

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

Regular meeting, Wednesday, February 7, 2024, 8:00 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: Dennis Liberatore, Elaine McCrystal, Joseph Marra, Alan Avery, Mark Jehnke, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

Correction to the meeting minutes of January 17, 2024 members in attendance as it failed to include both Commissioner Haines and Commissioner Crea who were in attendance.

On a motion by Ms. McCrystal, seconded by Mr. Liberatore the minutes of the meeting of January 17, 2024 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT: Lot 4 Block 54 (BAT335) 282 Route 70 Holdings, LLC**

This site plan is for an 8,154 s.f. flex office and contractor storage area with 25 parking spaces to be located on Route 72 near the intersection with West Bay Avenue. The applicant has provided a Pinelands Commission Certificate of Filing. The plans show the desired typical section of Route 72 in accordance with the current NJDOT Access code. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, with Mr. Tirella abstaining, Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report, (2) submit a drainage report, (3) provide a copy of the Pinelands Commission "no further review" letter, (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.

**BEACH HAVEN: Lots 4 & 5 Block 152 (BHAB237) Gammal-Levy, LLC**

This six-lot major subdivision is for five single family residential homes and a future mixed use commercial/residential building to be located at the intersection of North Bay Avenue/ Long Beach Boulevard and 3rd Street. The applicant intends to submit a site plan application for the mixed use building. The existing right-of-way half width of the County road is 50' from centerline consistent with the master plan. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (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) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the intersection in accordance with County standards to Ocean County (waiver requested), (5) reconstruct the existing intersection curb radius in accordance with Section 610:E (waiver requested), (6) submit a right-of-way deed of dedication and metes and bounds description for an additional 10'x10' right-of-way corner clip for the future traffic signal to Ocean County. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 18, 2024 was read from James Brzozowski of Horn, Tyson & Yoder requesting several waivers. A waiver was requested from providing a traffic report. The existing building is going to be demolished and replaced with five single family homes and a mixed use building that will contain approximately 2,000 s.f. commercial spaces and two residential apartments. The 23,000 s.f. reduction of retail space at the site will reduce and improve the traffic at and around the property. A waiver is requested from submitting County Road Improvement Plans. No improvements are proposed within the right-of-way of Bay Avenue. A waiver from providing a CAFRA Permit is requested, as the site is not greater than 150' from the mean high water line of the nearest tidal water and proposes less than 50 parking spaces and less than 25 residential units. A waiver is requested from providing County Standard for sight triangle easements and provide an AASHTO standard for sight triangles. A waiver is requested from

reconstructing the existing intersection curb radius, as this would require the relocation of the existing utility pole.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted the waiver from providing a full traffic report provided the applicant submit a trip generation statement. The Board granted a waiver from providing County Road Improvement Plans as no widening of County road is required. It was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The Board granted a waiver from providing a standard County sight triangle and accept an AASHTO sight triangle. A waiver was granted from reconstructing the existing curb radius because the County will be reconstructing the intersection curb radius as part of the traffic signal improvement project. Ocean County requires the applicant to address the following items: (1) submit a right-of-way deed of dedication and metes and bounds description for an additional 10'x10' right-of-way corner clip for the future traffic signal to Ocean County. 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.

**BRICK: Lots 1, 3 / 22 Block 323.04 / 321.05 (BRT1844B) LaConti, Joanne**

This site plan is for a three-story 10,747 s.f footprint mixed use building with two retail units on 1st floor and 18 residential units on the 2nd & 3rd floors with a total of 60 parking spaces. The plans show the right-of-way line at 30' from centerline along Drum Point Road to Ocean County, consistent with the master plan. The applicant has provided an acceptable trip generation statement in lieu of a traffic report. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Ocean County requires the applicant to address the following items: (1) submit a Sight Right Easement form for the 30' x 100' sight triangle easement at the intersection of Drum Point Road and Sky Manor Boulevard to Ocean County, (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (3) address the following traffic comments: a) demonstrate entering and exiting right turning passenger vehicles will not conflict at the Drum Point Road access point, b) depict intersection sight line at the Sky Manor Boulevard approach, demonstrate proposed vegetation will not restrict sight line, and c) label total building area on plans, revise as required, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/7/2024), (5) indicate the proposed curb is to be built 23' from centerline across the entire frontage of the site in accordance with Section 612 and provide a transition back to existing curb by providing depressed curb across the driveway on Lot 5, (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.

**BRICK: Lots 7.01 Block 1383 (BRT2011A) Freimark, Larry**

This 15-lot major subdivision to be located at the intersection of Herbertsville Road and Winding River Road. The subdivision for 14 single family residential dwellings, 1 stormwater detention basin lot and a cul-de-sac off of the local road. The existing day care will be demolished. The traffic statement is acceptable. The plans indicate the proposed curb will be built at 23' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Marra Ocean County requires the applicant to address the following items: (1) revise the development plans to show the opposite side County right-of-way line and existing full width right-of-way dimension, County road striping, and existing pavement half width and full width dimensions, (2) since the right-of-way half width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline and an intersection corner clip to Ocean County, (3) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with county standards to Ocean County, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/7/2024), (5) revise the plans to show the utility poles to be relocated, (6) label the proposed intersection curb radius to be in accordance with section 610:E, (7) revise the final plat so that north is up or to the right in accordance with industry standard, (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. 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 13 Block 2501 (JT1258C) Sculthorpe, Tom**

This site plan is for three buildings (3,000 s.f., 900 s.f., and 900 s.f.) for a garage for police impounds and a building for auto body estimates with 8 proposed parking spaces located on West Commodore Boulevard. Ocean County requires the applicant to address the following conditions of approval: (1) since the existing right-of-way half width is less than 45' from centerline, submit a deed of dedication for a right-of-way dedication to 45' from centerline along West Commodore Boulevard to Ocean County right-of-way, (2) submit a sight right easement form for an AASHTO sight triangle easement at the driveway on West Commodore Boulevard in accordance with county standards to Ocean County, (3) revise the plans to show County road pavement widening to 35' from centerline for the continuation of the acceleration lane for a distance of 320' from the point of curvature of the access drive on Lot 3, (4) revise the plans to show a 15:1 paved taper back from the end of the acceleration lane to 25' from centerline at the western property line of lot 13 with a 15:1 paved taper back to the existing edge of pavement in front of Lot 14, (5) provide a road easement and metes and bounds description from Lot 14 to 7' beyond the proposed paved taper back to existing edge of pavement, (6) submit a traffic report for the site (waiver requested), (7) submit a drainage report (waiver requested), (8) fix the plan set date and revision dates on the County road plans, (9) address the following traffic comments: provide County road striping on design vehicle turning templates, (10) add the following standard note for projects located along County roads: "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. Approval recommended upon fulfillment of the above contingencies. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 16, 2024 was read from William Stevens of Professional Design Services requesting a waiver from providing a traffic report. This application is for the construction of a storage building at an existing auto body shop. No additional traffic will be generated.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report as there is no change in use. Ocean County requires the applicant to address the following conditions of approval: (1) since the existing right-of-way half width is less than 45' from centerline, submit a deed of dedication for a right-of-way dedication to 45' from centerline along West Commodore Boulevard to Ocean County right-of-way, (2) submit a sight right easement form for an AASHTO sight triangle easement at the driveway on West Commodore Boulevard in accordance with county standards to Ocean County, (3) revise the plans to show County road pavement widening to 35' from centerline for the continuation of the acceleration lane for a distance of 320' from the point of curvature of the access drive on Lot 3, (4) revise the plans to show a 15:1 paved taper back from the end of the acceleration lane to 25' from centerline at the western property line of lot 13 with a 15:1 paved taper back to the existing edge of pavement in front of Lot 14, (5) provide a road easement and metes and bounds description from Lot 14 to 7' beyond the proposed paved taper back to existing edge of pavement, (6) submit a drainage report, (7) fix the plan set date and revision dates on the County road plans, (8) address the following traffic comments: provide County road striping on design vehicle turning templates, (9) add the following standard note for projects located along County roads: "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," (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. Approval recommended upon fulfillment of the above contingencies. 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 10 & 11 Block 20601 (JT1669A.02) Denton Pines, LLC**

This 37-lot major subdivision is for 34 new single family dwellings, one existing single family dwelling, eight affordable apartment units, and one storm water lot with a total of 152 parking spaces to be located on Whitesville Road. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing and a "no further review" letter. The plans show pavement widening to 25' from centerline. The applicant has provided an additional right-of-way dedication

to 40' from centerline and a corner clip and a 30'x100' sight easement at the intersection to Ocean County. The applicant has provided a metes and bounds description for a road easement from Block 20601 Lot 12 for the paved taper required for the road widening. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Avery abstaining, Ocean County requires the applicant to address the following items: (1) enter into a Developers Agreement for the acquisition of a road easement from Block 20601 Lot 12 for the County road improvements, (2) revise the final plat to show the proposed lot line between Lot 10.09 and 10.10, (3) revise the final plat to identify the deed book and page numbers of the right-of-way dedications and sight easements, (4) provide length of need calculations to verify if guiderail is required near the culvert at station 352+80, (5) pay an off-tract drainage improvement fee in an amount of \$6,000.00, (6) pay an off-tract traffic improvement fee in an amount of \$31,667.00. 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 25 Block 19501 (JT512C) Whitesville Homes, LLC**

This 27-lot major subdivision is for 25 single family residential dwellings and six affordable apartment units with 113 parking spaces and a new road to be located off of Whitesville Road (CR 527). The applicant has provided a Pinelands Commission Inconsistent Amended Certificate of Filing for 24 single family residential dwellings and six affordable apartment units. The plans show County road pavement widening to 25' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Tirella abstaining, Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the Pinelands Commission "no further review" letter for the proposed 25 single family residential dwellings and 6 affordable apartment units (2) provide a new application form which identifies the correct number of proposed lots and units, (3) revise the plans to show all proposed improvements on the opposite side of the County road and all existing features within 200', (4) realign the proposed intersection to line up with the proposed intersection on the opposite side of the County road in accordance with Section 610, (5) provide a right-of-way deed of dedication and metes and bounds description for the required intersection geometry and pavement widening from lots 26 and 27, (6) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (7) address the following traffic comments: a) realign access point with proposed development on opposite side of Whitesville Road, b) provide total number of parking spaces for the overall development as the 13 parking spaces noted on plans and report are only for the six affordable apartments, c) provide the August 5, 2022 traffic report for the adjacent proposed House of Worship; the submitted December 9, 2022 memo does not include the build volumes utilized as no-build volumes in this application, (8) update the stormwater recharge system cross-section detail to be consistent with the quantity of stone base and cover required (48"x36"), (9) provide three corner coordinates on the final plat in accordance with the Recordation Act, (10) dimension the County right-of-way full width on the final plat, (11) provide a north arrow on the final plat key map, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lot 25 Block 19501 (JT512D) Whitesville Homes, LLC**

This site plan is for the affordable housing component of a 27-lot major subdivision for 25 single family residential dwellings and 6 affordable apartment units with 113 parking spaces and a new road to be located off of Whitesville Road (CR 527). On a motion by Mr. Liberatore, seconded by Ms. McCrystal, Ocean County requires the applicant to address the conditions of approval under major subdivision application JT512C. The motion was unanimously carried.

**LACEY: Lots 167, 168 & 169 Block 101.12 (LT908) Township of Lacey**

This two-lot minor subdivision is for a lot consolidation on Spoonbill Court. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore Ocean County requires 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, (2) provide a copy of the Lacey Township resolution vacating Lot 168. 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.

**SEASIDE HTS: Lot 29 Block 4.01 (SHB178) 29 Hamilton Partners LLC**

This two-lot minor subdivision is located on Hamilton Ave. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way full width of the County road on the plan, (2) since the right-of-way 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) rotate the final plat so that north is up or to the right in accordance with industry standard, (4) add to the plat the following standard County notes for subdivisions located on a County road: a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, and b) off-street parking shall 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.

**STAFFORD: Lot 15 Block 151 (ST599) Quinn, Casey**

This two-lot minor subdivision is located at the intersection of local roads, Delaware Avenue and Oak 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. Liberatore, the Board recommended approval. The motion was unanimously carried.

**TOMS RIVER: Lots 25.01 ,25.02, 25.03 ,25.04 Block 410 (TRT2507E) Marble Arches Homes**

This site plan is for Phase 1A, 1B, 2, & 3 for Promenade Toms River which includes 150 residential apartment units in 11 buildings, a club house and pool, and two three-story self-storage buildings (14,725 s.f. footprint and 20,000 s.f. footprint) with 132 proposed parking spaces to be located at the intersection of Route 9 and Clayton Ave. The application includes an extension of Clayton Avenue into the proposed development. The plans include the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. The applicant has provided a copy of the NJDEP CAFRA Modification. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Tirella abstaining, Ocean County requires the applicant to address the following items: (1) address the following traffic comments: a) the traffic impact study only compares previously proposed commercial uses to currently proposed commercial uses on Lots 25.01 & 25.02 and does not take into account proposed residential traffic. The study refers to a 'change in use' but there are no existing uses on the site. The study incorrectly states that a full traffic impact analysis is not necessary. Provide an updated traffic analysis consistent with the proposed site plan, including trip distribution to Clayton Avenue, b) the total building areas on the application do not match the traffic impact study, revise as required and label total building areas and number of stories on site plans, and c) the total number of parking spaces on the application does not match the site plan, revise as required and label total number of parking spaces in the traffic impact study, (2) 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.

**TOMS RIVER: Lots 21, 28, 29, 31.01 & 42 Block 410.01 (TRT2890G) Dover Summit Associates, LLC**

This site plan is for a 46,345 s.f. retail shopping center with 233 parking spaces to be located at the intersection of Route 9 and West Whitty Road. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Tirella abstaining, Ocean County requires the applicant to address the following conditions of approval: (1) The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code shall be indicated on the plans, (2) address the following traffic comments: a) revise Trip Distribution Table III to include distribution to the west along CR 571, b) report refers to left turn out restriction at the Route 9 access point however the plan does not show turn restriction signing. If left turns are to be restricted, revise the plan and verify the proposed distribution to Old Freehold Road to account for vehicles seeking an alternate southerly route, revise as required, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**TOMS RIVER: Lot 16.01 Block 171 (TRT3231D) Cox Cro Center Owner, LLC**

This two-lot minor subdivision is located at the intersection of Cox Cro Road and Route 9. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Tirella abstaining, Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half width and full width and dimension the County right-of-way half width and full width, (2) reference the deed book and page number of the lot consolidation in general note #1. 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: Lot 1 Block 128 (TRT3523) Islamic Center of Ocean County**

This site plan is for access modifications to the Islamic Center of Ocean County located on Whitesville Road and Sampson Avenue. Ocean County requires to address the following conditions of approval: (1) 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, (2) dimension the County road pavement half width and full width, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) address the following traffic comment: provide design vehicle turning templates depicting right turns at each access point, demonstrate entering and exiting vehicles will not conflict, (5) design the Sampson Avenue intersection curb radius in accordance with Section 610:E, (6) provide a boundary survey, (7) clarify if the existing access drive is located on Lot 1 or within the Evans Avenue right-of-way, (8) revise the proposed island to be constructed with mountable concrete and to be located 2' beyond the existing edge of pavement, (9) revise the proposed yellow striping to provide a proper left turn lane into the site, (10) add to the plans Ocean County standard notes for projects located on County roads: 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, and c) 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) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (12) submit County road improvement plans (waiver requested), (13) submit a traffic report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 16, 2024 was read from Mr. Wilder of Morgan Engineering requesting several waivers. A waiver is requested from providing a CAFRA Permit or a Jurisdictional Determination letter. A CAFRA Permit is required for a commercial development with 50 or more parking spaces or a development with fewer parking spaces that proposes 1,200 linear feet of new roadway or new sanitary sewer mains. A waiver is requested from providing County road improvement plans. The improvements to Whitesville Road is limited to matching curb, pavement and striping. A waiver is requested from providing a traffic report. The applicant is seeking to construct a municipal road to provide a secondary means of egress from the subject property.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold, grant a waiver from providing County Road Improvement plans as no widening is required along the County road provided the applicant address conditions #5, #8 & #9, grant a waiver from providing a full traffic report provided the applicant address the safety concerns at the sight as show on the plans, there is no increase in trips. This site plan was given final approval contingent upon the applicant to address the following conditions: (1) 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, (2) dimension the County road pavement half width and full width, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) address the following traffic comment: provide design vehicle turning templates depicting right



turns at each access point, demonstrate entering and exiting vehicles will not conflict, (5) design the Sampson Avenue intersection curb radius in accordance with Section 610:E, (6) provide a boundary survey, (7) clarify if the existing access drive is located on Lot 1 or within the Evans Avenue right-of-way, (8) revise the proposed island to be constructed with mountable concrete and to be located 2' beyond the existing edge of pavement, (9) revise the proposed yellow striping to provide a proper left turn lane into the site, (10) add to the plans Ocean County standard notes for projects located on County roads: 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, and c) 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 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 21 & 22 Block 410 (TRT3525) 1599 Lakewood Road, LLC**

This site plan is for a three-story 91,650 s.f. total self-storage facility and an 85,166 s.f. warehouse office building with 110 parking spaces to be located on Lakewood Road (Route 9). On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Tirella abstaining Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (2) provide a copy of the NJDOT Access Permit, (3) submit a copy of the CAFRA Permit from the NJDEP, (4) address the following traffic comments: provide east/west trip distribution via County roadways, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (6) 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**

\* \* \* \* \*

**CORRESPONDENCE:**

**BRICK: Block 701 Lots 7, 8.03 (BRT426W) Urban Edge Properties**

This site plan was given final approval on 7/6/2022. Condition #4 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County engineer has determined that the off-tract traffic improvement fee to be \$625.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$625.00. The motion was unanimously carried.

**BERKELEY: Block 1273 Lots 1, 2 (BT707) Merlo, Thomas**

This site plan was given final approval on 1/17/2024. A letter was read dated February 7, 2024 from Mat Wilder of Morgan Engineering requesting a waiver from providing a traffic report, drainage report and CAFRA Permit. A traffic report waiver was requested due to the fact that the property does not front on a County road. A waiver was requested from providing a drainage report as the existing impervious coverage consists of 2,505 s.f. of building coverage (inclusive of the building overhang); 7,020 s.f. of parking/pavement area on the east side of the property, 102 s.f. of concrete which includes the portion of the concrete that is not covered by the building overhang. A waiver is requested from providing a CAFRA Permit as a permit would be 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. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, the Board granted a waiver from providing a

full traffic report provided the applicant provides a trip generation statement. The Board granted the waiver from providing a drainage report as the applicant is addressing the runoff from the building roof area, as the increase to impervious coverage is de minimus. 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.

**JACKSON: Block 2603 Lots 29, 30, 31 (JT1478F) Peg Leg Webb, LLC**

This site plan was given final approval on 5/3/2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are amended to indicate a note be added to the plans "No Certificate of Occupancy shall be issued by the Township until the intersection of West Commodore Boulevard and Patterson Road is improved to accommodate a WB-62 truck." Condition #2 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineering. The County Engineer has determined that the off-tract traffic fee to be \$48,333.00. The motion was unanimously carried.

**LACEY: Block 176 Lots 37.01, 39.01 (LT833A) RCR Properties & Construction, LLC**

This minor subdivision was given final approval on 12/6/2023. A letter dated January 22, 2024 was read from Daniel Wheaton of Ten 10 Architecture requesting a waiver from providing a deed of right-of-way dedication along Beach Boulevard. They are proposing to provide a 5' wide road easement. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the board accepted a 5' wide road easement as this would be in conformance with the neighborhood. The motion was unanimously carried.

**LAKEWOOD: Block 440 Lots 7.02, 56 & 60 (LAT1105C.05) Yeshiva Chemdas Hatorah**

This major subdivision was given final approval on 10/4/2023. Condition #14 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer and condition #15 was to pay an off-tract traffic improvement fee. The 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 \$110,050.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the off-tract drainage fee is \$6,000.00 and the off-tract traffic improvement fee is \$110,050.00. The motion was unanimously carried.

**LAKEWOOD: Block 338 Lot 1 (LAT1122D) Knees Bais Yaakov of Lakewood**

This minor subdivision was given final approval on 2/16/2022. A letter dated January 29, 2024 was read from Glenn Lines requesting a 1 year extension. On a motion by Mr. Jehnke, seconded by Ms. McCrystal this minor subdivision was given a 1 year extension to 2/16/2025. The motion was unanimously carried.

**LAKEWOOD: Block 208 Lots 8 & 197 (LAT2204A) Cong. Bais Medrash Breslov**

This site plan was given final approval on 6/21/2023. A letter dated November 22, 2023 was read from Glen Lines of NewLines Engineering requesting a waiver from Condition #2 to remove proposed parking from within 20' of the County right-of way. The applicant has stated to remove two spaces on the right side of the one space on the left side would create a hardship on the applicant. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board is requiring the applicant to remove one parking space on the West side of the driveway so it provides 20' from the parking space to the future edge of pavement at 31' from centerline for a 5-lane section. The motion was unanimously carried.

**POINT PLEASANT BEACH: Block 91.01 Lots 29 & 39 (PPBB269A) Hoagitos of Bay Avenue, LLC**

This site plan was given final approval on 12/6/2023. A letter dated January 31, 2024 was read from Joseph Kociuba requesting a waiver from providing a right-of-way dedication. The existing building is 27' from centerline therefore any dedication or easement for the additional 5' of right-of-way will encroach into the front 3' of the building. On a motion by Mr. Jehnke, seconded by Mr. Liberatore the Board granted a waiver from providing a right-of-way dedication due to the location and character of the neighborhood. The motion was unanimously carried.