

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

Regular meeting, Wednesday, April 17, 2024, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Chairman Tirella read the Open Public Meetings Act Statement of Compliance

Chairman Tirella presiding. Attending: Earl Sutton, Elaine McCrystal, Dennis Liberatore, Joseph Marra, Alan Avery, Matt Lotano, John Ernst, Commissioner Barbara Jo Crea, Commissioner Virginia Haines, Laura Benson, Esq., Tony Agliata, and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Marra, abstaining Mr. Sutton, Mr. Liberatore, Mr. Avery, Mr. Lotano, the minutes of the meeting of April 3, 2024 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 9 & 11 Block 1067 (BT659A) PKN Development c/o Peter Kania**

This two-lot minor subdivision is for a lot line adjustment on a local road, Atlantic City Avenue. County facilities are not affected. 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.

**BERKELEY: Lots 13-19 Block 1685 (BT711) Boyle 511 Group, LLC**

This two-lot minor subdivision is for two single family dwellings to be located on a local road, Sunset Drive South. 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, Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**BRICK: Lot 6 Block 646.09 (BRT1783A) 597 Mantoloking, LLC**

This site plan is for a change of use from a gym to a commercial small business use with five new parking spaces located on Mantoloking Road. The applicant proposes to eliminate existing parking spaces located within the County right-of-way that currently back out onto the County road, which are not in compliance with County design standards. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half width and full width, (2) dimension the full width right-of-way of Mantoloking Road, (3) since the right-of-way 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, (4) identify on the plan that the existing drainage easement belongs to Ocean County, (5) revise the plans to show all underground drainage features along the County road, address the following traffic comments: a) depict roadway striping on the traffic plan and remove abrupt breaks in vehicle wheel path. Demonstrate entering and exiting passenger vehicles will not conflict, and b) depict AASHTO sight lines. Demonstrate adequate line of sight east of the site, (7) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement from the adjacent property owner of Lot 4 and show sight obstructions to be removed from within the line of sight from the access drive, (8) provide a solid surface driveway apron to 10' behind the sidewalk to minimize migration to gravel from the driveway into the County road, (9) submit a traffic report (waiver requested), (10) submit a drainage report (waiver requested), (11) design the access point to the County road in accordance with Section 606, (waiver requested), (12) submit County road improvement plans (waiver requested), (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated April 16, 2024, was read from Yehudah Back of NewLines Engineering requesting a waiver from providing a traffic report. The site is an owner occupied, electrician office, with minimal traffic.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a full traffic report provided the applicant provide a trip generation statement comparing previous use to the proposed use. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half width and full width, (2) dimension the full width right-of-way of Mantoloking Road, (3) since the right-of-way 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, (4) identify on the plan that the existing drainage easement belongs to Ocean County, (5) revise the plans to show all underground drainage features along the County road, address the following traffic comments: a) depict roadway striping on the traffic plan and remove abrupt breaks in vehicle wheel path. Demonstrate entering and exiting passenger vehicles will not conflict, and b) depict AASHTO sight lines. Demonstrate adequate line of sight east of the site, (7) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement from the adjacent property owner of Lot 4 and show sight obstructions to be removed from within the line of sight from the access drive, (8) provide a solid surface driveway apron to 10' behind the sidewalk to minimize migration to gravel from the driveway into the County road, (9) submit a drainage report (waiver requested), (10) design the access point to the County road in accordance with Section 606, (waiver requested), (10) submit County road improvement plans (waiver requested), (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: Lots 20 & 21 Block 11602 (JT1769) Makselis, Giedrius**

This site plan is for a 12,100 s.f. office and retail building with 62 parking spaces to be located on West Veterans Highway. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Avery abstaining, 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 road plans and site plan, and if the half width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (3) design the proposed access point to the County road with the appropriate separation from the adjacent driveway in accordance with Section 606 and Table 600-4, (4) dimension the existing County road pavement half width and full width, (5) design the proposed access drive so that the curb return does not extend past the property line in accordance with Section 606 and Table 600-4, (6) revise the plans to show County road pavement widening to 25' from centerline from station 497+50 to 498+50 with a 15:1 paved taper from 497+50 to 495+75 extending back to the existing edge of pavement along the County road in accordance with section 611:E-1, (7) address the following traffic comments: a) the proposed driveway alignment, radii, and County road widening on the site plans do not match the road plans, revise as required, b) demonstrate entering and exiting passenger vehicle right turns will not conflict, and c) depict AASHTO intersection sight lines including existing vegetation to remain, (8) provide proposed edge of pavement offsets on the County road cross-sections, (9) if necessary, provide road easements from adjacent lots for the County road improvements, (10) submit a Pinelands Commission approval letter for the County road improvements, (11) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 4/17/2024), (12) revise the plan to provide an inlet on the east side of the proposed access drive, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) 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. 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.

**LAKEHURST: Lot 1 Block 60 (LB20C) Lakehurst Presbyterian Church**

This two-lot minor subdivision is for an existing house of worship and an existing single family residential dwelling located on Union Avenue, Orchard Street, and Pine Street. The applicant is

proposing to remove a portion of an existing depressed curb & concrete apron along Union Avenue and construct a new depressed curb & concrete apron to line up with the existing church parking lot drive aisle. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Tirella abstaining, this minor subdivision 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 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) dimension the County road pavement half width and full width, (3) add the following note to the plan: 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, (4) revise the final plat to include a list of property owners within 200' as per the Recordation Act. Approval recommended upon fulfillment of the above contingencies. 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.

**LAKWOOD: Lots 17, 18 Block 445 (LAT1296E.02) Prospect Massachusetts Heights, LLC**

This 33-lot major subdivision is for 32 duplex units and one Synagogue to be located at the intersection of Massachusetts Avenue and Prospect Street. The project falls within the limits of KMA's Prospect Street plans and the County's construction project of the traffic signal at the intersection Massachusetts Avenue and Prospect Street. The plans show frontage pavement widening to master plan width to be constructed by the County. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the plans to show and reference all deed book and page numbers of the utility easement for guy wires recorded in deed book 18627 page 716, deed book 18624 page 1263, and deed book 18546 page 890, the right-of-way dedication in deed book 17053 page 1593, the sight easements in deed book 17053 pages 1601, 1606, 1611, & 1616, (2) confirm that the proposed retaining walls and buildings are located outside of the clear zone, (3) provide documentation from Lakewood Township regarding the review and approval of the proposed retaining wall design, (4) revise the final plat to show the opposite side County road edge of pavements, (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (6) address the following traffic comments: a) depict existing 3-lane section and proposed striping per reconstruction of Prospect Street project plans and revise the plans to show proposed striping tying into the existing striping in the County road, (7) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed traffic signal and frontage improvements, (8) revise the County road improvement cost estimate to include all frontage improvements and to use County unit bid prices, (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. 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.

**LAKWOOD: Lot 21 Block 169 (LAT1432A) Suankum Investors, LLC**

This four-lot minor subdivision is for five townhouse units to be located on the local section of Squankum Road. 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.

**LAKWOOD: Lot 47 Block 440 (LAT2244) Cross Street 4 LLC**

This site plan is for a 35,502 s.f. office with 149 parking spaces to be located on Cross Street. The project falls within the limits of the County's Cross Street Reconstruction project. Ocean County requires the applicant to address the following conditions of approval: (1) since the existing right-of-way half width of Cross Street is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) indicate the proposed curb is to be built 31' from centerline in accordance with Section 612, (3) construct additional pavement widening to 31' from centerline and 15:1 paved tapers starting at the property line extending to the existing edge of pavement along the County road in accordance with section 611:E-1, (4) submit a copy of the CAFRA Permit or a

Jurisdictional Determination letter from the NJDEP (waiver requested), (5) address the following traffic comments: a) depict design vehicle turning templates to/from right lane of future widened five-lane section of Cross Street, demonstrate entering and exiting passenger vehicles will not conflict. Turning templates should not cross over the curb or encroach into adjacent lanes. Revise easterly driveway to be perpendicular to the roadway alignment, revise as required, b) dimension AASHTO sight line decision point from edge of traveled way. Depict sight lines in their entirety. Revise sight lines to be based on design speed. Depict sight line for future five-lane section of Cross Street. Remove vegetation within sight lines, and c) label total building area on the site plans. Building area and number of parking spaces in the report do not match the plan. Revise as required, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 4/17/2024), (7) design the proposed access point perpendicular to the County road in accordance with Section 606, (8) revise the cross hatching to show the County Reconstruction of Cross Street to 26' from centerline and the Property Owner Construction of Cross Street to 31' from centerline, (9) 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, (10) add to the plans the following County standard note for projects located on County roads: "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", (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 July 10, 2024, was read from Glenn Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination letter. CAFRA regulations are required 7:7-2.2(a)4 if located beyond 500' landward of the mean high-water line, residential development having 75 or more units, commercial development having 150 or more parking spaces and a public development or industrial development.

On a motion by Mr. Ernst, seconded by Ms. McCrystal it was recommend the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. This site plan has been given final approval contingent upon the applicant to: (1) since the existing right-of-way half width of Cross Street is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) indicate the proposed curb is to be built 31' from centerline in accordance with Section 612, (3) construct additional pavement widening to 31' from centerline and 15:1 paved tapers starting at the property line extending to the existing edge of pavement along the County road in accordance with section 611:E-1, (4) address the following traffic comments: a) depict design vehicle turning templates to/from right lane of future widened five-lane section of Cross Street, demonstrate entering and exiting passenger vehicles will not conflict. Turning templates should not cross over the curb or encroach into adjacent lanes. Revise easterly driveway to be perpendicular to the roadway alignment, revise as required, b) dimension AASHTO sight line decision point from edge of traveled way. Depict sight lines in their entirety. Revise sight lines to be based on design speed. Depict sight line for future five-lane section of Cross Street. Remove vegetation within sight lines, and c) label total building area on the site plans. Building area and number of parking spaces in the report do not match the plan. Revise as required, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 4/17/2024), (6) design the proposed access point perpendicular to the County road in accordance with Section 606, (7) revise the cross hatching to show the County Reconstruction of Cross Street to 26' from centerline and the Property Owner Construction of Cross Street to 31' from centerline, (8) 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, (9) add to the plans the following County standard note for projects located on County roads: "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", (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.

**LONG BEACH: Lots 1 & 2 Block 20.104 (LBT800) Lopert, Scott**

This two-lot minor subdivision is for a lot line adjustment for two single family residential dwellings to be located on Long Beach Boulevard. 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 conditions of approval: (1) revise the final plat to include a north arrow on the plan and on the key maps in accordance with the Recordation Act, (2) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (3) 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 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (4) dimension the County road pavement half width and full width, (5) revise the driveway easement note to reference the proposed lot number. Approval recommended upon fulfillment of the above contingencies. 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.

**MANCHESTER: Lot 1 Block 1.292 (MT536) Lamanna, Joseph**

This two-lot minor subdivision is for two single family residential dwellings to be located on local roads, Lawrence Avenue and Burnside 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 Ms. McCrystal, seconded by Mr. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

**OCEAN: Lot 1.01 Block 138 (OT286) Ozurumba, Chimezie**

This two-lot minor subdivision is for two single family residential dwellings to be located on Lighthouse Drive, Colts Neck Drive, and unimproved Ensign Drive. 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 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) submit a drainage easement and metes and bounds description for a drainage easement along the existing ditch from the E inlet to the County property behind the new Lot 1.03, (3) show the AASHTO sight line from Colts Neck Drive intersection and show vegetation to be removed to provide a clear line of sight, (4) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, (5) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C. Approval recommended upon fulfillment of the above contingencies. 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.

**OCEAN: Lot 1.01 Block 7 (OT287) Cicero, Gary**

This site plan is for a solar farm to be constructed on a capped landfill at the Southern Ocean Landfill on Wells Mills Road. The plan indicates that the right-of-way half width of the County road is 33' from centerline, consistent with the master plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit County road improvement plans (waiver requested), (3) submit a copy of the Pinelands Commission Certificate of Filing, Approval conditioned upon the NJDEP releasing Ocean County from all obligations related to the post closure activities per local Environmental Performance Partnership agreement between NJDEP and the County of Ocean dated November 2001. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated 4/1/2024, was read by Edwin Caballero of Colliers Engineering requesting a waiver from providing a traffic report and County road improvement plans. No additional traffic is anticipated or will be generated as this is going to be a solar farm. A waiver from providing County Road improvement plans is requested since there will be only minimum traffic generated.

On a motion by Mr. Ernst, seconded by Ms. MCCrystal, Mr. Avery abstaining, it is recommended to Board grant a waiver from providing a full traffic report and accept the applicant's description of the de minimis traffic impact at this site. It was recommended the Board grant a waiver from providing County road improvement plans as no widening is necessary. This site plan is given final approval contingent upon the applicant to address the following conditions of approval: (3) submit a copy of the Pinelands Commission Certificate of Filing. Approval conditioned upon the NJDEP releasing Ocean County from all obligations related to the post closure activities per local Environmental Performance Partnership agreement between NJDEP and the County of Ocean dated November 2001. 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.

**STAFFORD: Lots 3, 6.01 & 6.02 Block 74 (ST364E) Sicklerville 505 LLC**

This site plan is for a 6,914 s.f. retail building and a 5,500 s.f. retail building with 36 parking spaces to be located on Route 72. County facilities will not be impacted. 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 conditions of approval: (1) provide a copy of the NJDOT Access Permit, (2) show the NJDOT "desired typical section" for this section of NJ Route 72 in accordance with the current NJDOT Access code. Approval recommended upon fulfillment of the above contingencies. 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.

**STAFFORD: Lot 5 Block 44.49 (ST600) Allikmaa, Adrienne**

This two-lot minor subdivision is for two single family residential dwellings to be located on a local road, Canal Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) rotate the final plat so that north is up or to the right in accordance with industry standard, (2) provide proposed lot numbers that have been assigned by the Township. Approval recommended upon fulfillment of the above contingencies. 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 158 Block 394.03 (TRT2168G) Ocean Wealth Management**

This site plan is for re-approval of the removal of the bank drive thru portion of the site and the construction of a 2,000 s.f. addition for an existing two-story office building and three new parking spaces on Hooper Avenue. No improvements are proposed along Hooper Avenue. There will be a net reduction in impervious coverage. The plans show the County right-of-way at 50' from centerline plus a 10' road easement out to 60' from centerline, consistent with the master plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) 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 was read dated April 2, 2024 from Rob Harrington of East Coast Engineering requesting a waiver from providing a traffic report. This plan proposes to remove the drive through access and expand first floor under the existing second floor.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a full traffic report provided the applicant provide a trip generation statement comparing previous use to the proposed use. Condition #2 is to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$625.00. Approval recommended upon fulfillment of the above condition. The motion was unanimously carried.

**TOMS RIVER: Lots 3 & 4 Block 410.04 (TRT3212A) 1381 Lakewood Road, LLC, c/o Shaya Berger**

This site plan is for two office buildings with 6,500 s.f. footprint each and 49 parking spaces to be located on NJ Route 9. 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 conditions of approval: (1) indicate the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with

the current NJDOT Access code across the frontage of the site, (2) design the on-site improvements in accordance with the "DTS", (3) submit a copy of the CAFRA Jurisdictional Determination letter for Lot 4 from the NJDEP, (4) address the following traffic comment: provide trip distribution to Route 571, (5) 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. 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.

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

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**CORRESPONDENCE:**

**JACKSON: Block 410-1, Lots 20.480-20.488 (JT1301N3) J21SSE, LLC**

This major subdivision, preliminary and final, was given final approval on 12/20/23. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are amended to remove the off-tract traffic improvement fee and drainage improvement fees for sections 2A and 2B as the developer is responsible to construct County roadway and intersection improvements in accordance with the Developers Agreement of 12/6/2006 and Developers Agreement of 11/19/2014. The motion was unanimously carried.

**LAKWOOD: Block 433 Lots 1, 2, 3 (LAT1704C2) Mark Properties, LLC**

This major subdivision was given final approval on 2/7/2024. Condition #5 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. Condition #6 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. The County engineer has determined that the off-tract traffic fee to be \$9,300.00 and the off-tract drainage improvement fee to be \$6,000.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$9,300.00 and the off-tract drainage improvement fee is \$6,000.00. The motion was unanimously carried.

**LAKWOOD: Block 436 Lot 1 (LAT1704C3) Mark Properties, LLC**

This major subdivision was given final approval on 3/6/2024. Condition #5 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Condition #6 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. The Ocean County Engineer has determined that the off-tract traffic improvement fee to be \$7,750.00 and the off-tract drainage improvement fee to be \$6,000.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$7,750.00 and the off-tract drainage improvement fee is \$6,000.00. The motion was unanimously carried.

**LAKWOOD: Block 174.04 Lot 58 (LAT2129B) Tikotzky, Abraham**

This site plan was given final approval on 12/15/2021. Condition #8 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #9 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined that the off-tract drainage improvement fee be zero and the off-tract traffic improvement fee \$9,792.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the off-tract drainage improvement fee is zero and the off-tract traffic improvement fee is \$9,792.00. The motion was unanimously carried.

**PINE BEACH: Block 77 Lot 29.01 (PBB57C) Shtander, Georgiy**

This site plan was given final approval on 2/21/2024. Condition #7 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #8 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined that the off-tract traffic improvement fee to be \$3,750.00 and the off-tract drainage improvement fee zero. On a motion by Mr. Ernst,