

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

Regular meeting, Wednesday, June 1, 2022, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Earl Sutton, Elaine McCrystal, Scott Tirella, Dennis Liberatore, Joseph Marra, John Ernst, Laura Benson, Anthony Agliata and Robin Florio.

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

On a motion by Mr. Tirella, seconded by Ms. McCrystal, the minutes of the meeting of May 18, 2022 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BEACHWOOD: Lots 5.01 Block 11.02 (BB133) Hoyer, Johanna

This two-lot minor subdivision is for two single family residential dwellings located on a local road, Cable Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the key map to properly show the project location, (2) provide three corner coordinates in accordance with the Recordation Act, and (3) provide the property owners name and address in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BEACHWOOD: Lots 1 Block 3.10 (BB134) Zietek, Lukasz

This two-lot minor subdivision is located at the corner of local roads, Maple Street and Leeward Avenue. 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, this minor subdivision was given final approval. The motion was unanimously carried.

BERKELEY: Lots 24 Block 956 (BT277B) Station Road Developers LLC

This eight-lot major subdivision is for seven single family residential dwellings, a cul-de-sac, and a tot lot to be located on a vacant lot off of a local road, Station Road. On a motion by Mr. Sutton, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (2) reorient the plan view so that north is up in accordance with industry standard, (3) revise the final plat to include a list of property owners within 200' in accordance with the Recordation Act, and (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 29.01 Block 322 (BRT1753F) Gass, Joseph

This six-lot final major subdivision is for six single family residences to be located at the intersection of Cherry Quay Road and Circle Drive. The plat shows an existing sight right easement at the intersection. The County road will be widened to 20' from centerline under the preliminary major subdivision application BRT1753E. On a motion by Mr. Liberatore, seconded by Ms. McCrystal, this major subdivision was given final approval contingent upon the applicant to address the following items: (1) address the conditions of approval for the preliminary major subdivision BRT1753E, (2) submit a trip generation statement comparing the existing and proposed uses, and (3) dimension the full width of the County road right-of-way on the final plat. All of the above conditions must be addressed in order to obtain Ocean County Planning Board

approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 19 Block 1034.01 (BRT2029) 2200 Route 88, LLC

This site plan is for an existing residential dwelling to remain and an indoor pool area to be reconstructed to become a proposed 2,222 s.f. AGP & Sons business office with six proposed parking spaces located at the intersection of Burnt Bridge Road, Route 88, and Pine Dell Avenue. The trip generation statement is acceptable. The NJDOT "desired typical section" is shown on the plans. County facilities will not be impacted. On a motion by Mr. Sutton, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

ISLAND HEIGHTS: Lots 1.02 Block 39.01 (IHB79A) 137 Central Avenue LLC

This site plan is for a 2,877 s.f. office space and 26 parking spaces to be located at the intersection of Central Avenue and Lake Avenue. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County road improvement plans (waiver requested), (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection of Central Avenue and Lake Avenue and an AASHTO sight easement at the proposed driveway on Central Avenue in accordance with County standards to Ocean County (waiver requested), (6) revise the plans to show the full extent of the sight triangle at both the intersection and the access point, (7) dimension the existing right-of-way half width and full width of Central Avenue 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, (8) provide a drainage design to address the proposed impervious coverage to be reviewed and approved by the Ocean County Engineer, (9) remove the parking spaces from within 5' of the County right-of-way in accordance with Section 603.B, (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 May 17, 2022 was read from Mathew Wilder of Morgan Engineering requesting several waivers. A waiver is requested from submitting a traffic report. This property was subject to a prior Ocean County Planning Board application from 2006 (IHB79). Since that approval, the property has been sold and the new owner is seeking to obtain all necessary approvals to start construction. The proposed use, an office, is a generally low traffic generator which can be supported by the surrounding infrastructure. A waiver is requested from submitting a drainage report. Through at least February of 2020, the subject property contained a development that consisted of a large percentage of impervious surfaces between a building as well as paved surfaces surrounding the building. The proposed development will actually be reducing impervious surfaces through the removal of asphalt areas which previously existed within the right-of-way. Additionally, the property is located within a tidal flood hazard area. The development has incorporated an inlet within the parking lot that will connect to an existing inlet at the intersection of Lake Avenue and Central Avenue, which should eliminate nuisance ponding at that intersection during lower intensity rain events. A waiver is requested from submitting County road improvement plans. The improvements proposed within the County right-of-way does not impact the existing roadway. County curbing is proposed where a gap currently exists. Additional sidewalk is also proposed. The cartway will remain unchanged as it currently meets the minimum County standards. A waiver is requested from submission of a CAFRA Permit. A CAFRA Permit is not needed since the development proposes less than 49 equivalent parking spaces. A waiver is requested from providing County sight triangles at the driveway along Central Avenue as well as the intersection of Central Avenue and Lake Avenue. The subject property previously had a waiver granted from the same use under a prior applicant/owner. This waiver was granted based on the understanding that adequate sight distances existed based upon AASHTO's requirements. Central Avenue provides for one lane in each direction with a cartway of approximately 47 feet. A small sight triangle has been depicted at the site driveway's intersection with Central Avenue as measured 14.5 feet back from the existing face of curb.

On a motion by Mr. Ernst, seconded by Mr. Sutton, with Mr. Tirella abstaining, the Board granted a waiver from providing a traffic report, provided the applicant submit a trip generation statement

indicating existing and proposed uses, denied the request to waive submitting a drainage report, granted a waiver from submitting County road improvement plans as no additional widening is proposed along Central Avenue, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold, and the applicant must depict their proposed sight triangle prior to action on this request; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement indicating existing and proposed uses, (2) submit a drainage report, (3) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection of Central Avenue and Lake Avenue and an AASHTO sight easement at the proposed driveway on Central Avenue in accordance with County standards to Ocean County, (4) revise the plans to show the full extent of the sight triangle at both the intersection and the access point, (5) dimension the existing right-of-way half width and full width of Central Avenue 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, (6) provide a drainage design to address the proposed impervious coverage to be reviewed and approved by the Ocean County Engineer, (7) remove the parking spaces from within 5' of the County right-of-way in accordance with Section 603.B, (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.

JACKSON: Lots 6 Block 2401 (JT1736) Progress Jackson, LLC

This site plan is for a 60,023 s.f. warehouse with 64 parking spaces to be located on a vacant lot at the intersection of Cedar Swamp Road and Progress Place. 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) address the following traffic comments: a) provide turning templates at Cedar Swamp and Progress Place and improve intersection as required to accommodate WB-67 trucks, b) label existing curb return radius, (4) submit County road improvement plans (waiver requested), (5) reconstruct the existing intersection curb radius to be 35' in accordance with Section 610:E, (6) provide curb at the intersection for a distance of 125' in accordance with Section 612.A, (7) submit a copy of the NJDEP Freshwater Wetland permit for the construction within the wetland area and buffer area as shown on the plans, and (8) 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 request.

A letter dated April 29, 2022 was read from Thomas Muller and Thomas Zukofski of Dynamic Engineering requesting a waiver from providing County road improvement plans. While the project is located along Cedar Swamp Road (CR527), all access to the site is proposed via Progress Place and there will be no direct connection to the County roadway. Also, the County Master Plan right-of-way width for Cedar Swamp Road is 80'. The roadway currently provides a minimum of 80' of right-of-way along the frontage and as such meets and/or exceeds the County requirement. Further, the existing cartway is approximately 52' inclusive of two 12' lanes and a 2' shoulder in each direction. Consequently, there is no need to widen Cedar Swamp Road any further.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from submitting County road improvement plans provided the applicant addresses Conditions #5 and #6 related to the intersection curb return; 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, (3) address the following traffic comments: a) provide turning templates at Cedar Swamp and Progress Place and improve intersection as required to

accommodate WB-67 trucks, b) label existing curb return radius, (4) reconstruct the existing intersection curb radius to be 35' in accordance with Section 610:E, (5) provide curb at the intersection for a distance of 125' in accordance with Section 612.A, (6) submit a copy of the NJDEP Freshwater Wetland permit for the construction within the wetland area and buffer area as shown on the plans, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKEWOOD: Lots 6 Block 418 (LAT2188) Gelb, Abraham G.

This two-lot minor subdivision is for two duplex structures to be located at a local intersection, Henry Place and Rose Place. 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. Sutton, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 13, 14 & 15 Block 539 (LAT2189) BSDS Investments NA LLC

This three-lot minor subdivision is for lot line adjustments for a single family residential dwelling and two duplex units to be located on a local road, Laurel Avenue. 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, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 8 Block 113 (MT523) Inspire - NJ, A New Jersey Non Profit c/o Patricia Donaghue

This site plan is for a change of use at the existing Barn Tavern and liquor store located on Route 70 to become a deli, office, and food pantry. Site improvements include three new sheds, vegetable gardens, a 6' high chain link fence, a flag pole, and a fruit tree grove. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. County facilities will not be impacted. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

PLUMSTED: Lots 36 Block 76 (PT412) Galloway, Frank & Robbin

This two-lot minor subdivision is for one existing residential dwelling and Ocean County Natural Lands Trust Acquisition located on Pinehurst Road (CR 539). The County right-of-way is 40' from centerline, consistent with the Master Plan. The applicant intends to subdivide the property by deed. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) submit a subdivision deed to be signed by the Chairman of the Ocean County Planning Board. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

PT. PLEASANT: Lots 65 Block 112 (PPB37N) Point Pleasant 847 Properties, Inc.

This site plan is for a proposed second story 1,650 s.f. addition over an existing foundation, a 544 s.f. second story addition, a second story 362 s.f. covered entry, a staircase and an open deck at Clarks Landing on Arnold Avenue. No improvements are proposed on Arnold Avenue. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), and (3) revise the parking schedule to properly identify the number of parking spaces required per square feet of development. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated May 31, 2022 was read from Kevin Shelly of Shore Point Engineering requesting a waiver from providing a drainage and traffic report for the project. The applicant's proposal includes a two-story addition above the existing ground floor totaling 1,650 s.f. to create an indoor ceremony area so that ceremonies can occur at the banquet hall year round. There is also a 906 s.f. addition in the front of the building for a covered entry and vestibule area. The proposed additions will not impact the current facility's maximum occupancy limit and therefore, would have no impact on the parking demand for the facility. About 400 s.f. of landscape area in front of the

current building will be removed as part of the building addition. This minor increase in impervious area will have no impact on the existing drainage patterns or infrastructure of the property.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from submitting a drainage report and granted a waiver for submitting a traffic report; this site plan was given final approval contingent upon the applicant to address the following item: (1) revise the parking schedule to properly identify the number of parking spaces required per square feet of development. The above 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 80 & 81 Block 170 (ST592) Angiolillo, Joseph & Judith

This two-lot minor subdivision is for a lot line adjustment located at the corner of local roads, Jennifer Lane and Susan Lane. 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. Tirella, seconded by Mr. Liberatore, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 2 Block 723 (TRT2344C) Toms River Partners, LLC

This site plan is for a 2,325 s.f. Chipotle restaurant with 21 parking spaces to be located at the intersection of Washington Street and Route 37. This portion of Washington Street is in the process of becoming under the jurisdiction of the N.J.D.O.T. On a motion by Mr. Marra, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) obtain and submit an NJDOT access permit for the driveways along Washington Street and Route 37, (2) address the following traffic comments: a) provide turning templates at the Washington Street driveway to demonstrate vehicles will not cross into opposing lanes and entering and exiting vehicles will not conflict, b) depict landscaping and vegetation to remain on the sight distance diagrams; verify the pylon sign and vegetation will not obstruct sight lines, c) vehicles exiting toward Route 37 west bound must utilize the Washington Street north bound left turn which operates at Level of Service F during PM and typically queues beyond the proposed access point. Also, the two-lane Route 37 south bound jughandle ramp merges to one lane across the intersection in the vicinity of the proposed access point, provide additional analysis regarding the effects of queueing and signal phasing on operations and safety at the proposed access; consider the need for right-in/right-out only access, (3) provide a copy of an NJDEP "No Further Action" letter regarding prior hazardous waste contamination, (4) 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, (5) submit a sight right easement form and metes and bounds description for AASHTO sight triangles at the proposed access points in accordance with County standards to Ocean County, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 6/1/22), (7) increase the right-in radius of the Washington Street access drive, (8) dimension the County road pavement half width and full width, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

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CORRESPONDENCE:

JACKSON: Block 23001, Lots 22-29 (JT527C.02) Jackson Trails, LLC. This major subdivision received conditional preliminary and final approval on August 21, 2019. On a motion by Mr. Ernst, seconded by Mr. Sutton, the minutes are hereby amended to describe the phases as follows: Phase 1 = 92 lots, Phase 2 = 91 lots and 12 COAH units, Phase 3 = 93 lots and 36 COAH units, Phase 4 = 93 lots and 44 COAH units, for a total of 367 lots and 92 COAH units, for a total of 459 dwelling units. The Board added a condition that the applicant shall enter into a Developer's Agreement to provide a traffic signal warrant analysis once Phase 1 and Phase 2 CO's have been issued to evaluate if actual traffic for Phase 1 and Phase 2 exceed the numbers within the

provided traffic report, then Phase 3 and Phase 4 will be projected using actuals to determine a traffic signal warrant. The motion was unanimously carried.

JACKSON: Block 23001, Lots 22-29 (JT527D.02) Jackson Trails, LLC. This site plan received conditional approval on August 21, 2019. On a motion by Mr. Ernst, seconded by Mr. Sutton, the minutes are hereby amended to describe the phases as follows: Phase 1 = 92 lots, Phase 2 = 91 lots and 12 COAH units, Phase 3 = 93 lots and 36 COAH units, Phase 4 = 93 lots and 44 COAH units, for a total of 367 lots and 92 COAH units, for a total of 459 dwelling units. The Board added a condition that the applicant shall enter into a Developer's Agreement to provide a traffic signal warrant analysis once Phase 1 and Phase 2 CO's have been issued to evaluate if actual traffic for Phase 1 and Phase 2 exceed the numbers within the provided traffic report, then Phase 3 and Phase 4 will be projected using actuals to determine a traffic signal warrant. The motion was unanimously carried.

JACKSON: Block 21103, Lots 1, 2, 3, 18, 19, 20 (JT1727A) Highland Development Ventures, LLC. This site plan received conditional approval on December 1, 2021. On a motion by Mr. Ernst, seconded by Mr. Marra, the minutes are hereby amended to reflect the size of the building has been reduced from 129,832 s.f. to 112,350 s.f. The motion was unanimously carried.

LAKESWOOD: Block 290.01, Lot 8 (LAT2151) Shapiro, Franklin. This minor subdivision received conditional approval on September 1, 2021. A letter dated May 18, 2022 was read from Glenn Lines of New Lines Engineering requesting a right-of-way easement in place of a dedication as the front 20' of the property along James Street is already encumbered by an easement by NJ American Water Company for their existing water infrastructure. The dedication requested would reduce the size of the lot to the point where the current lot would not have the necessary area to be subdivided into two lots so the subdivision application would be withdrawn. Providing an easement for a portion of the requested dedication would provide the County with the land necessary to widen James Street and allow the applicant to have a conforming subdivision meeting Lakewood Township's development standards. The applicant's proposal is to provide a right-of-way dedication for the future pavement widening and curb construction of 2' and a right-of-way easement of 8' for sidewalk and grading. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a 2' right-of-way dedication and an 8' roadway easement in lieu of the 10' dedication and removed Condition #3 and required the existing sight triangle to remain. The motion was unanimously carried.

LAKESWOOD: Block 548, Lot 1 (LAT2176) 647 Park, LLC. This minor subdivision received conditional approval on March 16, 2022. On a motion by Mr. Ernst, seconded by Mr. Liberatore, the minutes are hereby amended to accept the proposed 20' x 100' sight easement at the intersection of Laurel Avenue and South Clover Street, and require the applicant to provide a copy of the Lakewood Township Ordinance for "No Parking" along the east side of South Clover Street from Laurel Avenue to the County Park access drive to maintain a clear line of sight to the south. The motion was unanimously carried.

PLUMSTED: Block 27, Lot 23 (PT406A) Babbit, John. This site plan received conditional approval on August 18, 2021. Condition #8 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #9 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 zero and the off-tract traffic improvement fee to be \$3,958.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, the minutes are hereby amended to reflect the site now has 19 proposed parking spaces, and required the payment of an off-tract traffic improvement fee in the amount of \$3,958.00. The motion was unanimously carried.

STAFFORD: Block 145, Lots 23.01 & 47 (ST55G.01) Manahawkin Motors, Inc. d/b/a Manahawkin Chrysler Dodge Jeep Ram. This site plan received conditional approval on February 16, 2022. Condition #2 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 traffic improvement fee to be \$2,563.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board required the payment of an off-tract traffic improvement fee in the amount of \$2,563.00. The motion was unanimously carried.

TOMS RIVER: Block 644.04, Lot 28 (TRT3476) AAA Hospitality Holdings of Toms River, LLC. This site plan received conditional approval on December 15, 2021. A letter dated May 17,

2022 was read from Matthew Hockenbury of MCH Engineering requesting a waiver to provide an easement in lieu of the right-of-way dedication. The existing right-of-way half width has been added to the plan. Upon research with the County Engineering Department it was determined that an easement was provided for a roadway acquisition in 1997. The plans have been revised to show an additional 10' of easement area to provide the requested 40' half width. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver to allow a road easement in lieu of a right-of-way dedication. The motion was unanimously carried.

TOMS RIVER: Blocks 606 / 606.01 / 606.02 / 607, Lots Various (TRT2090G.01) FDS Toms River, LLC. This minor subdivision received conditional approval on January 19, 2022. A letter dated May 23, 2022 was read from Kristopher Krzyston of T&M Associates requesting a waiver from the requirement to provide a right-of-way dedication out to 60' from centerline in front of the firehouse as the applicant does not own the firehouse property and cannot legally provide the requested dedication. A waiver is requested to provide an AASHTO sight triangle easement in lieu of the County standard at the Salerno and Caudina intersection. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from providing a right-of-way dedication to 60' from centerline of Hooper Avenue in front of the firehouse, and granted a waiver to permit an AASHTO sight easement at the intersection of Salerno and Caudina in lieu of the 30' x 100' County standard. The motion was unanimously carried.

TOMS RIVER: Blocks 606 / 606.01 / 606.02 / 607, Lots Various (TRT2090H.01) FDS Toms River, LLC. This site plan received conditional approval on January 19, 2022. A letter dated May 23, 2022 was read from Kristopher Krzyston of T&M Associates requesting a waiver from the requirement to provide a right-of-way dedication out to 60' from centerline in front of the firehouse as the applicant does not own the firehouse property and cannot legally provide the requested dedication. A waiver is requested to provide an AASHTO sight triangle easement in lieu of the County standard at the Salerno and Caudina intersection. Condition #19 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #20 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 zero and the off-tract traffic improvement fee to be \$454,806.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from providing a right-of-way dedication to 60' from centerline of Hooper Avenue in front of the firehouse, granted a waiver to permit an AASHTO sight easement at the intersection of Salerno and Caudina in lieu of the 30' x 100' County standard, and required the payment of an off-tract traffic improvement fee in the amount of \$454,806.00. 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: |
| LAKWOOD LAT587B | 9 | 172 | 06/03/20 | 05/19/22 |
| LAKWOOD LAT2142 | 6 / 1 | 841 / 842 | 06/02/21 | 05/27/22 |
| LAKWOOD LAT2109 | 116 & 117 | 189 | 10/07/20 | 05/27/22 |
| STAFFORD ST114E | 12 | 123 | 05/18/22 | 05/27/22 |
| TOMS RIVER TRT3277C | 35.01 | 535.08 | 02/03/21 | 05/23/22 |
| TOMS RIVER TRT3483 | 15 | 394 | 04/20/22 | 06/01/22 |

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

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