

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

Regular meeting, Wednesday, November 1, 2023, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella read the Open Public Meetings Act Statement of Compliance.

Chairman Tirella presiding. Attending: Earle Sutton, Joe Bilotta, Elaine McCrystal, Joseph Marra, Dennis Liberatore, John Ernst, Laura Benson, Esq., Tony Agliata and Veronica Tompkins

On a motion by Ms. McCrystal, seconded by Mr. Marra, with Mr. Sutton abstaining, the minutes of the meeting of October 18, 2023 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 9.02, 10.01 & 11/ 1/ 1 & 2/ 1 Block 146.02/ 147/ 149/ 151 (BAT334A) M&T at 547 Main, LLC

This two-lot minor subdivision and lot consolidation is located at the intersection of Route 9 and Barnegat Boulevard North. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this minor subdivision was given final approval contingent upon the applicant to address the following condition of approval: (1) provide a final plat or a deed prepared 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.

BARNEGAT: Lots 9.02, 10.01 & 11/1/1 & 2/1 Block 146.02/147/149/151 (BAT334B) M&T at 547 Main, LLC

This site plan is for a 5,585 s.f. Wawa Convenience Store and fueling station with 149 parking spaces to be located at the intersection of Barnegat Boulevard North and Route 9. The existing Lefty's Restaurant will remain on site. The plans indicate that the half width right-of-way of Barnegat Boulevard north is 52.5', which is greater than the desired master plan width. 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 conditions of approval: (1) provide a final plat or a deed to address the conditions of approval for the minor subdivision application BAT334A, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point and intersection in accordance with County standards to Ocean County, (3) address the following traffic comments: a) revise the analyses which incorrectly show a dedicated northbound left turn lane from Route 9 to Barnegat Boulevard. Note the future PM build condition shows LOS 'E' with a dedicated left turn lane, b) at the proposed Barnegat Boulevard access point the circulation plan shows entering and exiting trucks will conflict, will encroach into the proposed curbed island, and will encroach into the left through lane of eastbound Barnegat Boulevard, revise the proposed driveway geometry to resolve these conflicts, c) provide a figure for 'Total Site-Generated Traffic Volumes', d) provide trip distribution percentages, including Barnegat Boulevard and Bayshore Drive, e) the no-build and build analyses show the same volume of traffic turning left from eastbound Barnegat Boulevard to northbound Route 9; however, a portion of the site traffic will likely exit at Barnegat Boulevard for access to northbound Route 9 at the signal due to difficulty turning left from Thorn Avenue to Route 9. Revise the analysis as required and discuss impacts of queuing at the signal, f) verify whether the 'Removal of Existing Wawa Traffic' volumes in figure 4 were calculated or measured, and g) verify if Barnegat Boulevard site access analysis includes redistributed trips to the existing restaurant, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 11/1/2023), (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (6) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans and a copy of the NJDEP Permit for the proposed improvements within wetlands, (7) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code, (8) submit a copy of the NJDOT Access Permit, (9) add to the plans Ocean County 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, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) 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.

ISLAND HEIGHTS: Lot 6 Block 1 (IHB98) Plowcha, Carole

This two-lot minor subdivision is located on River Ave. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) rotate the final plat so that north is up or to the right in accordance with industry standard, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 30' 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, (3) revise the driveway locations on new lots to be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, (4) revise the off-street parking to be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C. 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.

JACKSON: Lot 18 Block 14101 (JT1724A) Royale Property Management

This seven-lot major subdivision is for six residential single family units, a cul-de-sac, and one storm water detention basin lot to be located off of a local road, Brewers Bridge Road. The final plat appears to have been prepared in accordance with the Recordation Act. The previous application JT1724 had expired prior to payment of the off-tract improvement fee. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this major subdivision is given final approval contingent upon the applicant to address the following item: (1) pay an off-tract traffic improvement fee in an amount of \$3,750.00. 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.

JACKSON: Lot 4 Block 19403 (JT1755A) GM Grawtown, LLC

This 59-lot major subdivision is for 49 single family residential dwellings and 10 affordable housing units with 21 parking spaces and a cul-de-sac to be located on Grawtown Road. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the Pinelands Commission "no further review letter", (2) general note 2 on the plans states this is a 52-lot subdivision, the application states this is a 59-lot subdivision, general note 4 on the final plat states this is a 50-lot subdivision, and the Pinelands Certificate of Filings is for a 51-lot subdivision, revise accordingly for consistency, (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (4) 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.

JACKSON: Lots 5.04/ 57.01 Block 10401/ 17802 (JT358K.03) EL at Jackson LLC

This 73-lot major subdivision is for Phases 1-4 of Jackson Parke South for 549 residential units including 61 single-family residential units, 344 townhouses, and 144 apartments with 1,693 parking spaces to be located on Route 528 (West Veterans Highway). The property is adjacent to Ocean County Natural Lands Trust property. The plans indicate the proposed curb is to be built at 25' from centerline in accordance with the County Master plan. The applicant has provided a copy of the Pinelands Commission Certificate of Filing dated October 9, 2008 and a no further review letter. Dynamic has provided a draft proposed timing for W. Veterans & Cassville/Toms River to mitigate LOS 'F' in build condition for northbound in AM and southbound in PM. The final plat appears to have been prepared in accordance with the Recordation Act. The applicant has provided a right-of-way deed of dedication out to 33' from centerline and sight easements at the

proposed intersection under the previous application, JT358K.02, which has since expired. The applicant has entered into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water. The off-tract improvement fees have been reassessed to \$0 because a credit has been applied as a result of the off-tract improvements that have been constructed by the applicant at Route 571 and Natalia Way. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this major subdivision was given final approval. The motion was unanimously carried.

JACKSON: Lots 18, 22, 23 Block 8701 (JT594C.02) 680 Bennetts Mill Road LLC

This site plan is for a three-story 75,000 s.f. office building with 375 proposed parking spaces on a vacant lot at the intersection of North Cooks Bridge Road and Bennetts Mills Road. The plans show opposite side widening along Bennetts Mills Road. On a motion by Mr. Bilotta, seconded by Ms. McCrystal this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a right-of-way deed of dedication for an additional right-of-way dedication to Ocean County to 50' from centerline of North Cooks Bridge, to 40' from centerline of Bennetts Mills Road, and a corner clip at the County road intersection to accommodate the existing traffic signal, (2) submit a sight right easement form for sight triangle easements at the proposed access points, the County road intersection, and the adjoining paper street in accordance with County standards to Ocean County, (3) address the following traffic comments: provide signal and electrical plans, provide ADA curb ramp layouts including grading information. Label offset from curb line to steel pole on northwest corner. Provide turning templates for northwest corner, buses are to be accommodated at a minimum. Verify signal timing will accommodate pedestrian crossings, if not submit revised timing directive. Revise signing and striping on westbound Bennetts Mills approach as required. Label all taper lengths. Verify westbound Bennetts Mills lane reduction transition length meets design criteria. Provide lane merge signing. Depict existing passing zone on Bennetts Mills and extend proposed solid yellow striping beyond end of taper as follows, 150' westbound and 10 times speed limit eastbound, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (5) show proposed County road drainage on site plan on storm drainage sheet 4, (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.

LACEY: Lots 11, 12, 13 Block 1569 (LT905) Deer Lake Plaza LLC

This site plan is for a 780 s.f. addition for storage area at an existing commercial site on Lacey Road, North Trenton Avenue, and Alpine Street. No changes are proposed to the access drives. Ocean County requires the applicant to address the following conditions of approval: (1) rotate the plan so that north is up or to the right in accordance with industry standard, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the 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, (3) show the opposite side edge of pavement and dimension the existing pavement half width and full width of the County road, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above contingencies. Approval recommended upon the conditions being addressed and the Board's decision on the waiver requests.

A letter dated October 5, 2023 was read from Mathew Wilder requesting four waivers. A waiver was requested from providing a traffic report as the building is only 780 s.f. and will not affect the current uses on the property. A waiver is requested from providing a drainage report as the property is not a major development and that it does not propose to disturb one or more acres of land. A waiver from providing County road improvement plans is requested, no improvements are proposed within the County right-of-way. A waiver from provided a CAFRA Permit or CAFRA Jurisdictional Determination is requested, as the proposed development does meet CAFRA requirements.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, with Mr. Tirella abstaining, the Board granted the waiver from providing a traffic report as they are creating added storage and not increasing traffic. Grant waiver from providing a drainage report as there is no deminimis change in impervious coverage. Grant waiver from providing County road plans as no required road widening is required to the County road. Recommend the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. This site plan was given final approval contingent upon the applicant to address the following conditions of approval: 1) rotate the plan so that north is up or to the right in accordance with industry standard, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the 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, (3) show the opposite side edge of pavement and dimension the existing pavement half width and full width of the County road. 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.

LAKWOOD: Lot 73.25 Block 190 (LAT1229E3) Cong. Ohr Saba Kadisha D'Ruzhin

This site plan is for a 13,532 square footprint three-story Synagogue Shul with 60 proposed parking spaces to be located on East County Line Road. Ocean County requires the applicant to address the following conditions of approval: (1) since the existing right-of-way half width of the County road is less than 43' from the Maser baseline, submit an executed deed of dedication for additional right-of-way to 43' from the baseline to Ocean County, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) address the following traffic comments: depict turns from within thru lane of future three-lane roadway section. The plan depicts a three-story building but the report refers to a two-story building. The total building area does not match on the plans and report. Lot numbers do not match on plans and report. The report incorrectly states the site is vacant. The report only refers to one access point which does not match plan, revise as required, (4) revise the plans to show existing underground drainage facilities in the County road, (5) revise the plan to show a depressed curb at each access drive so that runoff from the County road does not enter the site and add a depressed curb detail to the plan set. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 27, 2023 was read from Glenn Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination letter. A project having more than 75 dwelling units, commercial development with 150 or more parking spaces, this development only has 149 parking spaces and a public development or industrial development, this is not a public development or an industrial development.

On a motion by Mr. Ernst, seconded by Mr. Bilotta the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. This site plan is given final approval contingent upon the applicant to address the following conditions: (1) since the existing right-of-way half width of the County road is less than 43' from the Maser baseline, submit an executed deed of dedication for additional right-of-way to 43' from the baseline to Ocean County, (2) address the following traffic comments: depict turns from within thru lane of future three-lane roadway section. The plan depicts a three-story building but the report refers to a two-story building. The total building area does not match on the plans and report. Lot numbers do not match on plans and report. The report incorrectly states the site is vacant. The report only refers to one access point which does not match plan, revise as required, (3) revise the plans to show existing underground drainage facilities in the County road, (4) revise the plan to show a depressed curb at each access drive so that runoff from the County road does not enter the site and add a depressed curb detail to the plan set. 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.

LAKWOOD: Lot 12.01 Block 243.01 (LAT2231) Halpern, Evelyn

This four-lot minor subdivision is located on a local road, Holly Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. Approval recommended. On a motion by Mr. Bilotta, seconded by Mr. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

PLUMSTED: Lots 11, 15, & 17 Block 54 (PT411A) TP1-NJ, LLC

This site plan is for a 3,212 s.f. truck repair facility and tractor trailer truck parking lot with 48 parking spaces (42 trucks and 6 passenger vehicle) to be located on a vacant lot at the intersection of Monmouth Road (CR 537) and Hawkin Road (CR 640). Hawkin Road has a four ton weight limit restriction. On a motion by Ms. McCrystal, seconded by Mr. Sutton this site plan was given final approval contingent upon the applicant to address the following items: (1) since the right-of-way half width of Monmouth Road is less than 40 feet from centerline, 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) since the right-of-way half width of Hawkin Road is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline and a right-of-way corner clip that includes the traffic signal equipment to Ocean County, (3) dimension the proposed right-of-way half width and full width of both County roads at both ends of the project limits on the plan, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access points in accordance with County standards to Ocean County, (5) address the following traffic comments: a) the proposed Monmouth Road site access is approximately 15' lower than the adjacent grade to remain on Lot 10. Label the AASHTO sight line decision point from edge of traveled way. Revise the sight line to 770' for single-unit truck time gap per AASHTO Table 9-6. Depict the sight line on the grading plan in its entirety and revise the profile to depict the ground line along the line of sight not the roadway centerline, b) provide WB-67 truck turning templates to be consistent with previous submission, and c) the site plan is mis-labeled Grading, Drainage & Utility Plan. Revise as required, (6) dimension the existing and proposed County road pavement half width and full width, (7) construct additional pavement widening to 25' from centerline on Monmouth Road and 15:1 paved tapers starting at the property line extending to the existing edge of pavement along the County road in accordance with section 611:E-1, (8) revise the cross sections for the County road to be at a scale of 1"=5' in both directions, show the opposite edge of pavement, and show the limit of full depth pavement. (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 11/1/2023), (10) add to the plans Ocean County standard notes for projects located on County roads: 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 & 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, (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. 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.

SHIP BOTTOM: Lot 5 Block 9 (SBB234) Obermair, Mary

This two-lot minor subdivision is located on a local road, West 28th 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 Mr. Bilotta, seconded by Mr. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

SHIP BOTTOM: Lot 22 Block 93 (SBB235) Oakley, Patricia

This two-lot minor subdivision is located on a local road, West 11th 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 Mr. Bilotta, seconded by Mr. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

SURF CITY: Lot 19 Block 57 (SCB68C) 2200 LBB, LLC John & Susan Brophy

This site plan is for the demolition of an existing building and the construction of a 6,696 s.f. total mixed use building with 14 parking spaces to be located at the intersection of North 22nd Street and Long Beach Boulevard. The plans show a book store and a retail store on the first floor and two residential apartments on the second and third floors. Access to Long Beach Boulevard is being eliminated. Under the previous application, the Board previously granted a waiver from reconstructing the existing curb radius at the intersection of Long Beach Boulevard and North 22nd Street in accordance with Section 610:E and accepted a radius of 8' and the Board granted a waiver from a 30'x100' sight triangle easement at the intersection of Long Beach Boulevard and North 22nd Street in accordance with County standards and accepted the AASHTO standards. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of Long Beach Blvd on the plan, and if the 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, (2) dimension the County road pavement half width and full width, (3) submit a drainage report (waiver requested), (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) add to the plans the following Ocean County 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 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 October 13, 2023 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing a drainage report. The site has no known storm drainage system, two recharge trenches are proposed to collect rooftop runoff. A waiver is requested from providing a CAFRA Permit as the site is a small lot 8,500 s.f. and is not oceanfront or bayfront.

On a motion by Mr. Ernst, seconded by Mr. Sutton the Board granted the waiver from providing a drainage report as the applicant is proposing to provide a re-charge system for the roof runoff. The Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. This site plan 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 Long Beach Blvd on the plan, and if the 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, (2) dimension the County road pavement half width and full width, (3) add to the plans the following Ocean County 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, (4) 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.

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

JACKSON: Lots 16 & 18 Block 12201 (JT1744A.01) Bennetts Mills Realty

* * * * *

CORRESPONDENCE:

LAKESWOOD: BLOCK 175.02/183; LOTS 83/1, 2, 4, & 5 (LAT1981A) Yeshiva Shaar Hatolmud

This major subdivision was given final approval on 2/2/2022. Condition #9 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #10 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The Ocean County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$6,667.00. On a motion by Mr. Ernst, seconded by Mr. Sutton the Board has determined that the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement is \$6,667.00. The motion was unanimously carried.

LAKESWOOD: BLOCK 1087 LOT 16 (LAT396D.01) Chestnut 70 Realty LLC

This site plan was given final approval 2/1/2023. Condition #7 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #8 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The Ocean County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$14,625.00. On a motion by Mr. Ernst, seconded by Mr. Sutton the Board has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$14,625.00. The motion was unanimously carried.

LITTLE EGG HARBOR: BLOCK 326.14 LOT 1 (LEHT445) Galaxy Commercial Properties

This site plan was given final approval 8/2/2023. A letter dated October 18, 2023 from Mathew Wilder of Morgan Engineering was read requesting a waiver from providing County sight triangle. Due to the fact that along Radio Road in front of the subject property there is an 18' shoulder. They are requesting an AASHTO sight triangle. On a motion by Mr. Ernst, seconded by Mr. Bilotta, with Mr. Tirella abstaining, the Board accepted an AASHTO sight triangle. Condition #8 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #9 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that both the off-tract drainage improvement fee and the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Bilotta, with Mr. Tirella abstaining, the Board has determined that the off-tract drainage improvement fee and the off-tract traffic improvement fee to be zero. The motion was unanimously carried.

LITTLE EGG HARBOR: BLOCK 124 LOT 9.92 (LEHT944T) Little Egg Holdings, LLC

This site plan was given final approval 10/18/2023. A letter dated October 19, 2023 was read from Michael Goldstein of Van Cleef Engineering Associates requesting a waiver from providing a CAFRA Permit or Jurisdictional Determination Letter. The developer had applied for a CAFRA permit which was denied in 3/29/07. As a result a law suit was filed and went into mediation. In mediation certain easements and agreements were made. A deed was filed with the Ocean County Clerk's office in 2005 and a CAFRA Permit was issued. On a motion by Mr. Ernst, seconded by Ms. McCrystal with Mr. Sutton abstaining, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold.

LITTLE EGG HARBOR: BLOCK 124.01 LOT 36 (LEHT944U) Little Egg Holdings, LLC

This site plan was given final approval 10/18/2023. A letter dated October 19, 2023 was read from Michael Goldstein of Van Cleef Engineering Associates requesting a waiver from providing a CAFRA Permit or Jurisdictional Determination Letter. The developer had applied for a CAFRA

permit which was denied in 3/29/07. As a result a law suit was filed and went into mediation. In mediation certain easements and agreements were made. A deed was filed with the Ocean County Clerk's office in 2005 and a CAFRA Permit was issued. On a motion by Mr. Ernst, seconded by Ms. McCrystal with Mr. Sutton abstaining, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

SOUTH TOMS RIVER: BLOCK 4 LOT 20: (STRB21D) Strkey Properties, LLC

This site plan was given final approval 9/6/2023. Condition #7 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The Ocean County Engineer has determined that the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Bilotta the off-tract traffic improvement fee is zero. The motion was unanimously carried.

TOMS RIVER: BLOCK 318/319; LOTS 1, 544-548, 564, 565/ 1, 635, 636, 637 (TRT2974B) KLEIN, CHARLES

This major subdivision was given final approval on 3/16/2022. Condition #11 was to pay an off-tract drainage improvement fee to be determined by the County Engineer. Condition #12 was to pay an off-tract traffic improvement fee to be determined by the County Engineer. The Ocean County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$5,625.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$5,625.00. The motion was unanimously carried.

TOMS RIVER: BLOCK 171 LOT 25.01 (TRT3279A) Emerald 26, LLC

This site plan was given final approval on 4/6/2022. Condition #4 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The Engineer has determined that the off-tract traffic improvement fee to be \$7,333.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta the Board has determined that the off-tract traffic improvement fee to be \$7,333.00. The motion was unanimously carried.

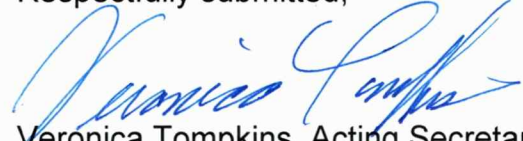
* * * * *

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:
LAKWOOD LAT2022B	62.02	189.04	04/05/2023	11/01/2023
LITTLE EGG HARBOR LEHT445	1	326.14	08/02/2023	11/01/2023
POINT PLEASANT PPB812	7	112	10/18/2023	10/24/2023
SOUTH TOMS RIVER STRB21D	20	4	09/06/2023	10/30/2023
SOUTH TOMS RIVER STRB35E	1	1	06/21/2023	10/30/2023
TOMS RIVER TRT3099D	28	410	07/20/2022	10/30/2023
TOMS RIVER TRT3508	1-5, 11-40	187	06/07/2023	10/23/2023

* * * * *

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

Respectfully submitted,



Veronica Tompkins, Acting Secretary
Ocean County Planning Board