

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

Regular meeting, Wednesday, April 7, 2021, 10:00 AM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Pursuant to the directives of Governor Murphy's Executive Orders regarding COVID-19 social distancing compliance, the Ocean County Planning Board meeting was held both publicly in the Ocean County Engineer Conference Room with Chairman James Russell presiding, John Ernst and Veronica Tompkins in attendance and remotely via WebEx conference with Earl Sutton, Elaine McCrystal, Scott Tirella, Joseph Bilotta, Laura Benson and Anthony Agliata.

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

On a motion by Ms. McCrystal, seconded by Mr. Sutton, the minutes of the meeting of March 17, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 3/ 3 Block 116/ 117 (BAT224C) Energy NJ, LLC

This site plan is for solar panel carports over existing parking lots at Donahue Elementary School on Bengal Boulevard. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

BARNEGAT: Lots 6, 7 & 8 Block 116.32 (BAT224D) Energy NJ, LLC

This site plan is for solar panel carports over existing parking lots at Cecil C. Collins School on Barnegat Boulevard North. The plan indicates that the County road right-of-way full width is 100'. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

BARNEGAT: Lots 53 Block 114.05 (BAT224E) Energy NJ, LLC

This site plan is for solar panel carports over existing parking lots at Lillian M. Dunfee School on Barnegat Boulevard South. The plans indicate that the County road right-of-way full width is 80'. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

BARNEGAT: Lots 1, 2 & 3 Block 163 (BAT224F) Energy NJ, LLC

This site plan is for solar panel carports over existing parking lots at Brackman Middle School off of Barnegat Boulevard North. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

BARNEGAT: Lots 5 & 6 Block 90.54 (BAT275J2) Paramount Homes LLC

This 64-lot major subdivision is for Sections 10 B and C of the Paramount Escapes Ocean Breeze residential planned retirement community consisting 61 single-family lots, two homeowners association lots, and a private road lot to be located off of Route 72. The applicant has provided a Pinelands Commission Consistent Determination. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) add a key map, a list of property owners within 200', and (2) add an original Land Surveyor signature to the final plat 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.

BERKELEY: Lots 1,3, & 8 Block 837 (BT478C) Marble Arch Homes

This three-lot minor subdivision is for lot line adjustments on properties between Route 9 and the Ocean County Rail Trail. 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) identify lot lines to be removed, (2) identify existing and proposed lot numbers on the final plat, (3) provide key maps that adequately identify the location of the subject property, (4) provide three corner coordinates in accordance with the Recordation Act, and (5) identify adjoining lot numbers 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 1.05 Block 1038 (BRT2016) Tahishi, LLC

This site plan is for the construction of canopies over parking to accommodate solar panels and the installation of an underground recharge system at the existing Wine World strip mall at the corner of Route 88 and Midstreams Road. 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, (2) 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 and a corner clip right-of-way dedication to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point and intersection in accordance with County standards to Ocean County, (4) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code, (5) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, (6) dimension pavement half width and full width of the County road, (7) submit a traffic report (waiver requested), (8) submit a drainage report (waiver requested), and (9) 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 March 29, 2021 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report, stormwater management report and County road improvement plans. The property is currently developed with retail uses. Access to the lot is from Route 88 and Midstreams Road. It is proposed to install solar panels to serve the existing site. There will be no changes to the building, parking or access. The solar panels will be installed on canopies above parking and loading areas. There will be no increase in impervious coverage no change in use or intensity of the site,

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 as the applicant is not changing the use, impervious coverage or access and only constructing solar panels; 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, (2) 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 and a corner clip right-of-way dedication to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point and intersection in accordance with County standards to Ocean County, (4) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code, (5) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, and (6) dimension pavement half width and full width of the County road. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 1.01 Block 671 (BRT733X) Federal Realty Investment Trust

This site plan is for modifications to accommodate a drive-thru at Atlanta Bread in the existing shopping center located on Chambers Bridge Road, Cedar Bridge Road, Brick Boulevard, and Route 70. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of all County roads on the plan, (2) show the NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT

access code on the plans, (3) revise the plans to show all road easements and traffic signal easements dedicated to Ocean County on the subject property, (4) construct the handicap ramps at the "right-in right out" access drive in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), and (7) 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 March 19, 2021 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from submission of a traffic report, drainage report and County road improvement plans. This project includes improvements to an existing shopping center. The improvements include construction of a drive-thru for the existing Atlanta Bread restaurant. The project will not significantly increase the intensity of the site. All improvements will be completed within the interior of the site. There will be no impact to any County roads or drainage facilities.

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 all County roads on the plan, (2) show the NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT access code on the plans, (3) revise the plans to show all road easements and traffic signal easements dedicated to Ocean County on the subject property, and (4) construct the handicap ramps at the "right-in right out" access drive in accordance with the current Federal ADA standards to be reviewed and approved 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.

BRICK: Lots 7 & 7.01 Block 670 (BRT850G) Tahishi, LLC

This site plan is for the construction of canopies over parking to accommodate solar panels at the existing Wine Shop strip mall on Hooper Avenue. The plans shows an existing sight easement to Ocean County at the access drive. 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 in front of the development and near the County bridge, 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) dimension pavement half width and full width of the County road, (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 March 19, 2021 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report, stormwater management report and County road improvement plans. The property is currently developed with retail uses. Access to the lot is from Hooper Avenue. There is also a cross access with the adjoining shopping center. It is proposed to install solar panels to serve the existing site. There will be no changes to the building, parking or access. The solar panels will be installed on canopies above parking and loading areas. There will be no increase in impervious coverage and no change in use or intensity of the site.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report, drainage report and County road improvement plans as the applicant is not changing use, impervious coverage or access and is only constructing solar panels; 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 in front of the development and near the County bridge, 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) dimension pavement half width and full width of the County road. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

JACKSON: Lots 1.02 & 42 Block 601 (JT1109W) Metedeconk National Golf Club

This site plan is for the construction of an 8,070 s.f. annex building, a new training facility with 14 proposed parking spaces, and cart path improvements at the Metedeconk Golf Course on Cedar Swamp Road (Route 527). There are no proposed improvements to the access road to Cedar Swamp Road. A previous minor subdivision JT1109V indicated that the existing right-of-way half width of Cedar Swamp Road is 40' feet from centerline. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

JACKSON: Lots 10 Block 2301 (JT1571D) 498 Herman Jackson, LLC

This site plan is for a 35,910 s.f. warehouse with 33 proposed parking spaces to be located on Herman Road, which is a local road off of East Commodore Boulevard. Ocean County requires the applicant to address the following items: (1) submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation as shown on the plan, (2) submit a traffic report (waiver requested), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (4) pay an off-tract drainage 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 March 4, 2021 was read from Thomas Muller and Luiza Guazzelli of Dynamic Engineering requesting a waiver from providing a traffic report. The proposed development includes the construction of a 35,910 s.f. warehouse and associated improvements. The site previously received approval for the construction of a 25,605 s.f. warehouse. This site is not located on a County road, therefore potential impacts to traffic or adjacent roads are negligible.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report and required the applicant to provide a trip generation statement outlining the existing and proposed trips; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation as shown on the plan, (2) submit a trip generation statement outlining the existing and proposed trips, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (4) pay an off-tract drainage 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 15 / 10.01, 11.01, 12.01, 14.01 Block 1077 / 1077.04 (LAT2131) 590 Atlantic Avenue Colonial LLC

This nine-lot major subdivision is for 18 duplex units to be located on local roads with proposed local road extension improvements to Vermont Avenue (local section). Ocean County requires the applicant to address the following items: (1) address the following traffic comments: a) provide traffic distribution to Vermont Avenue northbound, Vermont Avenue southbound, and Colonial Court. Provide separate traffic distributions at the Vermont northbound and Chestnut Street intersection and Vermont southbound and Route 70 intersection, b) the analysis should consider trips from the existing development which will begin to utilize the extension of Colonial Drive and Stradford Street to access Vermont Avenue, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (4) 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 March 31, 2021 was read from Brian Flannery requesting a waiver of the condition to obtain a CAFRA Jurisdictional Determination as the proposed development falls below the jurisdictional threshold for requiring a CAFRA permit. The proposed development consists of the subdivision of 6.62 acres into eighteen residential lots for duplex dwelling units. The CAFRA regulations exempt residential developments of less than 75 dwelling units. Additionally, this site is located within 594 feet of an existing sanitary sewer main in Chestnut Street and there is an existing potable water main in Colonial Drive. The tax records for this property dating back to 1973

shows no common ownership which would invoke CAFRA jurisdiction. In 1973, this property consisted of eight lots. This project has frontage on Colonial Drive. The project connects to the existing New Jersey American Water Company sanitary sewage and potable water system. Stormwater management is provided on-site in proposed storm water management facilities. There is no sharing of infrastructure and potential secondary impacts would be limited to a maximum of twelve additional dwelling units along the off-site extension of 550 feet of Florence and Stratford Streets to connect to Vermont Avenue. These roadway extensions were required by the Lakewood Zoning Board of Adjustment in excess of RSIS requirements to enhance vehicular circulation. The addition of twelve dwelling units to the proposed eighteen dwelling units result in a potential of thirty dwelling units, which is below the aforementioned exemption of less than 75 dwellings. There was no common ownership with adjoining properties between now and September 1973. There is no record of any shared pecuniary, possessory or other substantial common interest by one or more individuals. There are two residential dwellings on the subject tract. The existing residential structures are to be removed as part of this project therefore, there are no additions to existing dwelling units or parking spaces resulting in a total exceeding the regulatory threshold. The conclusions above are not restricted by any tax block or period in time. This project is not part of a larger planned development. The imposition of a CAFRA jurisdiction would burden the applicant adding expense to the approval process. This issue was also reviewed by the Lakewood Zoning Board.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board acknowledges and accepts the applicant's professional's interpretation that the 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) address the following traffic comments: a) provide traffic distribution to Vermont Avenue northbound, Vermont Avenue southbound, and Colonial Court. Provide separate traffic distributions at the Vermont northbound and Chestnut Street intersection and Vermont southbound and Route 70 intersection, b) the analysis should consider trips from the existing development which will begin to utilize the extension of Colonial Drive and Stradford Street to access Vermont Avenue, (2) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met.

LAKEWOOD: Lots 2 Block 1033 (LAT2133) O&V 10332 LLC

This four-lot minor subdivision is for two duplex building (four dwelling units) and 16 proposed parking spaces to be located on local roads within the Oak Street Corridor development. The final plat appears to be in accordance with the Recordation Act. Ocean County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 41.01 Block 1160.04 (LAT551F) Life Storage, LP

This site plan application is for a 10,000 s.f. addition and a third floor addition to an existing building, stormwater management improvements, and four proposed parking spaces at the Life Storage facility on Route 70: County facilities are not affected. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 6 & 8 Block 1.65 (MT519) Jerman, Jeffrey R.

This two-lot minor subdivision is for a lot line adjustment at the intersection of local roads. 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. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lots 11 Block 230 (ST578A) Mel-John Developers

This three-lot minor subdivision is located on Stafford Avenue and Parker Street. The plans indicate that the right-of-way half width of Stafford Avenue is 40' from centerline. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms.

McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 47 Block 669 (TRT2664B) Crest Engineering Associates, Inc.

This site plan is for 840 s.f. conversion of attic space to office space at a professional office at the corner of East Water Street and Robbins Parkway. 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, (2) If the right-of-way half width is less than the desired master plan half width of 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, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way corner clip dedication that includes the existing traffic signal equipment from the point of curvature to the point of tangency of the curb return of the intersection to Ocean County, (4) label the book and page number of the existing sight easement, and provide a proposed sight easement measured 30'x100' from the curb line at the intersection, and submit an amended sight right easement form and metes and bounds description to supersede the existing easement in accordance with County standards to Ocean County, (5) dimension to County road pavement half width and full width, (6) submit a traffic report (waiver requested), (7) submit a drainage report (waiver requested), and (8) submit a 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 April 1, 2021 was read from Michael Intile of Crest Engineering requesting a waiver from providing a traffic report as there are no significant increase in trips per day as a result of the small increase in office area, requesting a waiver from providing a drainage report as there is no change to existing impervious area and requesting a waiver from providing County road improvement plans as no County road improvements are proposed.

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 as there is no impact on County facilities; 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, (2) If the right-of-way half width is less than the desired master plan half width of 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, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way corner clip dedication that includes the existing traffic signal equipment from the point of curvature to the point of tangency of the curb return of the intersection to Ocean County, (4) label the book and page number of the existing sight easement, and provide a proposed sight easement measured 30'x100' from the curb line at the intersection, and submit an amended sight right easement form and metes and bounds description to supersede the existing easement in accordance with County standards to Ocean County, and (5) dimension to 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.

TOMS RIVER: Lots 26 Block 172.04 (TRT3457) Pefkos Properties, LLC

This site plan is for three proposed buildings (two at 12,000 s.f. each and one 800 s.f. sales office) for auto sales with 105 proposed parking spaces at an existing auto repair facility on Route 9. On a motion by Mr. Bilotta, seconded by Mr. Tirella, 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 9 in accordance with the current NJDOT access code shall be indicated on the plans, (2) address the following traffic comment: a) revise the traffic report to include East-West trip distribution trips via County roadways, (3) submit a copy of the CAFRA permit from the NJDEP, (4) provide a detail for Type "N" eco curb piece for all Type "B" inlets to protect downstream water quality, and (5) 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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**THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING
APPLICATIONS WERE INCOMPLETE FOR REVIEW**

BERKELEY: Lots 8.01 Block 837 (BT478D) Marble Arch Homes

JACKSON: Lots 1,2,3,18,19 & 20 Block 21103 (JT1727) Highland Development Ventures, LLC

LAKWOOD: Lots 1 Block 1248 (LAT1368B.02) Somerset NH LLC

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CORRESPONDENCE:

JACKSON: Block 20101, Lot 30 (JT1552A) County Line Construction. This major subdivision received conditional preliminary and final approval on April 17, 2019. Condition # 7 required the payment of an off-tract drainage 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. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the minutes are hereby amended to reflect the application consists of five residential lots and one stormwater lot and require the payment of an off-tract drainage improvement fee in the amount of \$6,000.00. The motion was unanimously carried.

JACKSON: Block 22301, Lots 25 & 26 (JT1691A) Hope Offices, LLC. This site plan received conditional approval on May 6, 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 \$6,000.00 and the off-tract traffic improvement fee to be \$17,500.00. 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 \$17,500.00. The motion was unanimously carried.

LAKWOOD: Block 411, Lots 18, 20, 22, 23, 24, 73 & 81 (LAT1096A.02) Lakewood Investments, LLC. This major subdivision received conditional preliminary and final approval on November 2, 2016. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board hereby amends the approval to address a field condition that prevents the applicant from constructing the required County road improvements. The applicant is to enter into a Developer's Agreement and post \$20,000.00 to cover the costs of these improvements. The motion was unanimously carried.

LAKWOOD: Block 536, Lots 133, 137 (LAT2014A.02) Little People Childcare. This site plan received conditional approval on September 16, 2020. Condition #9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #10 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 \$8,125.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$8,125.00. The motion was unanimously carried.

TOMS RIVER: Block 694.14, Lots 6 & 48 (TRT 3444) Clearbrook Homes, LLC. This major subdivision received conditional preliminary and final approval on December 4, 2019. Condition #12 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #13 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 \$9,583.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and required the payment of an off-tract traffic improvement fee in the amount of \$9,583.00. The motion was unanimously carried.

TOMS RIVER: Block 693, Lots 25 & 26 (TRT3445) Clearbrook Homes, LLC. This major subdivision received conditional preliminary and final approval on December 4, 2019. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are hereby amended to reflect the change in the application from a 15 lot subdivision to a 13 lot subdivision with 12 residential lots and one open space/stormwater lot. The motion was unanimously carried.

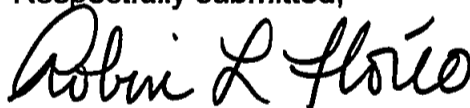
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BEACH HAVEN BHAB232	13, 14, 15	59	03/17/21	03/29/21
BERKELEY BT347K	2.05	882	09/18/19	04/05/21
JACKSON JT1667B	2 & 6	22010	06/17/20	04/07/21
LAKEWOOD LAT2014A.02	133, 137	536	09/16/20	03/29/21
LAKEWOOD LAT2101	47, 46.09	25.05	06/17/20	04/06/21
LAKEWOOD LAT1544C	157	189.16	10/03/18	04/05/21
OCEAN OT50E22	12.03, 12.09	241.11	11/20/19	03/29/21
PT. PLEASANT BCH PPBB282	1.01, 1	28.01	01/20/21	03/29/21
TOMS RIVER TRT3455	31, 8.04	390	01/20/21	03/29/21
TOMS RIVER TRT3444	6, 48	694.14	12/04/19	04/07/21

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

/rif