 2501 (JT1700.01) 340 West Commodore LLC

This site plan is for three warehouses for a total of 334,000 s.f. and 359 proposed parking spaces to be located on a vacant lot on West Commodore Road. The plans show pavement widening to 35' from centerline across the frontage of the site and opposite side widening to 23' from centerline. On a motion by Mr. Bertrand, seconded by Mr. Tirella, 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 of the County road is less than 45 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 45' from centerline to Ocean County, (2) submit right-of-way deeds of dedication and metes and bounds description for an additional right-of-way dedication for the paved tapers from Lots 12 and 13 to Ocean County and submit right-of-way deeds of dedication and metes and bounds description for an additional right-of-way dedication for the opposite side widening from Block 2508, Lots 6, 7, & 8 to Ocean County, (3) 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, (4) address the following traffic comments: a) provide taper calculations, b) provide design vehicle turning templates on the striping plan, c) include driveway on Block 2501,

Lot 13 and proposed site plan on Block 2508, Lot 8 in the traffic analysis, (5) update the County pavement detail on the site plans to show the standard cross section for the County road to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 8/21/19), (7) revise the plans to show the NJDEP mapped freshwater wetlands in accordance with Section 311.G. and Section 404.X, (8) provide sizing calculations for the proposed drainage facilities to be located 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, to be reviewed and approved by the Ocean County Engineer, (9) since more stormwater runoff is being directed towards the northeast corner of the site under proposed conditions and since the emergency spillway is directed towards Lot 4, provide a drainage easement from the downstream property owner, (10) revise cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width on both sides of the roadway in accordance with Section 611.B.1, (11) provide the Phasing Plan sheets listed in the supplemental drawing index, (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.

JACKSON: Lots 22-29 Block 23001 (JT527C.02) Jackson Trails LLC

This 373-lot major subdivision is for Jackson Trails proposed to be developed in four phases with 367 single family dwelling units, 92 COAH townhouses, two detention basin lots, one pump station lot, one water booster lot, and one lot for a 24,500 s.f. House of Worship with 209 proposed parking spaces and three parking spaces per single family dwelling unit (plus 35 general use spaces) to be located off of South Hope Chapel Road (CR 547). On a motion by Mr. Bilotta, seconded by Mr. Tirella, this major subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat as follows: add a sheet key detail to show how the sheets match, provide three corner coordinates on each sheet, indicate corner monuments to be set at the boundary property corners that intersect with the County right-of-way line, and include corner monuments to be set along one side of the new roads at the points of tangency and points of curvature in accordance with the Recordation Act, (2) provide a Pinelands Commission Consistent Certificate of Filing or a Letter of No Further Review, (3) submit a copy of the NJDEP CAFRA permit for the utility extension within the CAFRA zone, (4) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline plus corner clips to Ocean County, (5) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersections in accordance with County standards to Ocean County, (6) address conditions of site plan application JT527D.02, (7) properly show the existing right-of-way line on adjoining tax Lot 20, (8) add a note to the final plat which states, "All County road improvements will be constructed and completed before the issuance of the first Certificate of Occupancy.", (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) 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 22-29 Block 23001 (JT527D.02) Jackson Trails LLC

This site plan is for Jackson Trails proposed to be developed in four phases, including a 24,500 s.f. House of Worship with 209 proposed parking spaces and a 373-lot major subdivision for 367 single family dwelling units, 92 COAH townhouses, two detention basin lots, one pump station lot, one water booster lot, with three parking spaces per unit (plus 35 general use spaces) to be located off of South Hope Chapel Road (CR 547). On a motion by Mr. Tirella, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a final plat prepared in accordance with the Recordation Act and the items listed on the conditional approval for major subdivision application JT527C.02, (2) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline plus corner clips to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersections in accordance with County standards to Ocean County, (4) address the following

traffic comment: a) County Roads 571/547 traffic signal: mitigate level of service F, 2028 build AM, northbound CR 547 thru (degrades from level of service D 2028 no build AM) and level of service F, 2028 build PM southbound CR547 thru and left (degrades from level of service D and E, 2028 PM no build), previous comment requested analysis to mitigate level of service at various approaches at the intersection of CR 571 and CR 547. Applicant provided information at CR 571/527, which was not requested, therefore traffic comment still applies, and b) provide a traffic signal warrant analysis to determine if a traffic signal will be warranted at the main entrance to this site, (5) provide a copy of the Pinelands Commission Consistent Certificate of Filing or a Letter of No Further Review, (6) submit a copy of the NJDEP CAFRA permit for the utility extension proposed within the CAFRA zone, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 8/21/19), (8) properly show the existing right-of-way line on adjoining tax Lot 20, (9) provide a signed and sealed full set of the off-site utility plans which show the water line extension on South Hope Chapel Road to be directionally drilled near County bridge #11028, provide a directional drill profile, provide copies of any easements required for the proposed location of the water line, show existing cross drains to be replaced with 24" RCP pipe under the County road, identify the methodology for installation of the 24" storm pipe under the existing culvert at station 157+15; confirm the bottom elevation of the existing culvert, and show on the plans that the two-foot gravel bed under the bottom of the existing culvert will not be disturbed when installing the storm pipe, (10) address the following County road improvement plan comments: a) Type "A" inlets should not be used in the County right-of-way standard DOT type "E" inlets should be used instead, b) Inlet 2 should be moved so it is inside the County right-of-way, c) Inlets 5 & 7 should have 10 l.f. of 9"x18" concrete vertical curb on each side of the curb piece, refer to your Vertical Curb Taper Detail in your plan set. The curb piece should also be 6" high and the type should be "N-Eco", d) A bicycle safe grate should be used on all inlets within the County right-of-way, and e) Guiderail is shown on the cross-sections but not in plan view, revise accordingly, (11) revise the striping plan to address the comments on the red-lined copy by TJH dated 8/15/19, (12) submit an Engineer's cost estimate for the County road improvements within the County right-of-way, (13) add a note to the plan which states: "All County road improvements will be constructed and completed before the issuance of the first Certificate of Occupancy.", (14) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the co-mingling of stormwater, (15) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (16) 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.

LACEY: Lots 5.01 Block 1613/ (LT881) Cranberry Commons Assoc., LLC

This site plan is for the change in use of an existing retail strip mall into a day care with 53 existing parking spaces located on Lacey 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 33 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) provide a vehicle circulation plan for parent drop-off, (4) submit a traffic report (waiver requested), and (5) submit a drainage report (waiver requested), Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated August 12, 2019 was read from Walther Joseph Hopkin of WJH Engineering requesting a waiver from providing a traffic report and stormwater drainage report. The application is for a change in tenants and there are no expansions proposed to either the existing building footprint or the parking lot. It is our opinion that there will not be an impact to traffic related to the change of use from the prior retail use to a daycare facility. There is a decrease in the municipal parking requirements associated with this use. It is also our opinion that there will not be an impact to stormwater since there is no increase in impervious surfaces proposed. Fencing and landscaping are the only items being proposed along with a small play area that will contain an artificial lawn installed over a gravel base.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report, however required the submission of a trip generation statement indicating the existing and proposed trips, and granted a waiver from submitting a drainage report; this site plan

was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 33 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) provide a vehicle circulation plan for parent drop-off, and (4) submit a trip generation statement. 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.

LAKWOOD: Block 1602, Lot 7 (LAT594D) 730 Vassar Avenue, LLC.

This site plan is for 4,895 s.f. building addition and parking lot modifications for 28 new parking spaces at the Worthington Bio-Chemical Corporation within the Lakewood Industrial Complex on Vassar Avenue. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a copy of the CAFRA permit from the NJDEP, and (3) 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 August 9, 2019 was read from Patrick Ward of InSite Engineering requesting a waiver from submitting a traffic report due to the limited area of the building addition. It is our opinion that any traffic impacts will be de minimis. The building addition is meant to accommodate additional equipment and cold rooms for the existing use.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report, however, required the submission of a trip generation statement; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement, (2) submit a copy of the CAFRA permit from the NJDEP, 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.

STAFFORD: Lots 142.04 Block 147.110 (ST147J10) Mercer Management & Development

This site plan is for the change of use from an automobile dealership to a car wash with 43 proposed parking spaces to be located on Route 72. Ocean County requires the applicant to address the following items: (1) The NJDOT "desired typical section" for this section of NJ Route 72 in accordance with the current NJDOT access code shall be indicated on the plans, and (2) submit a traffic report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated July 31, 2019 was read from Samuel Agresta of Stout and Caldwell requesting a waiver from submission of a traffic report. Route 72 is a large highway with two travel lanes and twelve foot wide shoulder traveling the east bound direction. It is anticipated that the proposed car wash facility will generate similar traffic patterns to the previous use. Existing DOT improvements will not be disturbed or modified as part of the proposed improvements, therefore the proposed car wash will not greatly affect the existing traffic patterns along Route 72 East.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report; 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 72 in accordance with the current NJDOT access code shall be indicated on the plans. 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.

STAFFORD: Lots 9 Block 123 (ST577) Back Road Development, LLC

This site plan is for a one-story 7,100 s.f. commercial building for a contractor's office and horticultural services with 25 proposed parking spaces to be located on a vacant lot on Back

Road. County facilities will not be impacted. On a motion by Mr. Ernst, seconded by Mr. Bertrand, this site plan was given final approval. The motion was unanimously carried.

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

- LAKWOOD:** Lots 50.03, 50.04, 50.05 Block 189.16 (LAT1306C.03) She'erit Ezra
- LAKWOOD:** Lots 53.01 Block 2 (LAT2075A) Torah Education of America Inc.
- LAKWOOD:** Lots 47 Block 174.01 (LAT802D) Yeshivah Gedolah Keren Hatorah
- LAKWOOD:** Lots 1.04 Block 961.02 (LAT944Z2.01) CBRC Holdings LLC

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CORRESPONDENCE:

LAKWOOD: Block 187.15, Lot 14 (LAT1484A.01) Torah Temimah of Lakewood, Inc. This site plan received conditional approval on February 6, 2019. A letter dated July 16, 2019 was read from Michael Gross of Giordano, Halleran & Ciesla with regard to the condition to submit a NJDEP Letter of Interpretation for the wetland delineation referenced on the plan. It is their position that the County Planning Board cannot require a NJDEP Letter of Interpretation to be issued. Under the Freshwater Wetlands Protection Act, Section 8 provides that any person seeking to engage in a regulated activity may request a Letter of Interpretation. Therefore, it is the applicant's choice whether to request a Letter of Interpretation and since NJDEP cannot require an applicant to obtain a Letter of Interpretation, neither can any other regulatory agency including the Ocean County Planning Board. The property did receive a Letter of Interpretation/Line Verification back in 2006 which delineates the wetlands and required buffer, a copy of which is attached hereto and we have been advised that there have been no changes on the property and, therefore, we assume that the wetlands line is still accurate. Additionally, this project does not propose disturbance in the wetland or wetland buffer, therefore we respectfully request that you waive the requirement to provide the Letter of Interpretation as a condition of approval. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board denied the request to waive submitting a Letter of Interpretation for the wetland delineation. The Letter of Interpretation/Line Verification obtained in 2006 as provided indicates that the line is only valid for a period of five years from the date of issuance according to the NJAC 7:7A-1. The applicant should provide a copy of a valid Letter of Interpretation/Line Verification in accordance with NJAC 7:7A-4.2(b)1. The motion was unanimously carried.

MANCHESTER: Block 21, Lots 621, 622 & 1712 (MT498) ARYA Properties, LLC. This major subdivision received conditional preliminary and final approval on September 5, 2018. A letter dated July 12, 2019 was read from Mathew Wilder of Morgan Engineering requesting waivers. A waiver is requesting a waiver from performing the widening to 26' from centerline along the County road as this time to prevent having to potentially raze new improvements when the commercial lot is developed for utility connections, driveway curbing, etc. The widening of the roadway can be accomplished upon the development of the commercial lot. Since the tenant has not entered into a contract for the commercial lot, the method by which stormwater will be handled is uncertain. There are several ways stormwater can be handled including a basin immediately adjacent to Ridgeway Road, a separate basin in the rear of the property or the commercial tenant may enlarge the residential basin and take over the operations and maintenance of the same. Therefore, we believe this uncertainty regarding the stormwater management associated with the commercial lot makes it prudent to forego the widening at this time to again, minimize the razing of newly installed improvements. Condition # 12 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and condition #13 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 \$11,667.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, with Mr. Tirella abstaining, the Board granted a waiver from constructing additional pavement widening to 26' from centerline and tapers along the County road, providing a pavement detail for the County road, constructing drainage facilities behind the curb line along the County road and from submitting road improvement plans for the County road and to delay the County road improvements until the applicant submits a site plan for the commercial lot that fronts the County road; and required the payment of an off-tract drainage improvement fee in the

amount of \$6,000.00 and the payment of an off-tract traffic improvement fee in the amount of \$11,667.00. The motion was unanimously carried.

JACKSON: Block 11501, Lot 7.01 (JT751E.02) Pushkin Estates, LLC. This major subdivision received conditional preliminary and final approval on March 20, 2019. Condition # 13 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and condition #14 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 \$10,000.00. 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 the payment of an off-tract traffic improvement fee in the amount of \$10,000.00. The motion was unanimously carried.

SHIP BOTTOM: Block 109, Lot 1.01 (SBB227) Walters Homes. This site plan received conditional approval on August 1, 2018. Condition # 13 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and condition #14 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 \$5,208.00. 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 the payment of an off-tract traffic improvement fee in the amount of \$5,208.00. The motion was unanimously carried.

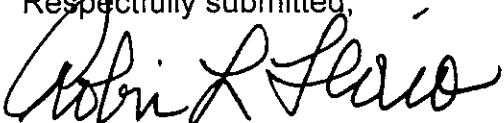
TOMS RIVER: Block 533.09, Lot 26 (TRT3439) AAA Real Estate Holdings II, LLC. This site plan received conditional approval on July 17, 2019. Condition # 6 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and condition #7 required the payment 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 zero and the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board did not require the payment of an off-tract drainage improvement fee or the payment of an off-tract traffic improvement fee. 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: |
| STAFFORD ST576 | 56.01 | 147.66 | 07/17/19 | 08/06/19 |
| TOMS RIVER TRT2507C | 25 | 410 | 07/19/17 | 08/13/19 |
| TOMS RIVER TRT3416 | 49.02 | 394 | 06/20/18 | 08/12/19 |
| TOMS RIVER TRT3420 | 1, 2, 3 & 6 | 645 | 08/15/18 | 08/12/19 |

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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