

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

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

Chairman Russell presiding. Attending: Earl Sutton, Elaine McCrystal, Joseph Bilotta, Joseph Marra, John Ernst, Mathew Thompson, 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. Bilotta, seconded by Ms. McCrystal, the minutes of the meeting of June 15, 2022 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT: Lots 24.14 Block 92.111 (BAT95Q2) Franklin Barnegat Developers, LLC**

This two-lot minor subdivision is located on Lighthouse Drive. 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 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, (2) provide a copy of the cross-access easement for access to proposed Lot 24.15 and show the cross-access easement on the final plat, (3) provide a copy of the Pinelands Commission "No Further Review" letter for the development on Lot 24.14, (4) dimension the County road pavement half width and full width, (5) revise the plans to show underground drainage facilities in the County road, and (6) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the comingling of stormwater. 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 16.03 Block 868.01 (BRT1690H) JSM at Martin Boulevard, LLC**

This amended site plan is for a 2,340 s.f. Popeye's restaurant with 14 parking spaces to be located at Laurelton Park on Route 88. The approved 4,535 s.f. bank with 12 parking spaces (BRT1690E.01) is no longer proposed. The traffic and parking assessment indicates that the proposed amended use will generate less trips than the previous approved use. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the NJDOT access permit for the proposed change of use, and (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. 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 34 & 37 Block 100 (BRT2030) F & S Holding Company, LLC**

This five-lot major subdivision is located on local roads, Nejecho Drive and Lagoon Drive West. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. The trip generation statement is acceptable. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

**BRICK: Lots 1 Block 866 (BRT2031) Walsh Builders LLC**

This three-lot minor subdivision is located at the intersection of Princeton Avenue and Fairfield Avenue. 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) 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 including corner clip to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the County road, opposite curb return, pavement half width and full width dimensions, County road striping, and underground drainage facilities, (4) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (5) reorient the plan so that north is up or to the right in accordance with industry standard, and (6) reconstruct the curb return radius to be in accordance with Table 600-6. 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 7, 8.03 Block 701 (BRT426W) Urban Edge Properties**

This site plan is for the demolition of the Santander Bank, construction of a 7,422 s.f. building for two proposed restaurants, and modifications to the circulation aisles and parking lot to provide a net increase of three parking spaces at the Brick Town Plaza located at the intersection of Chambers Bridge Road and Route 70. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to accurately depict the existing right-of-way line of Chambers Bridge Road and show the recorded right-of-way dedication from Lot 8.03 dedicated to Ocean County as a condition of approval under BRT426U, (2) address the following traffic comments: a) provide a traffic signal analysis using a calibrated Synchro model including the signals at Ovation Way, the site driveway and Route 70 for the existing and proposed conditions including unmet demand, (3) submit County road improvement plans pending review of the traffic report, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots Lot 63 Block 5601 (JT1181D.02) The Shoppes at Jackson, LLC**

This site plan is for a 34,536 s.f. retail and office strip mall with 203 parking spaces to be located on North County Line Road. The existing right-of-way half width of North County Line Road is 51' from centerline. The applicant's engineer indicates that the stormwater basin located on the Jackson Greene apartment complex JT1811B approved on 1/5/2000 was sized to accommodate this commercial development. In lieu of providing acceleration/deceleration lane, the plans show the jug handle deceleration lane to be extended across the site frontage. On a motion by Mr. Bilotta, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide current lot number on the boundary survey and site plans, (2) revise the site plans and County road plans to provide existing pavement width dimensions on both sides of the property, (3) submit a sight right easement form for sight triangle easements at both access drive locations to North County Line Road in accordance with County standards to Ocean County, (4) revise the County road improvement plans for the widening of the County road to include cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway to be reviewed and approved by the Ocean County Engineer, (5) address the following traffic comments: a) depict AASHTO sight lines in plan view and depict entire AASHTO sight line in profile without breakline, b) verify existing fence at southerly property line will not block sight line for vehicles exiting the site, it appears ID sign will not be visible for west bound vehicles; verify sign will not be located within vehicle sight lines, c) demonstrate entering and exiting design vehicles will not conflict at each driveway and exiting vehicles will not cross into center lane of County Line Road, and vehicles will not cross over curb line, d) it appears County Line and Bennetts Mills timing was modified in the PM build condition analysis, this was not discussed in the report. Revise the analysis to reflect the existing timing and discuss impacts of queueing for north bound left turn which is shown as Level of Service F; discuss mitigation if necessary, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer. Identify how the existing stormwater management basin accommodates the current rainfall intensity and identify how the increase in runoff volume from the proposed impervious surface will be addressed. Provide pre-development and post-development drainage area maps and drainage calculations for the existing stormwater basin, (7) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with

N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer, (8) revise the plans to show the existing Type "B" inlet at Station 282+20 to be reconstructed within the proposed curb line, (9) design the western access drive to provide the minimum spacing from the property line in accordance with Section 606:C, Figure 600-2, and Table 600-4, (10) provide the full extent of the horizontal and vertical line of sight profiles for North County Line Road indicating safe sight distance at the proposed driveways in accordance with County design requirements, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots 41 Block 8601 (JT1737) 28 N. Cooks Bridge Road, LLC**

This site plan is for a 7,000 s.f. two-story professional office building and 35 proposed parking spaces to be located on North Cooks Bridge Road. The plans show right-of-way dedication to 33' from centerline consistent with the Master Plan. 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 existing right-of-way 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) address the following traffic comments: a) depict entering right turn vehicle and demonstrate no conflicts between entering and exiting vehicles; exiting vehicle should not cross the roadway centerline, b) label driveway width, (3) revise the plans to show the pavement half and full width dimensions on both sides of the property and show the proposed curb to match the offset of the existing curb to the south, (4) provide a drainage design that meets the NJDEP BMP Manual for stormwater design for major developments that have greater than 0.25 ac of impervious coverage to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/6/2022), (5) construct drainage facilities behind the curb line along the County road to accommodate the runoff from the proposed road widening and provide a clean out at the northern end of the system in a design to be reviewed and approved by the Ocean County Engineer, (6) add to the plans the following Ocean County standard notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening Permit from the Ocean County Engineer's Office, b) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, c) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, d) Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, and f) The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) 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.

**LACEY: Lots 1 Block 1837 (LT142D) Wawa, Inc.**

This site plan application is for ADA accessible sidewalk modifications at an existing Wawa convenience store on Lacey Road. No improvements are proposed along the County road. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 57 Block 778.06 (LAT2191) Saka, Allen**

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

**LAKEWOOD: Lots 1, 43, 51 & 52 Block 1077 (LAT2192) Chestnut Holdings NJ LLC**

This 30-lot major subdivision is for 28 duplex units and two existing single family residences and a cul-de-sac to be located on Chestnut Street. The right-of-way half width is 33' consistent with the County Master Plan. Ocean County requires the applicant to address the following items: (1) revise the final plat and subdivision plans so that north is up per industry standard, (2) revise the final plat to show County road edge of pavement and provide half width and full width County road pavement dimensions and half width and full width right-of-way dimensions, (3) provide County road stationing, (4) revise the plans to show the depressed curb near the northwest property corner to be replaced with full height curb in accordance with Section 612.A, (5) provide a horizontal and vertical profile for the County road indicating safe sight distance at the proposed intersection in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (6) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (7) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) address the following traffic comment: a) depict roadway striping on circulation plan, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/6/2022), (10) revise the plans to show the existing sidewalk on the proposed sheets and show the proposed sidewalk to be constructed parallel to the existing curb line, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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 and the Board's decision on the waiver request.

A letter dated June 9, 2022 was read from Glenn Lines of New Lines Engineering requesting a waiver from providing a CAFRA Permit. In accordance with the CAFRA regulations, a major subdivision located in Lakewood, NJ would fall under CAFRA 7:7-2.02(a)4; a development located in the CAFRA area beyond 500 feet landward of the mean high water line and which is located with the boundaries of a qualifying municipality of the fourth class with a population over 30,000 persons. As such, it may trigger the below requirements: (i) a residential development having 75 or more dwellings units; (ii) a commercial development having 150 or more parking spaces; (iii) a public development or industrial development. This development is proposing 30 dwellings and it not a commercial development or a public or industrial development, therefore this residential development is found to be exempt from CAFRA jurisdiction and a CAFRA Permit is not required.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board acknowledges and accepts the applicant's professional's interpretation that this project does not exceed the CAFRA threshold; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) revise the final plat and subdivision plans so that north is up per industry standard, (2) revise the final plat to show County road edge of pavement and provide half width and full width County road pavement dimensions and half width and full width right-of-way dimensions, (3) provide County road stationing, (4) revise the plans to show the depressed curb near the northwest property corner to be replaced with full height curb in accordance with Section 612.A, (5) provide a horizontal and vertical profile for the County road indicating safe sight distance at the proposed intersection in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (6) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (7) address the following traffic comment: a) depict roadway striping on circulation plan, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/6/2022), (9) revise the plans to show the existing sidewalk on the proposed sheets and show the proposed sidewalk to be constructed parallel to the existing curb line, (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. 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.

**PT. PLEASANT: Lots 41 Block 113 (PPB796A) Ocean Bay Developers, LLC**

This five-lot major subdivision is for five townhouse units to be located on Arnold Avenue. On a motion by Mr. Sutton, seconded by Mr. Marra, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit a final plat including a key map and a list of property owners within 200' prepared in accordance with the Recordation Act, (2) since the existing right-of-way 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, and (3) submit a sight right easement form and metes and bounds description for sight triangle easement at the proposed egress point in accordance with County standards 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.

**PT. PLEASANT: Lots 41 Block 113 (PPB796B) Ocean Bay Developers, LLC**

This site plan is for five townhouse units with 17 proposed parking spaces to be located on Arnold Avenue. The plans show an existing 5' road easement to Ocean County along Arnold Avenue. On a motion by Mr. Sutton, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following items: (1) address the conditions of the major subdivision application PPB796A, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) address the following traffic comments: a) depict and label AASHTO intersection sight distance from the site egress and dimension the decision point. Remove vegetation within the sight line, b) the traffic statement does not include existing and proposed trip generation comparison; revise as required, and c) provide design vehicles turning templates, label proposed curb radii at the access point, and label Arnold Avenue roadway curvature, (4) provide a 9"x18" concrete curb detail in accordance with County standards, (5) revise the pavement cross section for the County road to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (6) dimension the County road pavement half width and full width, (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, and 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.

**PT. PLEASANT BH: Lots 8 & 9 Block 174 (PPBB286) Expediting Garm, LLC**

This site plan is for two additional parking spaces and outdoor seating at Spike's Fish Market on Broadway. Ocean County requires the applicant to address the following items: (1) submit a traffic report for the site (waiver requested), (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (waiver requested), (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer (waiver requested), (5) submit a drainage report for the site (waiver requested), (6) submit County road improvement plans (waiver requested), (7) show the opposite side edge of pavement and dimension County road pavement full width, and (8) identify the area of proposed outdoor seating on the site plan. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated June 17, 2022 was read from Brian Murphy of FWH Associates requesting several waivers. A waiver is requested from providing a traffic report as there is no impact to the existing

traffic generation or patterns. Sixteen of the proposed 24 outdoor restaurant seats are being moved from the inside of the restaurant. Thus, there is only a net increase of 8 seats during the season. This equates to two new stalls being needed which have been provided in front of the proposed storage shed. Note that these two stalls will be eliminating ten stalls that were in the stacked line parking for the day boats. One of the day boats has been eliminated from the site so this stacked line parking is no longer needed. As such, there is a net decrease in demand on the site. A waiver is requested from obtaining a CAFRA permit as this site would be exempt since only stalls are proposed and the site pre-dates CAFRA rules. There are two new stalls proposed in front of the proposed storage shed. However, these two stalls eliminate ten parking stalls that were used for the day boats. A waiver from paying an off-tract traffic impact fee is requested since there is not impact to traffic for the previously mentioned reasons. A waiver from paying a drainage impact fee is requested since there is no new impervious proposed. The outdoor seating is on an existing black top and the parking area is only restriping. A waiver from providing a drainage report is requested as there is no change in impervious, drainage or grading. A waiver is requested from providing County road improvement plans since, given the nature of the project there is no impact to the County road.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from submitting a traffic report, drainage report and County road improvement plans, providing an off-tract drainage improvement fee or off-tract traffic improvement fee, and acknowledge and accepts the applicant's professional's interpretation that this project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following conditions: (1) show the opposite side edge of pavement and dimension County road pavement full width, and (2) identify the area of proposed outdoor seating on the site plan. 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.

**TOMS RIVER: Lots 69.01 Block 404 (TRT3487) Presidential Associates, LLC**

This site plan is for a 2,813 s.f. clubhouse to be constructed at the Emerald Apartments on Presidential Boulevard and Route 166. Proposed improvements are outside of the NJDOT desired typical section. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

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

**JACKSON: Lots 27 Block 20501 (JT368C) Hunter, Casey**

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**CORRESPONDENCE:**

**BRICK: Block 322, Lot 29.01 (BRT1753E) Gass, Joseph.** This major subdivision received preliminary approval on November 17, 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 \$3,125.00. On a motion by Mr. Ernst, seconded by Mr. Marra, the Board did not require on off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$3,125.00. The motion was unanimously carried.

**ISLAND HEIGHTS: Block 39.01, Lot 1.02 (IHB79A) 137 Central Avenue, LLC.** This site plan received conditional approval on June 1, 2022. A letter dated June 13, 2022 was read from Mathew Wilder of Morgan Engineering requesting a waiver to allow parking within 5' of the County right-of-way. The parking spaces which front on Central Avenue are proposed to be 3.3 feet from the County right-of-way. This waiver is appropriate based upon the County's Master Plan width of Central Avenue being 60' whereas the existing roadway has a 70' right-of-way. It is also worth noting that this development proposes curbing and sidewalk along the entirety of the project

frontage. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from the parking setback as the existing right-of-way for Central Avenue is greater than the Master Plan width. The motion was unanimously carried.

**JACKSON: Block 22301, Lots 1 & 2 (JT567D.01) 330 Whitesville Road.** This site plan received conditional approval on August 5, 2020. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board hereby amends the minutes to require the drainage easement depicted on the site plan (JT567B.01) at the south east corner of Whitesville Road and Hope Chapel Road be a condition of approval. The motion was unanimously carried.

**JACKSON: Block 3001, Lots 5, 6, 19 & 20 (JT1675C) Cardinal & Jackson Crossing #2.** This site plan received conditional approval on December 16, 2020. Condition #7 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #8 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 \$28,712.00. On a motion by Mr. Ernst, seconded by Mr. Marra, the Board did not require on off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$28,712.00; further, the Board hereby amends the minutes to reflect moving Condition #1 to provide an analysis of all other signalized intersections along the corridor taking into account future proposed development including Route 537 / Route 571, Route 537 / Jackson Outlet, Route 537 / Interchange 195, Route 537 / Pine Street, and the Route 537 / U-turn jughandle from Phase 2 to Phase 3. The motion was unanimously carried.

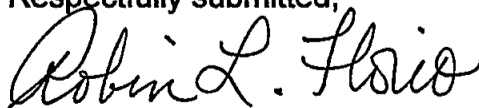
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<b>THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:</b>				
<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
<b>BRICK BRT1854B</b>	15	321.08	03/18/21	06/27/22
<b>JACKSON JT1732</b>	3	17302	10/20/21	06/22/22
<b>MANCHESTER MT522</b>	1 & 2	99.159	04/06/20	07/01/22
<b>PT. PLEASANT PT405A.02</b>	2	58	01/19/22	06/20/22
<b>PT. PLEASANT PT405.01</b>	2	58	11/17/21	06/20/22
<b>STAFFORD ST593</b>	13	145	06/15/22	07/01/22
<b>TOMS RIVER TRT3476</b>	28	644.04	12/15/21	07/01/22
<b>TOMS RIVER TRT3461</b>	2 & 3	159	05/05/21	06/22/22
<b>TOMS RIVER TRT3448</b>	30	646.01	04/01/20	06/27/22

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

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board