

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

Regular meeting, Wednesday, August 16, 2023, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella read the Open Public Meetings Act Statement of compliance.

Chairman Tirella presiding. Attending: Earl Sutton, Joseph Bilotta, Elaine McCrystal, Dennis Liberatore, John Ernst, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Bilotta, with Mr. Sutton and Mr. Liberatore abstaining, the minutes of August 2, 2023 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

JACKSON: Lots 17, 20, 21, 22, 23, 24, Block 22301 (JT1753) RAM Development

This site plan is for a 323,400 s.f. warehouse with 432 parking spaces to be located on South Hope Chapel Road. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 40' 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 executed off-site road easements and metes and bounds descriptions from the adjacent lot 18 and lot 19 for the grading, pavement widening, and utility relocations required as a result of the County road improvements, (3) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access points in accordance with County standards to Ocean County, (4) construct an acceleration / deceleration lane with appropriate taper lengths on the County road in accordance with Section 607 (waiver requested), (5) provide a copy of the Pinelands Commission "no further review" letter, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/16/2023), (7) address the following traffic comments: a) provide roadway cross sections, b) the north bound lane shift taper is shown as 377.4'; MUTCD requires 540' taper for 12 shift at 45mph, c) depict all proposed signs on Roadway Improvement Plan, including begin/end center turn lane, d) remove 'design by others' from roadway callouts on site plans, e) depict limit of centerline restriping to include full closure of northbound passing zone, f) reduce gap in north bound Hope Chapel Road lane line striping across center driveway, g) remove vegetation within sight lines, verify central driveway sight lines will accommodate truck traffic, h) the report states the north and south access points will be right-in/right-out only but the plan shows full access, revise as required, i) sign the internal connection to Whitesville Office Park as 'No Trucks', and j) HCS analysis worksheets were only provided for the mitigated condition at the Hope Chapel & Whitesville intersection. Provide additional analysis worksheets for the proposed configuration, (8) provide County road improvement plans indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with section 611.B.1, (9) provide an interim plan that shows that the proposed striping and County road improvements work with the existing County road striping, (10) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated August 9, 2023 was read from Andy Jafolia of Dynamic Traffic department requesting a waiver from providing standard design for acceleration and deceleration lane tapers

as the driveway will function efficiently when turning directly out of the main driveway, without the benefit of the acceleration lane.

On a motion by Mr. Ernst, seconded by Mr. Bilotta the Board granted the waiver from providing standard design roadway tapers as the applicant is providing tapers per the County requirements based on ongoing development along the roadway. This application is 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' 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 executed off-site road easements and metes and bounds descriptions from the adjacent lot 18 and lot 19 for the grading, pavement widening, and utility relocations required as a result of the County road improvements, (3) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access points in accordance with County standards to Ocean County, (4) provide a copy of the Pinelands Commission "no further review" letter, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/16/2023), (6) address the following traffic comments: a) provide roadway cross sections, b) the north bound lane shift taper is shown as 377.4'; MUTCD requires 540' taper for 12 shift at 45mph, c) depict all proposed signs on Roadway Improvement Plan, including begin/end center turn lane, d) remove 'design by others' from roadway callouts on site plans, e) depict limit of centerline restriping to include full closure of northbound passing zone, f) reduce gap in north bound Hope Chapel Road lane line striping across center driveway, g) remove vegetation within sight lines, verify central driveway sight lines will accommodate truck traffic, h) the report states the north and south access points will be right-in/right-out only but the plan shows full access, revise as required, i) sign the internal connection to Whitesville Office Park as 'No Trucks', and j) HCS analysis worksheets were only provided for the mitigated condition at the Hope Chapel & Whitesville intersection. Provide additional analysis worksheets for the proposed configuration, (7) provide County road improvement plans indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with section 611.B.1, (8) provide an interim plan that shows that the proposed striping and County road improvements work with the existing County road striping, (9) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lot 1 Block 8302 (JT1754) 10 Forest Hill Avenue LLC

This site plan is for a 5,000 s.f. commercial building with 40 proposed parking spaces to be located at the intersection of North County Line Road and Forest Hill Avenue. On a motion by Mr. Bilotta, seconded by Mr. Liberatore this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 51' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 51' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200' of the site, including underground drainage features in the County road and pavement half width and full width dimensions of the County road, (4) submit a copy of the boundary survey, (5) address the following traffic comments: a) provide design vehicle turning templates, including roadway striping. Demonstrate entering and exiting vehicles will not encroach into the left lane of County Line Road, and b) provide one-way sign in median of County Line Road facing site exit, (6) reconstruct the existing intersection curb radius in accordance with Section 610:E, (7) provide a copy of the street vacation for Pinecrest Avenue, (8) construct pavement widening to 32' from the median at the point of curvature of the intersection radius curb return to the existing curb along the County road approximately 250' to the west in accordance with section 611:E-1, (9) provide a concrete curb detail with a 9" base width in accordance with County standards, (10) revise the standard cross section for pavement repair of 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, (11) add the standard County notes for projects located

on County roads: a) the developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right of way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) alignment & 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, d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies. (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion as unanimously carried.

LAKEHURST: Lot 6 Block 63 (LB80A) B&K Equipment Services, LLC

This site plan is for a 5,985 s.f. municipal and automotive equipment parts retail building with 12 parking spaces to be located on Union Avenue. The applicant has provided an Inconsistent Pinelands Commission Certificate of Filing. The plans show the County right-of-way half width to be 37.5' which is greater than the required master plan width. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the Pinelands Commission "no further review" letter, (2) submit a traffic report (waiver requested), (3) submit County road improvement plans (waiver requested), (4) design the proposed access point to the County road in accordance with Section 606 and Table 600-4, (5) rotate the plan view so that north is up or to the right in accordance with industry standard, (6) 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 received March 29, 2023 was read from Michael Goldstein of Van Cleef Engineering requesting a waiver from submitting a traffic report due to the small size of the property and limited traffic to the property. A waiver was also requested from providing County road plans due to the small size of the property.

On a motion by Mr. Ernst, seconded by Mr. Sutton the Board granted a waiver from providing a full traffic report provided the applicant submit a trip generation statement for the proposed use. The waiver was granted from providing County road improvement plans as no road widening is required. This application was given final approval contingent on the applicant to address the following conditions: (1) submit a copy of the Pinelands Commission "no further review" letter, (2) design the proposed access point to the County road in accordance with Section 606 and Table 600-4, (3) rotate the plan view so that north is up or to the right in accordance with industry standard, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKESIDE: Lot 13.01 Block 104 (LAT2097A) Congregation Toldos Yaakov Yosef

This site plan is for a three-story, 60,251 s.f. school to serve 750 pre-k through 9th grade students with 83 parking spaces on the west side of Squankum Road. The plans show partial road widening to 25' from centerline and the County right-of-way at 30' from centerline consistent with the master plan desired right-of-way width. The previous application for the school expired before the applicant executed the Developers Agreement for the County road improvements. The school has already been built. Per County Counsel, Ocean County Planning Board will not change the conditions for which the initial approval was given. Ocean County is a public entity and as such, cannot pursue liens on private property. On a motion by Ms. McCrystal, seconded by Mr. Bilotta

this site plan was given final approval contingent upon the applicant to address the following condition of approval: (1) enter into a Developer's Agreement with the Ocean County Board of Commissioners for County road improvements. The Developers Agreement shall require the applicant to obtain the NJDEP Land Use permit for the pavement widening to 25' from centerline from the frontage improvements constructed by the developer to the existing edge of pavement at County Bridge #14003 on Squankum Road. The Developers Agreement shall include a cost estimate for those frontage improvements to be paid for by the applicant. The County shall construct the road improvements as shown on the exhibit included in the Developers Agreement. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 22, 23, 24 Block 188 (LAT2143A.02) Aderes Bais Yaakov

This site plan is for a two-story 55,750 s.f. high school and a 30,450 s.f. multi-function room with 335 parking spaces to be located on Lanes Mills Road (CR549). The plans show a 4,800 s.f. pool and a detached 4,800 s.f. gym. The plans show County road pavement widening to 32' from centerline and opposite side pavement widening to 30' from centerline to accommodate the center left turn lane and 3' shoulder on both sides of the County road. Ocean County requires the application to address the following conditions of approval: (1) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from the centerline of Lanes Mills Road to Ocean County, (2) provide road easement forms and metes and bounds descriptions to 7' beyond the proposed edge of pavement to accommodate the 15:1 paved tapers back to existing edge of pavement from the adjoining properties to Ocean County, (3) provide copies of the recorded utility easements and temporary construction easement for pavement widening on the opposite side of the County road, (4) provide a copy of the deed of lot consolidation, (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) address the following traffic comments: a) school bus and trash truck cross over curb, revise driveway geometry as required. Per previous comment right turning buses must not encroach into left lane of north bound Lanes Mill Road, b) traffic report and architectural plans show total building area as 109,017 s.f. which does not match plans or application. Accurately and consistently label total building area, c) per previous comments and County Road Plan markup, maintain 3' shoulder width along north bound lane shift tapers, label all driveway curb return radii, dimension offset from centerline to left turn lane striping, correct overlapping text and graphic scale, depict sign legend and pavement marking schedule, and d) revise sight line decision point relative to edge of traveled way, revise sight distance using design speed, and measure sight distance to right lane of north bound Lanes Mill Road, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/16/2023), (8) since the Ocean County Soil Survey indicates that Manahawkin Muck and Berryland Sand are at both ends of the project site (frequently flooded soils found in wetlands), provide in-situ undisturbed soil permeability test results to confirm adequate on-site percolation rates for the proposed underground storm water detention system signed and sealed by a Professional Engineer (paper & digital), (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) 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 Boards decision on the waiver request.

A letter dated December 20, 2022 was read from Glen Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit. Per 7:7-2.2(a)4 a development located in the CAFRA area beyond 500' landward of the mean high water line and which is located within the boundaries of a qualifying municipality of the fourth class with a population over 30,000 persons would trigger a CAFRA Permit.

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 site plan was given final approval contingent upon the applicant to address the following conditions: (1) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from the centerline of Lanes Mills Road to Ocean County, (2) provide road easement forms and metes and bounds descriptions to 7' beyond the proposed edge of pavement to accommodate the 15:1 paved tapers back to existing edge of pavement from the adjoining properties to Ocean County, (3) provide copies of the recorded utility easements and temporary construction easement for pavement widening on the opposite side of the County road, (4) provide a copy of the deed of lot consolidation, (5) address the following traffic comments: a)

school bus and trash truck cross over curb, revise driveway geometry as required. Per previous comment right turning buses must not encroach into left lane of north bound Lanes Mill Road, b) traffic report and architectural plans show total building area as 109,017 s.f. which does not match plans or application. Accurately and consistently label total building area, c) per previous comments and County Road Plan markup, maintain 3' shoulder width along north bound lane shift tapers, label all driveway curb return radii, dimension offset from centerline to left turn lane striping, correct overlapping text and graphic scale, depict sign legend and pavement marking schedule, and d) revise sight line decision point relative to edge of traveled way, revise sight distance using design speed, and measure sight distance to right lane of north bound Lanes Mill Road, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/16/2023), (7) since the Ocean County Soil Survey indicates that Manahawkin Muck and Berryland Sand are at both ends of the project site (frequently flooded soils found in wetlands), provide in-situ undisturbed soil permeability test results to confirm adequate on-site percolation rates for the proposed underground storm water detention system signed and sealed by a Professional Engineer (paper & digital), (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion as unanimously carried.

LAKEWOOD: Lot 23 Block 765 (LAT2224) Halpern, Menachem

This two-lot minor subdivision is located at the intersection of two local roads, Lois Lane and Arlington 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 Mr. Bilotta, seconded by Ms. McCrystal this minor subdivision was given final approval. The motion as unanimously carried.

LONG BEACH: Lots 1.01, 1.02, 9.01 & 9.02, Block 6.09 (LBT798) Brennan, Owen & Paula and Buziak, Frank & Phyllis

This four-lot minor subdivision is for a lot line adjustment on a local road, 29th 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. Sutton, seconded by Ms. McCrystal this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 36 & 38 Block 1.252 (MT532) Jerman, Jeffrey R.

This two-lot minor subdivision is for a lot line adjustment on a local road, 12th 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. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 14 & 15, Block 1.118 (MT533) Jerman, Jefferey R.

This two-lot minor subdivision is for a lot line adjustment on a local road, Sixth 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. Bilotta this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lot 3.01, Block 134 (ST542C) MDS Floral Designs, LLC

This site plan is for the conversion of a single family residence into a bed and breakfast with seven gravel parking spaces on Route 9. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lot 10, Block 146.01 (ST597) DesVak, LLC

This two-lot minor subdivision is located on Jennings Road and Indian Road. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) since the existing right-of-

way half width of the County road is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) revise the plans to show all existing features within 200' of the site, including existing curb on the opposite side of the road, pavement half width and full width dimensions, and County road striping. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lot 3, Block 1077 (TRT2600E) Extra Space Management Inc.

This site plan is for a three-story 12,910 s.f. footprint addition to a self-storage facility with two proposed parking spaces located on Route 37. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan was given final approval contingent upon the applicant to address the following condition of approval: (1) submit a copy of the N.J.D.E.P. Freshwater Wetland Permit for the filling of the wetlands as shown on the plan, (2) revise the plans to show the NJDOT "Desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT Access code. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lots 6, 7 & 10, Block 135.01 (TRT3115C1) Berkeley Development Group, LLC

This 25-lot major subdivision is for 22 residential single family dwellings, two storm water basin lots, a cul-de-sac, and the remainder lot is for the existing Jesus is Lord Fellowship Church and a proposed community center with three proposed parking spaces to be located on Massachusetts Avenue. The plans indicate the County right-of-way full width is 66' consistent with the master plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (2) submit a copy of the NJDEP CAFRA Modification or a NJDPE CAFRA Jurisdictional Determination for the proposed project, (3) revise the cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with section 611.B.1, (waiver requested), (4) clarify who owns the existing drainage easement (plans say County and tax map says Township), and if it belongs to Ocean County, submit a request to Ocean County to have the existing drainage easement formally vacated through resolution action by the County Board of Commissioners, (5) revise the plans to provide County road pavement half and full width dimensions on final plat and site plans, (6) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (7) address the following traffic comments: a) revise traffic statement to provide ITE trip generation for weekday AM and PM peak hour of adjacent street traffic, b) label proposed curb return radii. Provide design vehicle turning templates. Demonstrate entering and exiting vehicles will not conflict and will not encroach into opposing lanes and c) depict roadway centerline and stationing on site plan. Demonstrate proposed intersection offsets meet requirements of Table 600-5, (8) revise the proposed County road striping to carry a three lane section south to provide a left turn lane at the church entrance, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) 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 July 25, 2023 was read from Mathew Wilder of Morgan Engineering requesting a waiver from revising the cross slope for the entire half width of the roadway. The proposed pavement is shown to match the existing edge of pavement to existing installed County curb.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, with Mr. Tirella abstaining, the Board granted the waiver from providing cross slope due to existing conditions. This major subdivision was given final approval contingent upon the applicant address the following conditions: (1) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (2) submit a copy of the NJDEP CAFRA Modification or a NJDPE CAFRA Jurisdictional Determination for the proposed project, (3) clarify who owns the existing drainage easement (plans say County and tax map says Township), and if it belongs to Ocean County, submit a request to Ocean County to have the existing drainage easement formally vacated through resolution action by the County Board of Commissioners, (4) revise the plans to provide County

road pavement half and full width dimensions on final plat and site plans, (5) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the comingling of storm water, (6) address the following traffic comments: a) revise traffic statement to provide ITE trip generation for weekday AM and PM peak hour of adjacent street traffic, b) label proposed curb return radii. Provide design vehicle turning templates. Demonstrate entering and exiting vehicles will not conflict and will not encroach into opposing lanes and c) depict roadway centerline and stationing on site plan. Demonstrate proposed intersection offsets meet requirements of Table 600-5, (7) revise the proposed County road striping to carry a three lane section south to provide a left turn lane at the church entrance, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion as unanimously carried.

TOMS RIVER: Lots 6, 7 & 10, Block 135.01 (TRT3115C2) Berkeley Development Group, LLC

This site plan is a for proposed community center with three proposed parking spaces to be located at the Jesus is Lord Fellowship Church on Massachusetts Avenue. The site plan is associated with a 25-lot major subdivision is for 22 residential single family dwellings, two storm water basin lots, a cul-de-sac, and the remainder lot is for the existing Jesus is Lord Fellowship Church and community center. The plans indicate the County right-of-way full width is 66' consistent with the master plan. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, with Mr. Tirella abstaining, this site plan was given final approval contingent the applicant to address the following conditions of approval: (1) address all of the conditions of approval of major subdivision application TRT3115C1. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lots 1 & 2, Block 1096 (TRT3512) Surf Partners, LLC

This two-lot minor subdivision is for a lot line adjustment at the intersection of Route 35 and Beach Drive. 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. Bilotta this minor subdivision was given final approval. The motion as unanimously carried.

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

JACKSON: Lot 4, Block 19403 (JT1755) GM Grawtown, LLC
LAKEWOOD: Lots 7.02, 56, 60, Block 440 (LAT1105C.04) Yeshiva Chemdas Hatorah
TOMS RIVER: Lots 1 & 12, Block 164 (TRT1520B) Crison Company, Inc.

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CORRESPONDENCE:

JACKSON: Block 3601, Lots 19, 33, 34, 35 & 40 (JT1713A) Burke Dreams, LLC

A letter dated August 9, 2023 was read from Graham Macfarlane of Professional Design Services requesting a waiver from redesigning the proposed intersection. On a motion by Mr. Ernst, seconded by Mr. Sutton the Board granted a waiver from requiring standard intersection separations as the applicant proposes an intersection separation that does not create left turn conflicts. The motion as unanimously carried.

Lakewood: Block 44, Lot 1 (LAT1022F) Beth Medrash Govoha of America

This site plan was given final approval on 1/18/2023. On a motion by Mr. Ernst, seconded by Mr. Bilotta the minutes are hereby amended to require the traffic report to include the trips to be generated by the basement uses within the daycare facility and pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The motion was unanimously carried.

LONG BEACH: Block 4.07 Lot 14 (LBT797) KJ Realestate LLC

This site plan was given final approval 1/18/2023. Condition #8 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The Engineer has determined that the off-tract traffic improvement fee to be \$625.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta the off-tract traffic improvement fee is \$625.00. The motion was unanimously carried.

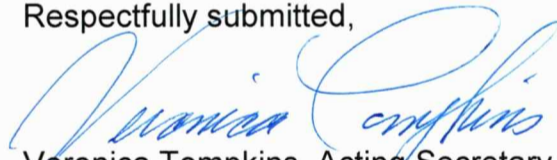
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT236M.01	1.22	162.01	02/15/2023	08/15/2023
BERKELEY BT696	25	956	01/18/2023	08/15/2023
BERKELEY BT703	95	1541	08/02/2023	08/15/2023
LAKWOOD LAT2159	95	251.02	11/17/2021	08/15/2023
SEASIDE HEIGHTS SHB170	31	30	05/03/2023	08/15/2023

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

Respectfully submitted,



Veronica Tompkins, Acting Secretary
Ocean County Planning Board