

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

Regular meeting, Wednesday, September 4, 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, Scott Tirella, John Ernst, Laura Benson, Anthony Agliata and Robin Florio.

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

On a motion by Ms. McCrystal, seconded by Mr. Bertrand, the minutes of the meeting of August 21, 2019 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT: Lots 1.01 Block 115 (BAT91V) WP Barnegat, LLC**

This three-lot minor subdivision is located at the intersection of West Bay Avenue and Sandpiper Road. The purpose of this application is to create three new lots for the proposed AutoZone, Dollar General and two unidentified businesses which were conditionally approved under BAT91U. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, 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 a sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) submit a right-of-way deed of dedication and metes and bounds description to Ocean County for a corner clip at the intersection so that the traffic signal interconnect is located within the County right-of-way, (4) identify all three new lot numbers on the final plat, show corner monuments to be installed at the new property corners at the right-of-way line, properly identify the County Route number on the key map, and provide three corner coordinates in accordance with the Recordation Act, and (5) revise the site plan application for the proposed AutoZone, Dollar General and two unidentified businesses (BAT91U) to reference the proper lot numbers. 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 6, 8 / 27 Block 910.03 / 914 (BRT1903A) Sherman, Robert**

This minor subdivision is for a lot consolidation located on Midstreams Road and Princeton Avenue. On a motion by Ms. McCrystal, seconded by Mr. Tirella, with Mr. Bertrand abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of both County roads 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 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) revise the plans to show all existing features within 200 feet of the site, including right-of-way width dimensions, pavement width dimensions, and County road striping, and (4) indicate the proposed lot numbers on the final plat in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.