

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

Regular meeting, Wednesday, May 7, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Debbie Beyman, Matt Lotano, Elaine McCrystal, Joseph R. Marra, John M. Imperiale, Sean Areia, Matt Thompson, Esq., Tony Agliata, Brielle Campolei and Marilyn Sundburg.

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

On a motion by Ms. McCrystal, seconded by Mr. Lotano, Mr. Marra and Ms. Beyman abstaining, the minutes of the meeting of April 16, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 / 1, 2, 5, 7, 9, 11, 13, 15, 17, 18, 19, 20, 21 Block 269 / 270 (BT574E) Seymour Investments, LLC

This 11-lot major subdivision is for eight single family residential dwellings with four parking spaces each, two infiltration basin lots, and one tot lot to be located on unimproved roads, Chelsea Avenue and Woodhaven Boulevard Northeast. Columbus Circle Northeast, Chelsea Place, Woodhaven Boulevard Northeast will be improved to provide access from Grand Central Parkway and Van Der Noot Place. The plans show the existing right-of-way half width of Grand Central Parkway to be 40' from centerline, which is greater than the Master Plan width. Ocean County requires the applicant to address the following conditions of approval: (1) revise the final plat to include the proposed block numbers provided by the Township Tax Assessor and a key map in accordance with the Recordation Act, (2) revise the plans to show the existing drainage inlet to be reconstructed within the proposed curb return at Grand Central Parkway, (3) revise the plan to show the proposed intersection curb to be constructed at 20' from the centerline for a distance of 125' from the ends of the curb returns in accordance with section 612.A, (4) provide executed sight easements to Ocean County from Block 269 Lot 1 and Block 249 Lot 10 for the sight easements at the proposed intersection as depicted on the plan or revise the line of sight at the new intersection to show the decision point 18' from the traveled way in accordance with AASHTO standards, (5) provide a profile for the County road indicating safe sight distance at the proposed intersection in accordance with County standards - to be reviewed and approved by the Ocean County Engineer, (6) revise the cross-sections so that the stationing runs along the centerline of the road and provide proposed edge of pavement off-sets from the centerline, (7) submit a traffic report for the site (waiver requested), (8) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) address the following traffic comments: (a) revise the proposed intersection curb radii to be in accordance with Section 609:E, (b) revise vehicle circulation plan to include accurate curb radii, (10) address the following drainage comment: all outlet structures should model the downstream discharge pipe as the #1 primary outlet to determine if the outlet control structure is operating under inlet control or outlet control. The outlet control structure for "Small-Scale Infiltration Basin #2," has the primary outlet device invert set at the proposed grate elevation of 54.10'. The primary outlet device should match the size and invert of the downstream pipe in the OCS (15" Perforated HDPE @ 52.00') and additional outlet devices should be configured for any other orifice or weir that controls the inflow to the primary outlet device (such as water quality orifices or overflow grates), (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) 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 conditions and the Boards decision on the waiver request.

A letter dated January 20, 2025, from Mathew R. Wilder of Morgan Engineering was read requesting a waiver from providing a traffic report due to the existing paper street network of roadways being improved with eight residential lots, a waiver was requested from submitting a CAFRA Permit as the proposed development does not meet the statutory criteria which would require a CAFRA Permit. CAFRA approval is required for a residential development with 25 or more units or a development with fewer units that proposes 1,200 linear feet of new roadway or new sanitary sewer main. The proposed development does not meet the CAFRA thresholds.

On a motion by Mr. Areia, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold and grant waiver from providing a full traffic report and require the applicant to provide a trip generation statement. Ocean County requires the applicant to address the following conditions of approval: (1) revise the final plat to include the proposed block numbers provided by the Township Tax Assessor and a key map in accordance with the Recordation Act, (2) revise the plans to show the existing drainage inlet to be reconstructed within the proposed curb return at Grand Central Parkway, (3) revise the plan to show the proposed intersection curb to be constructed at 20' from the centerline for a distance of 125' from the ends of the curb returns in accordance with section 612.A, (4) provide executed sight easements to Ocean County from Block 269 Lot 1 and Block 249 Lot 10 for the sight easements at the proposed intersection as depicted on the plan or revise the line of sight at the new intersection to show the decision point 18' from the traveled way in accordance with AASHTO standards, (5) provide a profile for the County road indicating safe sight distance at the proposed intersection in accordance with County standards - to be reviewed and approved by the Ocean County Engineer, (6) revise the cross-sections so that the stationing runs along the centerline of the road and provide proposed edge of pavement off-sets from the centerline, (7) address the following traffic comments: (a) revise the proposed intersection curb radii to be in accordance with Section 609:E, (b) revise vehicle circulation plan to include accurate curb radii, (8) address the following drainage comment: all outlet structures should model the downstream discharge pipe as the #1 primary outlet to determine if the outlet control structure is operating under inlet control or outlet control. The outlet control structure for "Small-Scale Infiltration Basin #2," has the primary outlet device invert set at the proposed grate elevation of 54.10'. The primary outlet device should match the size and invert of the downstream pipe in the OCS (15" Perforated HDPE @ 52.00') and additional outlet devices should be configured for any other orifice or weir that controls the inflow to the primary outlet device (such as water quality orifices or overflow grates), (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

BERKELEY: Lots 1, 2, 3, 4, 47, 48, 49, 50 Block 549 (BT723) Hadam, Matthew

This two-lot minor subdivision is for two single family residential dwellings to be located on local roads, Brick Avenue, Roland Avenue and Michael Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include three corner coordinates and a Professional Land Surveyor's signature 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.

ISLAND HEIGHTS: Lot 8 Block 17 (IHB99A) Arya Properties LLC

This two-lot minor subdivision is located at the intersection of Lake Drive and Central Avenue. The plans indicate that the right-of-way half width of Central Avenue is 35' which is greater than the Master Plan. On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Tirella abstaining, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include three corner coordinates 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.

ISLAND HEIGHTS: Lot 8 Block 17 (IHB99B) Arya Properties LLC

This site plan is for a 4,000 s.f. office building with 16 proposed parking spaces to be located at the intersection of Lake Avenue and Central Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) address the condition of minor subdivision IHB99A, (2) submit County road improvement plans (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) revise the plan to show County road striping and depict the AASHTO sight line decision point at the intersection to be 18' from the travelled way based on a theoretical 12' wide travel lane, (5) revise the plan to provide off-street parking on the new residential lot to be a "T" type driveway to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C, (6) address the following traffic comment: provide a vehicle circulation plan demonstrating entering and exiting passenger vehicles will not conflict, (7) add to the plan the following standard note for projects located on County roads: "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", (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) 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 conditions and the Boards decision on the waiver request.

A letter dated May 5, 2025, from Mathew R. Wilder of Morgan Engineering was read requesting a waiver from submitting County road improvement plans as Central Avenue has 70' right-of-way width with a 46' cartway for vehicle traffic with one lane in each direction. This application proposes to construct full face concrete curbing at all curb cuts being removed and depressed curbs and concrete aprons at all new driveway accesses. Furthermore, concrete sidewalks are being proposed along the entire frontage of the site. A waiver was requested from submitting a CAFRA Permit as the subject site is 260' from mean high water and therefore, pursuant to NJAC 7:7-2.2(a).5.i and NJAC 7:7-2.2(a).5.ii, CAFRA approval is required if the project include the following: (a) a residential development having 25 or more dwelling units; or (b) a commercial development having 50 or more parking spaces or equivalent parking area. The application proposed one residential unit and a commercial development with seventeen parking spaces, both of which are less than the thresholds which would trigger CAFRA approval.

On a motion by Mr. Areia, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold. The Board also granted waiver from providing County road improvement plans for Central Avenue as no County road improvements are required; this site plan was given final approval contingent upon the applicant to address the following items: (1) address the condition of minor subdivision IHB99A, (2) revise the plan to show County road striping and depict the AASHTO sight line decision point at the intersection to be 18' from the travelled way based on a theoretical 12' wide travel lane, (3) revise the plan to provide off-street parking on the new residential lot to be a "T" type driveway to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C, (4) address the following traffic comment: provide a vehicle circulation plan demonstrating entering and exiting passenger vehicles will not conflict, (5) add to the plan the following standard note for projects located on County roads: "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", (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) 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. The motion was unanimously carried.

LAKEHURST: Lot 1 Block 68 (LB12D) Fly By Night, LLC

This site plan is for a 2,875 s.f. Cannabis Dispensary with 20 parking spaces to be located on Center Street, Pine Street and Union Avenue. The applicant has provided documentation from Pinelands Commission stating that a Certificate of Filing is not required. Ocean County requires the applicant to address the following conditions of approval: (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 all three County roads on the plan, (5) if the right-of-way half width is less than 30' from centerline, then submit a deed of dedication and metes and bounds description for an additional right-of-way to 30' from centerline to Ocean County, (6) show AASHTO lines of sight at the stop controlled intersections and the access drives, (7) if necessary, submit a sight right easement form and metes and bounds description for sight triangle easements at the County intersections and access drives in accordance with county standards to Ocean County, (8) revise the proposed parking along the western property line to be located more than 5' away from the County right-of-way in accordance with Section 603.B, (9) reconstruct the Center Street / Pine Street intersection curb radius to be in accordance with Section 610:E or consistent with the other three corners of the intersection, (10) reconstruct the handicap ramps at the intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (11) add to the plan the following standard notes for projects located on a County road: (a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening Permit from the Ocean County Engineer's Office, (b) 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, (c) 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, (d) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, (e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (f) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening and utility relocations required as a result of the County road improvements, (12) 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 conditions and the Boards decision on the waiver request.

A letter dated April 8, 2025, from Mathew R. Wilder of Morgan Engineering was read requesting waivers from providing a drainage report, traffic report and County road improvements. A traffic report waiver was requested as the subject property has been historically developed and most recently, was developed with a bank and associated drive through lane. The proposed development does not intend to modify the existing site driveways. A drainage report waiver was requested as the subject property will reduce the amount of impervious surfaces on-site which will decrease runoff and promote groundwater recharge. The development does not disturb more than one acre of land, nor will it increase impervious surfaces on-site by one-quarter acre or more. A waiver was requested from submitting County road improvements as the only proposed improvements within the County right-of-way is the repair of existing curbing which is crumbling.

On a motion by Mr. Areia, seconded by Mr. Lotano, Mr. Tirella and Ms. McCrystal abstaining, it was recommended the Board grant waiver from providing a full traffic report and require the applicant to provide a trip generation statement comparing existing and proposed trips, the Board grant waiver from providing a drainage report as there will be a reduction in impervious coverage on site and grant waiver from providing County road improvement plans for Union Avenue, Pine Street and Center Street as no County road widening is required; 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 three County roads on the plan, (2) if the right-of-way half width is less than 30' from centerline, then submit a deed of dedication and metes and bounds description for an additional right-of-way to 30' from centerline to Ocean County, (3) show AASHTO lines of sight at the stop controlled intersections and the access drives, (4) if necessary, submit a sight right easement form and metes and bounds description for sight triangle easements at the County intersections and access drives in accordance with

county standards to Ocean County, (5) revise the proposed parking along the western property line to be located more than 5' away from the County right-of-way in accordance with Section 603.B, (6) reconstruct the Center Street / Pine Street intersection curb radius to be in accordance with Section 610:E or consistent with the other three corners of the intersection, (7) reconstruct the handicap ramps at the intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (8) add to the plan the following standard notes for projects located on a County road: (a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening Permit from the Ocean County Engineer's Office, (b) 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, (c) 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, (d) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final As-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, (e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (f) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening and utility relocations required as a result of the County road improvements, (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. The motion was unanimously carried.

LAKEWOOD: Lot 39 Block 416 (LAT2279) Gefen Construction

This two-lot minor subdivision is for one duplex unit to be located on Williams Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 1 Block 418 (LAT2280) Streicher, Alan

This two-lot minor subdivision is for two duplex units to be located at the intersection of Route 9 (River Avenue) and Buttell Avenue. The improvement plan shows improvements outside the desired typical section of Route 9. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 2, 3 Block 89 (LAT2281) Fischer, Matthew

This six-lot major subdivision is for three duplex units to be located on local road, 1st Street. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report, (2) submit a drainage report (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

Two letters dated March 28, 2025, and April 2, 2025, from Tim Laurie and Hudi Back of New Lines Engineering requesting waivers. A waiver from providing a CAFRA Permit was requested as this project is for six residential lots, not a commercial development, nor a public or industrial

development. A waiver was requested from providing a drainage report as this project would be considered a minor development based on the NJDEP BMP manual. Under existing conditions, the impervious coverage amounts to 0.334 acres and in the proposed condition impervious coverage amounts to 0.358 acres. This is an increase in impervious area of 0.024 acres which is well below the .25-acre threshold for major developments as defined in NJAC 7:8.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold. The Board also granted waiver from providing a drainage report as there will be a de minimis increase in impervious coverage; this subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a traffic report, (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (3) pay an off-tract drainage 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. The motion was unanimously carried.

POINT PLEASANT BEACH: Lot 1.01 Block 83.01 (PPBB48H) Jenkinson's South, Inc.

This site plan is for three new amusement rides, the relocation of two existing rides and the reconstruction of an 11,350 s.f. building with new restrooms at the Jenkinson's South Boardwalk on Ocean Avenue. There are no parking spaces on Lot 1.01. The existing access drive to Ocean Avenue will be removed and replaced with full height curb. 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) since the existing right-of-way half width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated May 7, 2025, from Jeffrey J. Carr of Lindstrom, Diessner & Carr was read requesting waivers. A waiver was requested from providing a traffic report as the proposed improvements will upgrade the existing boardwalk amusement rides and structures. A waiver was requested from providing a drainage report as the proposed improvements are located entirely within previously developed portions of the site and will not significantly increase impervious coverage. In addition, the project will not increase impervious coverage by 0.25 acres or disturb more than 1 acre. A waiver was requested from providing County road improvements plans as the only improvements within the County right-of-way are to remove the existing driveway on Ocean Avenue which is shown on the site plan.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a traffic report as no increase in traffic is anticipated, a waiver was granted from providing a drainage report as there will be a de minimis increase in impervious coverage, a waiver was granted from providing County road improvement plans for Ocean Avenue as no County road improvements are required as Ocean Avenue is already constructed to Master Plan width; this site plan was given final approval contingent upon the applicant to address the following item: (1) since the existing right-of-way half width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County. The motion was unanimously carried.

STAFFORD: Lot 3.01 Block 134 (ST542D) MDS Floral Designs, LLC

This site plan is for a 950 s.f. addition for a banquet hall at the existing Evermore Manor Bed and Breakfast with 24 gravel and two paved ADA parking spaces located on Route 9. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, this site plan was given final approval. The motion was unanimously carried.

TOMS RIVER: Lot 71 Block 445.09 (TRT285J) G&I XI NJ Grocery

This two-lot minor subdivision is to subdivide the Investors Bank from the ShopRite Bay Plaza on Fischer Boulevard and Bay Avenue. On a motion by Ms. McCrystal, seconded by Mr. Marra, this subdivision was given final approval contingent upon the applicant to address the following

conditions of approval: (1) dimension the existing right-of-way half width and full width of Fischer Boulevard and Bay Avenue on the plan, (2) if the right-of-way half width is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (3) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (4) confirm that the new lot numbers are acceptable to the Township of Toms River, (5) dimension the County road pavement half width and full width. 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.

TOMS RIVER: Lots 100, 100.01 Block 235.08 (TRT3548) Delaney, Anthony & Alexandra

This two-lot minor subdivision is for two single family residential dwellings to be located on a local road, Bayview Drive. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lot 65 Block 192.58 (TRT599M) Ocean County Memorial Park

This site plan is for the construction of a 5,100 s.f. Mausoleum at the Ocean County Memorial Park on the local section of Silverton Road. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision 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

LAKEWOOD: Lots 8 Block 1243 (LAT1499A) Kirschner, Robert

LAKEWOOD: Lots 15, 109 Block 2 (LAT1669B.03) Sebbag, David

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CORRESPONDENCE:

LACEY: Lots 4, 5, 6 Block 276 (LT922) Barcalow, Greg

This site plan received conditional approval on February 5, 2025. Condition #4 was to pay an off-tract drainage improvement fee to be determined by the County Engineer and condition #5 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer had determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee is to be \$2,083.00. On a motion by Mr. Areia, seconded by Ms. McCrystal, the off-tract drainage improvement is \$0, and the off-tract traffic improvement fee is \$2,083.00. The motion was unanimously carried.

LACEY: Lot 1 Block 1653 (LT925) Stephensen, Kelsay

This site plan received conditional approval on April 2, 2025. A letter dated April 24, 2025, from Matthew R. Martin of Scope Engineering was read requesting a waiver from submitting a CAFRA Permit as the proposed development does not trigger the regulatory threshold for a CAFRA Permit. The subject property is not located on a beach or dune, is greater than 150' landward the mean high water line of any tidal water, is located greater than 500' landward the mean high water line of any tidal water, is not located within the boundaries of a qualifying municipality nor is located within the boundaries of a city of the fourth class with a population over 30,000 persons and this project involves having 70 existing parking spaces with no additional parking spaces

proposed. A waiver was requested from removing the existing parking from within 5' of the County right-of-way. Removing the parking spaces would decrease the number of parking spaces provided at the site, and in turn, necessitate a greater variance from the parking requirements of Lacey Township's land use ordinance. On a motion by Mr. Areia, seconded by Ms. McCrystal, recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold and a waiver was granted from relocating existing parking from within 5' of right-of-way as this is a previously developed site and the distance from the parking to the right-of-way line was reduced by the taking associated with the County's pavement widening of Manchester Avenue. The motion was unanimously carried.

LAKEWOOD: Lots 2, 3, 4 / 1 Block 810 / 790 (LAT1189A) Service for Children with Hidden Intelligence

This site plan received conditional approval on April 16, 2025. A letter dated May 1, 2025, from Jessica L. Staszewski of FWH Associates was read requesting a waiver from providing a traffic report as some of the additional parking spaces will meet the current need to accommodate staff who have overlapping schedules throughout the day, but ultimately the parking lot expansion and drainage improvement will serve the needs of a future building expansion project. A full traffic report will be provided with the Phase 3 site plan application. Condition #2 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer had determined that the off-tract traffic improvement fee is to be \$16,563.00. On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing a traffic report, as this is a multi-phase project, which will be provided in phase 3 and the off-tract traffic improvement fee is \$16,563.00. The motion was unanimously carried.

LAKEWOOD: Lot 47 Block 440 (LT2244) Cross Street 4 LLC

This site plan received conditional approval on April 17, 2024. Condition #11 was to pay an off-tract drainage improvement fee to be determined by the County Engineer and condition #12 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer had determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee is to be \$31,042.00. On a motion by Mr. Areia, seconded by Ms. McCrystal, the off-tract drainage improvement is \$6,000.00, and the off-tract traffic improvement fee is \$31,042.00. 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 BRT1783A	6	646.09	04/17/2024	05/02/2025
POINT PLEASANT BOROUGH PPB815	10, 12	123	12/06/2023	05/05/2025

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There being no further business, on a motion by Ms. McCrystal, seconded by Mr. Lotano, the meeting was adjourned. The motion was unanimously carried.

Respectfully submitted,

Brielle N. Campolei

Brielle N. Campolei, Secretary
Ocean County Planning Board