

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

Regular meeting, Wednesday, February 6, 2019, 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, Joseph Bilotta, Gary Quinn, C. Roberts Mulloy, Laura Benson, Anthony Agliata, Mark Villinger, Mark Siegel 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 January 16, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 2.02, 6.02, 7.01 & 10.01 Block 1218 (BT276E) Whitecap Way, LLC

This site plan application is for the construction of a 1,284 s.f. bar addition with roof structure, an in-ground pool, reconstruction of paver patio and raised boardwalk at the Waters Edge Restaurant located on Bayview Avenue (County Route 617). No improvements are proposed along Bayview Avenue. At the May 15, 2013 Ocean County Planning Board meeting the Board granted a waiver and accepted the use of AASHTO sight triangle standards in lieu of the required County sight triangle standards for sight triangle easements at the intersection of Bayview Avenue and Whitecap Way. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County Road Improvement Plans (waiver requested), (4) 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, (5) submit a right-of-way deed of dedication and metes and bounds description for an additional corner clip right-of-way dedication at the intersection of Bayview Ave and Whitecap Way to Ocean County, (6) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and pavement half and full width dimensions, and (7) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 29, 2019 was read from Timothy Lurie of DW Smith requesting submission waivers. The applicant is requesting a waiver from submitting a drainage report since this is not a major development. The improvements will result in less than an acre of disturbance and less than a quarter-acre of new impervious. Therefore, this project is not considered a major development for stormwater. The applicant is requesting a waiver from submitting County Road Improvement Plans. The site is adjacent to the northbound lane on Bayview Avenue in the front and Barnegat Bay to the rear. The proposed changes do not create additional access drives onto Bayview Avenue and will utilize the existing access drives. Bayview Avenue is in an environmentally sensitive area surrounded by wetland, thus it will not be feasible to widen Bayview Avenue. The applicant is requesting a waiver from submitting a traffic report. The area of proposed improvements is currently used for weddings. Most weddings are early evening. The pool area will be utilized earlier in the day and operate at a different peak time than the restaurant peak time. Therefore, based on a shared parking analysis, these operations will operate at different peak times.

On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board granted a waiver from submitting a traffic report, drainage report and 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 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 right-of-way deed of dedication

and metes and bounds description for an additional corner clip right-of-way dedication at the intersection of Bayview Ave and Whitecap Way to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and pavement half and full width dimensions, and (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP. 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 14 Block 187.15 (LAT1484A.01) Torah Temimah of Lakewood, Inc.

This site plan is for a 47,172 s.f. yeshiva and a 5,400 s.f. gym with 32 proposed parking spaces to be located on Lanes Mills Road. This project lies within the project limit for the "Reconstruction of Ocean County Route 526" by Maser Consulting. The proposed improvements along Lanes Mill Road are to be built in accordance with the above referenced project. The September 2018 Master Plan Update requires a full width right-of-way of 86' for Lanes Mills Road (CR526). The plans show pavement widening to 21 feet from the Maser baseline consistently along the frontage of Lanes Mill Road. On a motion by Mr. Bilotta, seconded by Mr. Sutton, 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, (2) since the right-of-way half width is less than 43 feet from Maser baseline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from Maser baseline or 43' from the physical centerline, whichever is greater, to Ocean County in accordance with the above referenced reconstruction project, (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 comment: a) revise driveway geometry to permit right turn-in vehicles to stay in lane without encroaching in the TWCLT, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/6/19), (6) update the County pavement widening detail to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (7) construct the handicap ramps at the driveway in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (8) revise the cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway, (9) submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation, (10) remove the proposed parking from within 5' of the proposed County right-of-way in accordance with Section 603.B, and (11) revise the striping plan to show a left turn lane into the site and a 3' shoulder. 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 50 & 53.03 Block 187.16 (LAT2005.02) Yeshiva Toras Yisroel, Inc.

This site plan is for a proposed school to include a two-story 11,479 s.f. dormitory building, a 22,640 s.f. classroom building, and a 4,620 s.f. gym with 75 proposed parking spaces to be located on Lanes Mill Road near the intersection with Joe Parker Road. This project falls within the limits of "Reconstruction of County Route 526 from Apple Street to Alamitos Drive" with plans prepared by Maser Consulting dated 7/1/13. Ocean County requires the applicant to address the following items: (1) address the following traffic comments: a) the traffic report submitted has not been updated since previous submission, b) provide analysis of signalized intersections of Joe Parker Road/East County Line Road, Joe Parker Road/Lanes Mill Road (CR 549) and Lanes Mill Road (CR 549)/Lanes Mill Road (CR526), c) provide R3-2 No Left Turn signs at driveway to prevent left turn-in. Move R3-2 No Left Turn sign to right side of exit driveway (currently shown in the island), and d) clarify disparity in trips generated and parking spaces provided, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/6/19), (3) dimension the existing right-of-way half width in front of Lot 53.03 on Sheet 2, (4) sheet 2 shows two existing right-of-way lines in front of Lot 50, which is not possible, (5) provide a copy of the deed of consolidation, (6) submit a deed of dedication and metes and bounds description for a right-of-way dedication to Ocean County to 43' from the Maser baseline, (7) show the metes and bounds of the right-of-way dedication on the plan (the total area of the right-of-way dedication shown on the plans is incorrect), (8) remove from the proposed plan sheets, the property acquisitions and easements that will be eliminated by way of the right-of-way dedication to 43', (9) revise the cross-sections as follows: a) show the additional 2' of pavement as "pavement widening" (it should not be called pavement restoration because the existing pavement

ends at 21' from centerline), b) show the exiting edge of pavement elevations, c) Station 110+75 shows the depressed curb and edge of pavement in the wrong location, and d) show the concrete island on the appropriate cross-sections, (10) provide a copy of the Township Resolution that prohibits parking across the frontage of this site due to the close proximity to the signalized intersection, and (11) address the survey comments (see Survey memo dated 1/29/19). 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 37 Block 855.03 (LAT2010.03) Herskowitz, Chaim Tzvi

This two-lot minor subdivision is for two single family residential dwellings to be located at the intersection of New Hampshire Avenue and Towers Street. The plans indicate the existing right-of-way half width is 40 feet from centerline. The plans show the proposed curb to be built at 36' from centerline. The applicant has provided a copy of the Freshwater Wetlands Map approved by the NJDEP Freshwater Wetlands permit #1514-11-0005.1 for the construction of two single family dwellings entitled "Freshwater Wetlands Map Block 855.03, Lot 37 Lakewood Township, Ocean County, New Jersey" prepared by Lines Engineering, LLC dated 4/11/11, last revised 12/7/11. The plans indicate that the half width right-of-way is 40' from centerline, which is the desired master plan right-of-way width. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) provide a full width right-of-way dimension on the improvement plans and provide half width and full width right-of-way dimensions on the final plat, (2) submit a right-of-way deed of dedication for the corner clip to Ocean County; the metes and bounds description is acceptable, (3) submit a sight right easement form for the proposed sight triangle easement at the intersection in accordance with County standards to Ocean County; the metes and bounds description is acceptable, (4) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite corner of the intersection and on the adjoining properties, (5) specify that the County curb will be 9"x18", (6) submit a copy of the NJDEP Wetland permit for the 30" RCP culvert extension and proposed headwall construction within the wetland area shown on the plans, and (7) provide the correct detectable warning surface detail and the sidewalk portion of the concrete driveway apron must have a maximum cross slope of 2% in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer (see memo revised 11/14/18). 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 3.01 Block 1037 (LAT2027B) SGKL, LLC

This six-lot minor subdivision is for three duplex building (six dwelling units) and 24 proposed parking spaces to be located on a local road. It is part of the overall Oak Street Corridor Improvement Plan. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 25 & 25.01 Block 855.06 (LAT2050) Teitelbaum, Bentzion

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

LAKEWOOD: Lots 173 Block 189 (LAT2051) Scheinerman, Zissel

This two-lot minor subdivision is located at the corner of State Highway Route 88 and a local road. County facilities are not impacted. The NJDOT "desired typical section" is shown on the plan. The final plat appears to have been prepared 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 12 Block 1600 (LAT594T.03) Yeshiva Orchos Chaim

This site plan is for a three-story 40,964 s.f. building addition at Yeshiva Orchos Chaim at the corner of Cedar Bridge Avenue and Oberlin Avenue South. There are no new parking spaces proposed. This project falls within the limits of the project "Traffic Safety Improvements at the Intersection of Cedar Bridge and Oberlin Avenue". On a motion by Mr. Sutton, 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 Cedar Bridge Avenue 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) revise the plans to show the existing sight triangle easement at the intersection of Cedar Bridge Avenue and Oberlin Avenue, (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, pavement half width and full width dimensions, and existing intersection striping, (4) revise the plans to show the proposed road improvements consistent with the County's intersection construction project called "Traffic Safety Improvements at the Intersection of Cedar Bridge and Oberlin Avenue", (5) address the following traffic comments: a) revise report to reflect proposed improvements at Cedar Bridge Avenue and Oberlin Avenue and b) Include the analysis of New Hampshire Avenue and Oberlin Avenue, (6) show the Category One Waterway 300' buffer line on the plan, and (7) provide a "Statement of School Arrival Times" signed by the School Director which identifies the staggered start times that will be implement to mitigate the detrimental impacts to surrounding roads as a result of the proposed building addition and the anticipated increase in student population. 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 253 Block 1160.01 (LAT763M) TMV 70, LLC

This site plan is for an existing vacant bank and an existing three-story mixed use building and a proposed 7,200 s.f. two-story medical office with existing 259 parking spaces to be located at the corner of Route 70 and the local section of Airport Road. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 2059 Block 5 (MT500) Manchester (Ridgeway) DG, LLC

This site plan is for a 9,100 s.f. commercial retail Dollar General with 35 proposed parking spaces to be located on a vacant lot on Ridgeway Road (CR 571). On a motion by Ms. McCrystal, seconded by Mr. Bertrand, 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 the half width is 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 point / intersection in accordance with County standards to Ocean County, (3) indicate the proposed curb is to be built 30 feet from centerline in accordance with Section 612:B, (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (5) add the Ocean County standard notes for projects located on County roads, (6) indicate that the County concrete curb will be 9"x18", (7) address the following traffic comments: a) use build year 2028, b) provide striping along CR 571 within 250' of property, and c) provide sight triangle at Washington Avenue/CR 571 and site entrance/CR 571, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/6/19), (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.

SEASIDE HTS: Lots 25 Block 20 (SHB148) RJK Construction, LLC

This site plan is for a four-unit residential condominium with eight proposed parking spaces to be located on Hamilton Avenue. Ocean County requires the applicant to address the following items: (1) submit a traffic report for the site (waiver requested), (2) submit a drainage report for the site

(waiver requested), (3) provide County road improvement plans (waiver requested), (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) design the proposed access point along the County road in accordance with Section 606 (waiver requested), (6) 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 (waiver requested), (7) dimension the existing right-of-way full width of the County road on the plan, and since the existing right-of-way 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, (8) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (9) add the following standard County notes to the plan: 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, (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 9, 2019 was read from James Brzozowski of Horn, Tyson & Yoder requesting waivers from County standards regarding sight triangles and driveway opening as well as site plan submission requirements. The applicant requests a waiver from the requirement to submit a traffic report. Hamilton Avenue is a two lane undivided road with parallel parking provided on both sides of the street. The road has a 50' right-of-way and 40' wide paved cartway. Offstreet parking has been provided on the site for eight vehicles. The parking area is accessed via a 14' wide driveway along the westerly side of the property. The proposed four unit multifamily building will not substantially increase traffic on Hamilton Avenue. A waiver is requested from submitting a drainage report. There will be no substantial increase in stormwater runoff with the proposed development versus the previous development. All surface runoff is directed toward Hamilton Avenue where the runoff will travel into inlets that will pipe the runoff to Barnegat Bay to the west. Due to the frequency of tidally influenced flooding and the high water table typical of this barrier island, the installation of storm facilities is not feasible. Additional storm water runoff from this site will not impact County drainage facilities. A waiver is requested from providing Road Improvement Plans as the only improvement proposed within Hamilton Avenue is the relocations of the driveway. A waiver is requested from providing a CAFRA Jurisdictional Determination since the site is located well over 150 feet from a regulated body of water and proposes less than 25 new units. A waiver is requested from County standard 606:C for driveway dimensions. The proposed driveway is located immediately adjacent to the westerly property line where the County standard minimum spacing from a property is 10'. By relocating the driveway to provide the 10' space from the property line would eliminate an on-street parking space. As a beach resort community, high value is placed on each on-street parking space, therefore, to preserve on-street parking a waiver is requested. The applicant is seeking a waiver from the County standard for the minimum right turn radius of 5'. The driveway is located between parallel, on-street parking spaces, therefore the turning movements would take place to the north of the parked vehicles approximately 8' away from the driveway entrance. Additionally, relocating the driveway to provide the 5' right turn radius would eliminate an on-street parking space. A waiver is requested from providing the County standard for sight triangle easements at the proposed driveway access to Hamilton Avenue. Due to the presence of on-street parallel parking on both sides of the driveway entrance, the standard County sight triangle would not provide a clear view of traffic on Hamilton Avenue. Furthermore, it would severely limit the development of the lot. The applicant requests the use of AASHTO standards for sight triangles for an intersection with stop control on the minor road be substituted for the County standards. Hamilton Avenue is a two lane undivided road with a posted speed limit of 25 mpg. The AASHTO sight triangle is an accepted and safe standard is requested as an alternative at this intersection.

On a motion by Mr. Mulloy, seconded by Mr. Sutton, the Board will accept a traffic impact statement in lieu of a traffic report, denied the request to waive submitting a drainage report, waived the requirement to submit County Road Improvement Plans, waived the requirement to submit a CAFRA Jurisdictional Determination letter from NJDEP, denied the request to waive designing the access point along the County road in accordance with Section 606 and accepted the use of AASHTO sight triangle standards in lieu of County standards at the proposed access

point; this site plan was given final approval contingent upon the applicant to: (1) submit a traffic impact statement for the site, (2) submit a drainage report for the site, (3) design the proposed access point along the County road in accordance with Section 606, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with AASHTO, (5) dimension the existing right-of-way full width of the County road on the plan, and since the existing right-of-way 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, (6) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (7) add the following standard County notes to the plan: 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, (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.

STAFFORD: Lots 286, 287, 288 Block 147.37 (ST574) Silverman, Keith & Kathleen

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

TOMS RIVER: Lots 38 Block 794.36 (TRT3346A) The Borden Family Irrevocable Trust

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

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

LONG BEACH: Lots 1/ 1/ 1/ Block 1.64/ 1.66/ 1.68 (LBT774) Seaview Properties, LLC
MANCHESTER: Lots 3 Block 89 (MT501) Homeland Towers, LLC

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CORRESPONDENCE:

LAKESWOOD: Block 961, Lot 2.09 (LAT944Y3.01) Cornerstone Equities, LLC. This site plan received conditional approval on December 5, 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 \$52,083.00. On a motion by Mr. Mulloy, seconded by Mr. Sutton, 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 \$52,083.00. The motion was unanimously carried.

PT. PLEASANT: Block 105, Lots 28, 39, 40 & 41 (PPB779) 1125 Arnold Avenue, LLC. This site plan received conditional approval on April 5, 2017. Condition #8 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #9 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 \$7,917.00. On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.000 and the payment of an off-tract traffic improvement fee in the amount of \$7,917.00. The motion was unanimously carried.

TOMS RIVER: Block 645, Lots 1, 2, 3 & 6 (TRT3420) Ocean First Bank. This site plan received conditional approval on August 15, 2018. A letter dated November 16, 2018 was read from Brian Murphy of FWH Associates requesting a waiver from revising 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. Since the water that discharges to these inlets is untreated, perforated pipe cannot be provided as requested. The Township Engineer is enforcing a strict interpretation of the NJDEP BMP manual. A waiver is requested from providing a CAFRA permit or Jurisdictional Determination for the project. The site predates the CAFRA regulations. As such, the requirement falls to current rules which would require an increase of 49 parking stalls to trigger a CAFRA permit. The site currently contains 429 parking stalls and 477 parking stalls are proposed. As such, an increase of 48 parking stalls is proposed, which is less than the 49 stalls required to trigger the need for a CAFRA permit. A waiver is requested from paying the off-tract drainage improvement fee. The amount of impervious has been reduced on site. Additionally, since there is no increase in impervious, no drainage improvements are required. There is a reduction in flow off the site, therefore the project will be a net benefit to the County drainage system. On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board granted a waiver from providing perforated pipe as requested, waived the requirement to submit a CAFRA permit or Jurisdictional Determination and waived the requirement to pay an off-tract drainage 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:
BEACH HAVEN BHAB227	1	167	10/17/18	01/22/19
BRICK BRT1966	11	84	10/18/17	01/31/19
JACKSON JT641.16B	5.02	14801	11/07/18	02/06/19
LAKEWOOD LAT686G	63	27	10/03/18	02/06/19
LAKEWOOD LAT1113A.01	1.01 & 1.02	344	03/26/18	02/06/19
LAKEWOOD LAT1761A.01	43	490	08/17/16	01/18/19
TOMS RIVER TRT3364	49 & 50	658	12/07/16	01/28/19

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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