

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

Regular meeting, Wednesday, October 20, 2021, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Elaine McCrystal, Joseph Bilotta, Scott Tirella, Joseph Marra, John Ernst, Laura Benson, Mark Villinger and Robin Florio.

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

On a motion by Ms. McCrystal, seconded by Mr. Tirella, the minutes of the meeting of October 6, 2021 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BRICK: Lots 7 Block 586 (BRT2022) Madden, Chris**

This site plan is for a change of use of a commercial office building to a HVAC Business, with a proposed trash enclosure and AC units, handicap parking modifications, and 16 existing parking spaces at the intersection of Mantoloking Road and Manchester Avenue. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width 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) 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, (3) dimension the County road pavement half width and full width, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), and (6) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated September 27, 2021 was read from Michael Intile of Crest Engineering requesting a waiver from providing a traffic report, a full drainage report and County road improvement plans due to the minor nature of this application. There will be no significant additional impervious area added as a result of the proposed site improvements. No drainage pattern change is proposed and all runoff will continue to flow to the existing road system.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from providing a traffic report, drainage report and County road improvement plans due to the minor nature of the application; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width 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) 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, and (3) 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**HARVEY CEDARS: Lots 1, 1.01, 5 & 5.01 Block 64 (HCB136) Buchholz, Margaret**

This two-lot minor subdivision is for a lot line adjustment located on West 80th Street and West 81st Street. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, with Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline

to Ocean County. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**ISLAND HEIGHTS: Lots 1,3&5 Block 57 (IHB93) Fusaro, Patricia / Stewart, Lesley & Mark**

This two-lot minor subdivision is located on Ocean Avenue, Ocean Bend, Park Avenue, and Ensor Place. Ocean County requires the applicant to address the following items: (1) add a graphic scale to the final plat, (2) properly locate the site location cross hatching on the key map, (3) clarify the existing lot number at the northwest corner of Ocean Avenue and Ensor Place, (4) dimension the County road pavement half width and full width, (5) dimension the existing right-of-way half width and full width of the County road in front of Lot 1, (6) since the right-of-way half width in front of Lots 1 and 5 is less than 30 feet from centerline, submit deeds of dedication from Lot 1 and Lot 5 and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County (waiver requested), (7) submit a sight right easement form and metes and bounds description for two sight triangle easements at the intersection in accordance with County standards to Ocean County, and (8) If the Township requires curb and sidewalk along Ocean Avenue, the curb shall be set at the County's Master Plan width. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 29, 2021 was read from Rob Harrington of East Coast Engineering requesting relief from the requirement of providing an additional right-of-way dedication to 30' from centerline. The existing right-of-way half width is 25' and Lot 3 has a 30' half right-of-way width. This lot was part of a minor subdivision in 1982 (filed map G-1207). A 5' right-of-way dedication was provided. This portion of town contains many of the town's oldest homes. They are located close to the right-of-way. This site is very near the easterly terminus of Ocean Avenue. Therefore, the number of trips on this section of Ocean Avenue is limited. There is no chance of future development that would increase the traffic volume or the need to widen Ocean Avenue. Additionally, these properties are developed with substantial landscaping. Widening the right-of-way would require the owners to remove this landscaping and further reduce the front yard setbacks. Both existing houses would violate the front yard setback requirements. Lot 5 currently has an 11' front yard setback. This leaves very little room for widening. Lastly, the owners would also like to request the previously dedicated portion of Lot 3 be returned to maintain a consistent 25' half width.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from requiring a right-of-way dedication out to 30' and accepted a 5' wide road easement and denied the request to relinquish the previous dedicated portion of Lot 3; this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) add a graphic scale to the final plat, (2) properly locate the site location cross hatching on the key map, (3) clarify the existing lot number at the northwest corner of Ocean Avenue and Ensor Place, (4) dimension the County road pavement half width and full width, (5) dimension the existing right-of-way half width and full width of the County road in front of Lot 1, (6) submit a sight right easement form and metes and bounds description for two sight triangle easements at the intersection in accordance with County standards to Ocean County, and (7) If the Township requires curb and sidewalk along Ocean Avenue, the curb shall be set at the County's Master plan width. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots 1, 2 Block 4201 (JT1301L.02) Dreamview, LLC (c/o Walter Glory)**

This five-lot major subdivision is located at the southwest corner of the intersection of Cedar Swamp Road (CR 527) and West Commodore Boulevard (CR 526). The applicant has provided a set of interim roadway improvement plans for Commodore Boulevard intersecting with Cedar Swamp Road (revision 12) prepared by Matrix NewWorld. Off-tract traffic and drainage improvement fees will be assessed under the site plan JT1301M.02. On a motion by Mr. Bilotta, seconded by Mr. Marra, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) since the right-of-way half width of Cedar Swamp Road is less than 40 feet from existing centerline in front of existing Lot 1, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from the centerline of Cedar Swamp Road to Ocean County, (2) since the right-of-way half width of Cedar Swamp Road is less than 40 feet from existing centerline in front of existing Lot 2, submit

a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from the centerline of Cedar Swamp Road to Ocean County, (3) since the right-of-way half width of Commodore Boulevard is less than 34.5 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 34.5' from centerline to Ocean County, (4) submit sight right easement forms and metes and bounds description for sight triangle easements at the proposed access points to the new developments and at the County road intersection in accordance with County standards to Ocean County, (5) remove the incorrect Deed Book 3003 Page 641 reference for the right-of-way dedication for Cedar Swamp Road, (6) provide County road stationing on the final plat, (7) add the interim road improvement plans by Matrix NewWorld to the list of references, (8) revise the final plat to show the proposed edge of pavement in front of new Lots 1.01, 1.02, 1.03, and 2.01 to be located at 25' from the existing centerline of Cedar Swamp Road and dimension the pavement half widths and full widths, (9) submit County road improvement plans for pavement widening to 25' from centerline of West Commodore Boulevard, (10) revise the Matrix NewWorld County road improvement plans to show pavement widening to 25' from centerline of Cedar Swamp Road across the frontage of both Lots 1 and 2 and a 15:1 paved taper back to existing edge of pavement, (11) submit a copy of the NJDEP Freshwater Wetlands Letter of Interpretation #1511-02-0022.1 issued on 1/23/2003, and (12) revise the final plat to remove the freshwater wetlands line points eliminated by NJDEP LOI #1511-08-0007.1 and show the wetlands buffer established by NJDEP LOI #1511-02-0022.1 on proposed Lots 1.01 and 1.02. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots 1.01, 1.02, 1.03 Block 4201 (JT1301M.02) Dreamview, LLC (c/o Walter Glory)**

This site plan is for the demolition of Glory's Discount Market and the construction of three buildings for a 7,011 s.f. retail and pharmacy (Lot 1.03), a 5,244 s.f. liquor store (Lot 1.02), and a 4,736 s.f. convenience store with gas (Lot 1.01) with a total of 134 proposed parking spaces to be located on the southwest corner of West Commodore Boulevard and Cedar Swamp Road. The applicant has provided a set of interim roadway improvement plans (revision 12) prepared by Matrix NewWorld. This application is associated with the five-lot major subdivision JT1301L.02. The applicant shall not build the convenience store and other developments until the construction of the regional basin is completed on the opposite side of Cedar Swamp 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 items: (1) since the right-of-way half width of Cedar Swamp Road is less than 40 feet from existing centerline in front of existing Lot 1, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from the centerline of Cedar Swamp Road to Ocean County, (2) since the right-of-way half width of Commodore Boulevard is less than 34.5 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 34.5' from centerline to Ocean County, (3) submit sight right easement forms and metes and bounds description for sight triangle easements at the proposed access points to the new developments and at the County road intersection in accordance with County standards to Ocean County, (4) submit County road improvement plans for pavement widening to 25' from centerline of West Commodore Boulevard, (5) address the conditions of approval for the major subdivision application JT1301L.02, (6) revise the key maps on the cover sheet to properly show the out bounds of the proposed project, (7) revise the site plans to show pavement widening to 25' from existing centerline of Cedar Swamp Road across the entire frontage of the project site with a 15:1 paved taper starting at County road centerline Station 132+50 back to existing edge of pavement, (8) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans and show the freshwater wetlands buffer established by NJDEP LOI #1511-02-0022.1, (9) address the following traffic comments: a) reduce width of median islands to provide minimum one foot shoulders, extend median limit further west on W. Commodore Boulevard to physically restrict west bound left turns into the site, provide R3-4/R4-7/R6-1 signs as required, and show medians on turning templates; revise roadway improvement plans accordingly, b) accurately show widening and striping for two southbound lanes across the entire Cedar Swamp Road frontage; revise roadway improvement plans accordingly, c) consider removing hatching at the southerly driveway and instead modify the geometry to better accommodate entering/existing turning movements which are shown to conflict; verify limit of curb and sign R3-2 at this location; additional turning templates should be provided for each driveway movement showing there will be no conflicts between entering and exiting passenger vehicles, d) comments on the proposed timing directive will be provided pending further review, (10) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/20/2021), (11) revise the County road

improvement plans to show pavement widening to 25' from centerline of Cedar Swamp Road across the frontage of both existing Lots 1 and 2 and a 15:1 paved taper back to existing edge of pavement, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots 3 Block 17302 (JT1732) Eco-site, LLC**

This site plan is for a communication tower monopole and a 12' wide gravel access drive off of an existing gravel access drive located on West Veterans Highway (CR 528). Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 33 feet 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) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans and submit a copy of the NJDEP Freshwater Wetland permit for the construction within the wetland area / buffer area as shown on the plans, (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), and (5) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated September 29, 2021 was read from Petros Tsoukalas of Maser Consulting requesting several waivers. A waiver is requested from providing a traffic report. The proposed installation will generate only approximately one vehicle trip for routine maintenance every four to six weeks. A waiver is requested from having to provide a drainage report. This application has been reviewed and approved by the NJDEP. A soil erosion and sediment control plan has been provided. A waiver is requested from preparing County road improvement plans. The proposed installation will utilize an existing driveway entering from West Veterans Highway and will cause only approximately one trip per four to six weeks due to routine maintenance and therefore will not have a significant impact on the County Road. There are no improvements proposed within the County right-of-way.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from providing a traffic report, drainage report and County road improvement plans; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 33 feet 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, and (2) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans and submit a copy of the NJDEP Freshwater Wetland permit for the construction within the wetland area/buffer area as shown on the plans. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 1 Block 44 (LAT1022D) Cellco Partnership d/b/a Verizon Wireless**

This site plan is for the installation of a Verizon Wireless Communication facility including a 150' monopole inside a 2,500 s.f. fenced gravel compound at Georgian Court University. County facilities are not affected. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 17 Block 251.02 (LAT2156) 58 Drake, LLC**

This six-lot major subdivision is for six single family units with 24 parking spaces and a cul-de-sac to be located off of Drake Road. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Mr. Marra, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following item: (1) pay an off-tract traffic improvement fee in the amount of \$5,000.00. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 100 Block 536 (LAT2157) Misameach**

This site plan is for a 14,764 s.f. one-story commercial building with a basement and a gymnasium with 25 proposed parking spaces to be located on a vacant lot on Cedar Bridge Avenue. Ocean County requires the applicant to address the following items: (1) dimension the right-of-way full width of the County road and dimension the pavement half width and full width of the County road, (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 proposed access point to be "right-in/right-out only", (5) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (6) design the right turn radius of the proposed access drive in accordance with Table 600-4, (7) address the following traffic comments: a) describe the proposed use and provide ITE trip generation criteria for comparison with information provided by the applicant, b) turning templates should be shown in their entirety and should not project outside the proposed edge of pavement. It appears entering vehicles will conflict with queued exiting vehicles. Revise turning templates and driveway geometry as required to demonstrate vehicles will not conflict, c) depict the existing roadway in its entirety and provide eastbound entering left turn template, d) depict AASHTO intersection sight lines, and e) depict how delivery trucks will exit the site when the parking lot is full, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/20/2021), (9) add the following 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, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated October 7, 2021 was read from Charles Surmonte requesting a waiver from submitting County road improvement plans as Cedar Bridge Avenue along the property frontage is fully developed and my understanding is that the existing curb width/location is according to the Master Plan. A letter dated October 4, 2021 was read from Charles Surmonte stating the proposed project is exempt from the CAFRA permitting requirements. Pursuant to Section 7:7-2.1.4ii, a CAFRA Permit shall be required for a development located in the CAFRA area beyond 500 feet landward of the mean high water line of any tidal waters or the landward limit of a beach or dune, whichever is most landward and which is located within the boundaries of a municipality which meets the criteria of a "qualifying municipality" pursuant to Section 1 of P.L. 1978, c.14 (N.J.S.A. 52:27D-178) in a commercial development having 150 or more parking spaces or equivalent parking area. As the subject development proposes 25 parking spaces and is located greater than 500 feet from any tidal waters, I hereby certify that the subject project is exempt from CAFRA permitting requirements.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing County road improvement plans as no road improvements along the County road are required; 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 items: (1) dimension the right-of-way full width of the County road and dimension the pavement half width and full width of the County road, (2) revise the proposed access point to be "right-in/right-out only", (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (4) design the right turn radius of the proposed access drive in accordance with Table 600-4, (5) address the following traffic comments: a) describe the proposed use and provide ITE trip generation criteria for comparison with information provided by the applicant, b) turning templates should be shown in their entirety and should not project outside the proposed edge of pavement. It appears entering vehicles will conflict with queued exiting vehicles. Revise turning templates and driveway geometry as required to demonstrate vehicles will not conflict, c) depict the existing roadway in its entirety and provide eastbound entering left turn template, d) depict AASHTO intersection sight lines, and e) depict how delivery trucks will exit the site when the parking lot is full, (6) provide a drainage design to be

reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/20/2021), (7) add the following 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, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 124 Block 189 (LAT2158) Finkelstein, Mordechai**

This two-lot minor subdivision is for a duplex to be located on a local road, Cherry Street. The lot is adjacent to Ocean County Park. On a motion by Mr. Bilotta, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to show monuments to be set at the rear property corners, and (2) provide adjoining lot numbers. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 13 Block 1602 (LAT594G) 700 Vassar Avenue, LLC**

This site plan is for a 20,020 s.f. addition to a commercial warehouse building and nine proposed parking spaces in the Lakewood Industrial Park located on Vassar Avenue. The trip generation statement is acceptable. On a motion by Mr. Tirella, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following items: (1) pay an off-tract traffic improvement fee in an amount of \$1,875.00. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**PT. PLEASANT BH: Lots 10 Block 113 (PPBB284) Paesano, Glen**

This site plan is for renovation of an existing structure to provide two residential apartments on the second floor and 1,051 s.f. commercial office space on the first floor with five parking spaces located on northbound Route 35. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) The NJDOT "desired typical section" for this section of NJ Route 35 in accordance with the current NJDOT access code shall be indicated on the plans, and (3) provide a copy of the NJDOT Access Permit. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated September 20, 2021 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. The property is currently improved with an existing dwelling and parking. It is proposed to make improvements to the property by elevating and renovating the existing dwelling, constructing a 1,051 s.f. first floor office, reconstructing the parking area, providing ADA accessibility to the office, improving the existing driveways, and adding new site lighting and landscaping. A trip generation statement has been provided in lieu of a full traffic report and is respectfully requesting same to be waived. The proposed project renovation will not significantly increase traffic and the site is currently not a significant traffic generator. Once the project is completed, there will be adequate parking for customers, employees and residents. Adequate on-site traffic circulation is provided. Route 35 North is a State Highway. It has adequate capacity to handle the traffic from the site. Once completed, the site will have no negative impact on the existing road system. For these reasons, we believe a waiver can be granted and a trip generation statement is adequate.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board accepted the trip generation statement in lieu of a traffic report; this site plan was given final approval contingent upon the applicant to address the following items: (1) The NJDOT "desired typical section" for this section of NJ Route 35 in accordance with the current NJDOT access code shall be indicated on the plans, and (2) provide a copy of the NJDOT Access Permit. This condition must be addressed in

order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**STAFFORD: Lots 2 & 7 Block 46.03 (ST587) Patel, Bharat & Ramila**

This three-lot minor subdivision is located on a local road. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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**CORRESPONDENCE:**

**BEACHWOOD: Block 5.57, Lots 2, 3, 4, 5, & 6 (BB128A) Abramski Properties.** This site plan received conditional approval on January 17, 2018 and final approval on February 28, 2018. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the minutes are hereby amended to accurately reflect the increase in building size from 9,000 s.f. to 10,250 s.f. with 11 outdoor parking spaces and eight indoor parking spaces. The motion was unanimously carried.

**BRICK: Block 642.11, Lot 10 (BRT218E) Odunlami, Anthony.** This site plan received conditional approval on October 21, 2020. A letter dated October 5, 2021 was read from Jeffrey Cair of Lindstrom, Diessner & Carr requesting a waiver from the condition to provide a right-of-way dedication to 40' from centerline. The plans have been revised to show the half width right-of-way along the frontage of the property. The half width right-of-way is only 21 feet. This would normally require a dedication of 19', however the site is currently developed with a building located 7.6' from the existing right-of-way. The existing building is to remain. Therefore, a dedication of right-of-way is not possible. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a right-of-way dedication out to 40' Master Plan half width and required a 4' wide roadway easement along the entire frontage. Additionally, the minutes are hereby amended to include a condition requiring sight triangle easements at the access driveway to be consistent with AASHTO. The motion was unanimously carried.

**MANCHESTER: Block 109, Lot 5 (MT76B.03) 141 Office Park, LLC.** This site plan received conditional approval on October 16, 2019. Condition # 6 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer. Condition #7 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$8,958.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the payment of an off-tract traffic improvement fee in the amount of \$8,958.00. Additionally, the minutes are hereby amended to identify the decrease in the warehouse size from 15,840 s.f. to 13,200 s.f. with ten units instead of 12 and 43 parking spaces instead of 52. The motion was unanimously carried.

**SHIP BOTTOM: Block 58, Lot 2 (SBB232) 1701 J&A, LLC, Abraham Shiloach.** This site plan received conditional approval on August 4, 2021. A letter date September 30, 2021 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing a sight right easement and metes and bounds description. Due to the lot only being 60' by 100', a 30' by 100' easement would run through the building and parking lot and would significantly impact the already restricted commercial building. The site plan shows a standard AASHTO sight line based on the speed limit of 30 mph of the Boulevard. This sight line is fully off the subject lot. This intersection is controlled by traffic lights. A waiver of the sight right easement due to the existing traffic control lights and is requested and safe sight distance is illustrated. Condition #9 required the payment of an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$1,458.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from providing a 30' x 100' sight triangle at the street intersection and required the applicant to provide an AASHTO sight triangle; the Board required the payment of an off-tract traffic improvement fee in the amount of \$1,458.00. 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:
BARNEGAT LIGHT BLB122A.01	12, 13, 14, 15	32	07/21/21	10/20/21
LAKEWOOD LAT944T2	6	961.03	09/14/21	10/06/21
LAKEWOOD LAT1784C.01	6	385	07/07/21	10/06/21
LAKEWOOD LAT2111	6	57	10/21/20	10/07/21

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

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board

/rlf