

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

Regular meeting, Wednesday, August 18, 2021, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Earl Sutton, Joseph Bilotta, Scott Tirella, Mark Jehnke, Mathew Thompson, Mark Villinger and Robin Florio.

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

On a motion by Mr. Tirella, seconded by Mr. Bilotta, the minutes of the meeting of August 4, 2021 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 37 Block 882 (BT221D) Arya Properties at Golden Eagle Estates LLC**

This 19-lot major subdivision is for 16 single family residential units on two new cul-de-sacs with access off of Scotts Drive, one commercial lot located on Route 9, and two detention basin lots. The NJDOT "desired typical section" for this section of NJ Route 9 is indicated on the plans. On a motion by Mr. Bilotta, seconded by Mr. Sutton, with Mr. Tirella abstaining, this major subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a traffic report, (2) submit a drainage report, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, and (4) revise the final plat to include the proposed commercial lot in general note 1 and identify the entity responsible for maintaining the stormwater detention basins. 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 8.01 Block 837 (BT478D.01) Marble Arch Homes**

This site plan is for the construction of 91,260 s.f. of warehouses for a self-storage facility to be located in five buildings with a 900 s.f. office and 16 proposed passenger vehicle parking spaces and 22 proposed RV boat storage parking spaces to be located on Route 9. The NJDOT "desired typical section" for this section of NJ Route 9 is indicated on the plans. The conditions of the minor subdivision BT478C have been addressed. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the NJDOT access permit, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (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. 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 2, 3 & 4 Block 3001 (JT1675A.06) Cardinale & Jackson Crossing #2**

This amended site plan application is for Phase 1 of Adventure Crossing which includes a 161,663 s.f. indoor recreational air dome, 108,750 s.f. convention expo center, a 7,500 s.f. field house, a two-story sports office/concession building/announcing booth, a 134 room "Hotel A" with five floors and a 9,919 s.f. banquet facility, a 142 room "Hotel B" with five floors, one 4,000 s.f. fast food pad site, one 2,381 s.f. fast food pad site, two 2,625 s.f. fast food pad sites, a 6,000 s.f. convenience store with fuel, two 8,000 s.f. sit down restaurants, an 81,700 s.f. medical research institution with parking garage, 12,000 s.f. retail shopping center/office space, 16,000 s.f. retail shopping center/office space, four outdoor athletic fields, four stormwater management basins, and 2,470 proposed parking spaces to be located on Monmouth Road (Route 537) at the Pine Drive intersection. This project falls within a portion of Monmouth Road that is under Monmouth County jurisdiction according to a Jurisdictional Agreement between Monmouth and Ocean County, therefore all issues raised by Monmouth County are to be addressed. Jackson Township

has provided a resolution identifying the jurisdictional issues of the future Pine Drive jug handle, which states that the developer of Adventure Crossing will be responsible for road maintenance, street sweeping, and snow removal of the proposed jug handle. The applicant's engineer has provided a copy of the NJDEP Letter of Interpretation Extension and the NJDEP Freshwater Wetlands Transition Area Waiver Modification permit for the construction proposed adjacent to the wetland buffers. The applicant's engineer has provided copies of the adopted minutes from the 2/13/2020 State House Commission meeting at which the NJDOT released the existing jughandle right-of-way and a copy of the Exchange Agreement between the NJDOT and the applicant which will extinguish the "No Access Limits" (signed only by the applicant, not yet signed by NJDOT). The applicant's engineer has submitted right-of-way deeds of dedication and metes and bounds descriptions for an additional right-of-way dedication at the traffic signal to Ocean County. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant address the following items: (1) perfect the major subdivision application JT1675B for the creation of the new lots by submitting a final plat which shows the required sight easements and right-of-way dedications at the traffic signal to Ocean County prepared in accordance with the Recordation Act, (2) dimension the existing right-of-way half width and full width of Monmouth Road on the plans, (3) submit a sight right easement forms and metes and bounds descriptions for 30'x100' sight triangle easements at the signalized intersection in accordance with County standards to Ocean County, (4) address the following general traffic comments: a) provide architectural plans, including maximum capacity, for the proposed convention center and provide justification for the proposed trip generation, b) an electrical plan (Sheet 2 of 8) was submitted for the proposed signal at the internal four-way intersection, however, the remainder of the eight sheets in the set were not submitted for review; traffic signal plan, warrant analysis, timing, conduit fill calculations, designer's certification, etc. will be required. The internal signal needs to be interconnected with the signal at Route 537, c) the proposed geometric changes at the U-turn signal necessitate split phasing. The Phase 1 analysis worksheets show split phasing, the Phase 2 analysis worksheets do not, d) the northerly corner radius was not revised from the previous submission, therefore, warehouse trucks from Phase 2 will encroach into all three lanes of Road 'B', e) label the building area and number of stories for each proposed use on the plans, f) future traffic growth projection criteria was not discussed in the report, and g) specify each ITE land use code utilized in the traffic analysis, (5) address all the comments from Monmouth County based on a review of the new site plan proposal, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Certificates of Occupancy are not to be issued until the Major Subdivision has been perfected. 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 8 Block 8401 (JT1731) R&K Jordan Realty LLC**

This site plan is for a two-story 11,200 s.f. office with 56 proposed parking spaces to be located on North County Line Road. The traffic statement is acceptable. Ocean County requires the applicant to address the following items: (1) submit County road improvement plans (waiver requested), (2) 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 feet 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, (3) submit a sight right easement form and metes and bounds description for an AASTHO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (4) dimension the County road pavement half width and full width, (5) address the following traffic comments: a) provide design vehicle turning templates, including existing roadway striping, b) provide one-way sign R6-1 in roadway median, c) provide length of need calculations for proposed vertical wall drop off adjacent to Bartley Road ramp; extend and replace existing non-standard guiderail as required, (6) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (7) show existing depressed curb to be replaced with full height curb, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies.

A letter dated July 29, 2021 was read from Kevin Shelly of Shore Point Engineering requesting a waiver from providing County road improvement plans for the project. The section of County Line Road where the property has frontage was recently improved upon and the proposed application

will have minimal impact on the County road. The property currently has a driveway to access the road and the proposed entrance to the development will occur in a similar location.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board granted a waiver from providing County road improvement plans as County Line Road is already constructed to Master Plan width; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 50 feet 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, (2) submit a sight right easement form and metes and bounds description for an AASTHO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (3) dimension the County road pavement half width and full width, (4) address the following Traffic comments: a) Provide design vehicle turning templates, including existing roadway striping, b) provide one-way sign R6-1 in roadway median, c) provide length of need calculations for proposed vertical wall drop off adjacent to Bartley Road ramp; extend and replace existing non-standard guiderail as required, (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (6) show existing depressed curb to be replaced with full height curb, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 169 & 174.01 Block 189 (LAT2056A) Finkelstein, Mordechai**

This three-lot minor subdivision is located on local roads, North Oakland Street and Cherry Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 2 Block 94 (LAT2149) Cellco Partnership d/b/a Verizon Wireless**

This site plan is for a wireless communication facility to be located at the Lakewood Senior Apartments on Clifton Avenue. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 21 Block 855.02 (LAT2150) Finkel, Eliyahu & Rivky**

This two-lot minor subdivision is located on a local 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 Mr. Tirella, seconded by Mr. Bilotta, this minor subdivision was given final approval.

**LAKEWOOD: Lots 18 Block 134 (LAT2152) Weiss, Samson**

This two-lot minor subdivision is located on a local road. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**PLUMSTED: Lots 23 Block 27 (PT406A) Babbit, John**

This site plan is for modifications to an existing vacant 3,528 s.f. building to include 2,646 s.f. of office space and an 882 s.f. deli on the first floor and four two-bedroom apartments on the second floor with 18 proposed parking spaces to be located on Maple Avenue. Ocean County requires the applicant to address the following items: (1) since the existing right-of-way half width of the County road is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle

easements at the proposed access point and at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and adjoining properties, County road pavement full width dimensions, and existing County right-of-way full width dimension, (4) submit a traffic report (waiver requested), (5) update the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (6) add the following Ocean County standard notes for projects located on County roads to the plans: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening Permit from the Ocean County Engineer's Office, b) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, c) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, d) Alignment & grade for curb and road improvements along the County road shall be established by the Developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the Developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, f) The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, (7) Construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer, (8) 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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated June 24, 2021 was read from Leslie Ramdeen of Accutech Engineering requesting a waiver from providing a traffic study. This site plan is for a mixed use residential/commercial facility. The proposed downstairs facilities are not foreseen to have appreciable more traffic than before. Also, the residential dwellings traffic are expected to be low activity for entrance and exit to Maple Avenue. Real time actual recording of the vehicular activity on Maple Avenue are provided courtesy of the NJDOT studies.

On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted a waiver from providing a traffic report, however the applicant shall provide a trip generation statement comparing existing and proposed uses; this site plan was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width of the County road is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point and at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and adjoining properties, County road pavement full width dimensions, and existing County right-of-way full width dimension, (4) submit a trip generation statement comparing existing and proposed uses, (5) update the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (6) add the following Ocean County standard notes for projects located on County roads to the plans: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening Permit from the Ocean County Engineer's Office, b) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, c) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality

for the completion of said improvement, d) Alignment & grade for curb and road improvements along the County road shall be established by the Developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the Developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, f) The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, (7) Construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer, (8) 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**S TOMS RIVER: Lots 1.03 Block 20 (STRB66A) Borough of South Toms River**

This two-lot minor subdivision is at a municipal public works building property located on a local road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with Recordation Act. On a motion by Mr. Sutton, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 38.01 Block 410.03 (TRT3012B) Waldman, Naftali**

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

**TOMS RIVER: Lots 6 & 8 Block 794.36 (TRT3030A) Faccone, Michael**

This minor subdivision is for a lot line adjustment on a local 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 Mr. Bilotta, seconded by Mr. Sutton, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 14 & 15 Block 831 (TRT3467) Beneduce, Richard**

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

**TOMS RIVER: Lots 31,32 & 33 Block 825 (TRT3468) Benva, LLC**

This three-lot minor subdivision is for a lot line adjustment on a local 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 Mr. Bilotta, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

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

**BRICK:** Lots 7 Block 549 (BRT1841A.03) Old Silvertown Road LLC

**JACKSON:** Lots 3 Block 4201 (JT1701A) Cedar Swamp Plaza LLC c/o Samuel Pica III

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**CORRESPONDENCE:**

**BRICK: Block 106, Lot 1 (BRT1999A) Lombardi Residential, LLC.** This site plan received conditional approval on April 21, 2021. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board hereby amends the minutes to reflect the applicant is required to show the 15:1 paved taper near Station 122+40 and tying back to the existing edge of pavement at the eastern property line so that a road easement from the adjoining property owner is no longer needed and so that the utility pole near the property corner does not need to be relocated, Condition #4 is hereby amended to eliminate the need to obtain a road easement and requiring the paved taper to meet the existing edge of pavement at the property line. The motion was unanimously carried.

**JACKSON: Block 13301, Lots 7, 8, 9, 21, 23 (JT1698A) 300 Clearstream, LLC.** This major subdivision received conditional preliminary and final approval on September 16, 2020. Condition #2 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$3,125.00. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the Board required the payment of an off-tract traffic improvement fee in the amount of \$3,125.00. The motion was unanimously carried.

**JACKSON: Block 6501, Lot 42.04 (JT1719) Dubin Contracting, LLC.** This site plan received conditional approval on October 21, 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 \$6,250.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and an off-tract traffic improvement fee in the amount of \$6,250.00. The motion was unanimously carried.

**LAKEWOOD: Block 385, Lot 6 (LAT1784C.01) 650 James Street, LLC.** This site plan received conditional approval on July 7, 2021. A letter dated July 13, 2021 was read from John Rea and Scott Kennel of McDonough & Rea Associates requesting a waiver from designing the proposed driveway location on James Street in accordance with Section 606:C to permit the exit driveway to be located 20 feet west of the easterly property corner with a 10 foot edge clearance and a ten foot curb return. Section 606:B recommends a 25 foot tangency between driveways where 13 feet is provided to the Lot 4 driveway. It is important to note that the two proposed driveways will be offset 66 feet from centerline for each driveway. Furthermore, the Lot 6 driveway is designed to permit only exit movements and the Lot 4 access will serve a warehouse use which is typically a low traffic generator. Therefore, it is McDonough & Rea's opinion that a waiver from Section 606:B can be granted for the referenced exit driveway without any negative impacts onto UJames Street or the driveways serving Lots 4 and 6. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted a waiver of the proposed driveway location. The motion was unanimously carried.

**LAKEWOOD: Block 855.03, Lot 37 (LAT2010.03) Herskowitz, Chaim Tzvi.** This minor subdivision received conditional approval on February 6, 2019. A letter dated July 28, 2021 was read from Glenn Lines of NewLines Engineering requesting a waiver from submitting a copy of the NJDEP permit required for the extension of culvert under New Hampshire Avenue. The applicant has previously obtained a NJDEP permit to fill the wetlands on the site. The wetlands have been filled, thus eliminating the need for an additional NJDEP permit as the site no longer is encumbered by wetlands. Therefore the condition is not applicable and/or able to be satisfied. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board acknowledges and accepts the applicants professional's interpretation that wetlands no longer exist on the property. The applicant must obtain a Road Opening Permit for work within New Hampshire Avenue right-of-way and County drainage easements. The motion was unanimously carried.

**LAKEWOOD: Block 190.04, Lot 8.01 (LAT568B.04) Bais Reuven Kamenetz of Lakewood, Inc.** This major subdivision received conditional preliminary and final approval on February 5, 2020. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the minutes are hereby amended to



include the condition to provide a copy of Lakewood Township Ordinance requiring "No Parking" along Ridge Avenue from Brooke Road to Gefen Drive on both sides. The applicant has further clarified the number of students and staggered arrival and departure times and a note has been added to the plan with the student arrival and departure times. The motion was unanimously carried.

**LAKEWOOD: Block 190.04, Lot 8.18 (LAT568C.02) Bais Reuven Kamenetz of Lakewood, LLC.** This site plan received conditional approval on April 15, 2020. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the minutes are hereby amended to include the condition to provide a copy of Lakewood Township Ordinance requiring "No Parking" along Ridge Avenue from Brooke Road to Gefen Drive on both sides. The applicant has further clarified the number of students and staggered arrival and departure times and a note has been added to the plan with the student arrival and departure times. The motion was unanimously carried.

**LAKEWOOD: Block 1100, Lot 23.01 (LAT2063B) Yeshivas Ohr Olam.** This site plan received conditional approval on April 7, 2021. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the minutes are hereby amended to reflect that while this section of Vermont Avenue is not a County roadway, we recommend that parking spaces should not have direct access to backing out on to Vermont Avenue as Vermont Avenue in the future will be a collector road with signalized access to Route 70. The motion was unanimously carried.

**TOMS RIVER: Block 364, Lots 24, 26.01, 65.01 (TRT3073G) 1606 Lakewood Rd, LLC.** This site plan received conditional approval on March 17, 2021. A letter dated August 4, 2021 was read from Charles Witczak of Witczak Engineering requesting a waiver from providing a new traffic report as the previously approved traffic report considered 141 apartments and 32,000 s.f. retail space. The retail space has been eliminated from the plan. It is reasonable to expect that the traffic impact of the development currently proposed will be less than the previously approved version. A waiver is requested from providing a drainage report. Calculations for the current drainage design were previously submitted and reviewed by County staff. This design was approved by both the Toms River Township Planning Board and NJDEP CAFRA. The proposed stormwater management characteristics as presented yield a greater proposed reduction exceeding the percent reduction required. 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 zero. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the board granted a waiver from submitting a traffic report and accepted the previous traffic report submitted, granted a waiver from submitting a drainage report and did not require the payment of an off-tract drainage improvement fee; the minutes are hereby amended to add the condition to dimension the existing right-of-way half width and full width of Sunset Avenue on the plan, and if the half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County. The motion was unanimously carried.

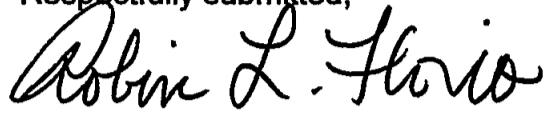
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<b>THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:</b>				
<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
<b>BERKELEY BT687</b>	3, 3.01, 4-10	1671	03/17/21	08/11/21
<b>JACKSON JT1711</b>	42.03	6501	11/20/19	08/09/21
<b>LAKEWOOD LAT2010.03</b>	37	855.03	02/16/19	08/17/21
<b>LAKEWOOD LAT2046A</b>	74.02	524.27	02/03/21	08/10/21
<b>TOMS RIVER TRT3453</b>	5 – 8	232.13	12/02/20	08/18/21

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

Respectfully submitted,

A handwritten signature in black ink that reads "Robin L. Florio". The signature is written in a cursive style with a large, looped initial 'R'.

Robin L. Florio, Secretary  
Ocean County Planning Board