

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

Regular meeting, Wednesday, June 7, 2023, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Joe Bilotta, Dennis Liberatore, Elaine McCrystal, Joseph Marra, Alan Avery, Debbie Beyman, Laura Benson, Esq., Mark Jehnke, Tony Agliata and Veronica Tompkins.

On a motion by Mr. Avery, seconded by Mr. Marra, the minutes of the meeting of May 17, 2023 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 11 & 12, Block 114.48 (BAT332) Davis, Ramone

This two-lot minor subdivision is for a lot line adjustment located on a local road, Liberty Court. 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. This motion was unanimously carried.

JACKSON: Lot 80, Block 11801 (JT1750) Evangelical Lutheran Immanuel Church

This site plan is for the demolition of a residential dwelling and garages and the construction of a 21,653 s.f. Evangelical Lutheran Immanuel Church with 102 parking spaces, a pole barn, a sexton house, a parsonage, and a shed to be located on West Veterans Highway. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, with Mr. Avery abstaining the 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 the existing pavement half width and full width, (2) submit a deed of dedication and metes and bounds description for additional right of way dedication to 33' from centerline along West Veterans Highway to Ocean County, (3) submit a sight right easement form for a sight triangle easement at the proposed driveway along West Veterans Highway in accordance with County standards to Ocean County, (4) submit a traffic report, (5) address the following traffic comment: a) label proposed driveway curb return radii, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/7/2023), (7) construct additional pavement widening to 23' 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, (8) submit a copy of the Pinelands Commission Certificate of Filing for the County road improvements within the County right-of-way, (9) construct curb along West Veterans Highway in accordance with section 612:B, (10) provide 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.- to be reviewed and approved by the Ocean County Engineer, (11) verify that guiderail is not warranted for the proposed basin based on the white line of the future three lane section to be located at 18' from centerline, (12) add the following standard County notes for projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening Permit from the Ocean County Engineer's office, b) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, and c) 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, (13) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water. 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 39 & 41, Block 17206 (JT1751) Mattina, Vincent

This two-lot line adjustment is located on Toms River Road (CR 571). On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval 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 (2) if 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, (3) dimension the County road pavement half width and full width, (4) add three corner coordinates to the final plat in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lots 22-29, Block 23001 (JT527C.03) Jackson Trails, LLC

This 391-lot major subdivision is for Jackson Trails proposed to be developed in four phases with 386 single family residential dwelling units, 96 COAH townhouses, two detention basin lots, one pump station lot, one water booster lot, and one lot for a 24,500 s.f. House of Worship with 209 proposed parking spaces and three parking spaces per single family dwelling unit (plus 35 general use spaces) for a total of 1158 residential parking spaces to be located off of South Hope Chapel Road (CR 547). The phases will be as follows: Phase 1 = 97 lots, Phase 2 = 95 lots and twelve COAH units, Phase 3 = 97 lots and 36 COAH units, Phase 4 = 97 lots and 48 COAH units, for a total of 386 residential lots and 96 COAH units, for a total of 482 dwelling units. The applicant has previously provided a copy of the NJDEP CAFRA permit for the utility extension within the CAFRA zone. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, with Mr. Avery abstaining, the major subdivision was given final approval upon the applicant to address the following items: (1) provide a Pinelands Commission Consistent Certificate of Filing or a Letter of No Further Review, (2) address the following traffic comments: a) provide an updated trip generation statement comparing previously approved plan to current plan. Also the traffic letter refers to development plan dated January 10, 2022 however the submitted plan is dated March 15, 2023, revise as required, (3) enter into a Developer's Agreement to provide a traffic signal warrant analysis once Phase 1 and Phase 2 CO's have been issued to evaluate if actual traffic for Phase 1 and Phase two exceed the numbers within the provided traffic report, then Phase 3 and Phase 4 will be projected using actuals to determine a traffic signal warrant, (4) pay an off-tract drainage improvement fee in an amount of \$6,000, (5) pay an off-tract traffic improvement fee in an amount as follows: Phase 1 - \$57,500.00; Phase 2 - \$56,875.00; Phase 3 - \$56,875.00 and Phase 4 - \$58,125.00. Certificate of Occupancies shall not be issued until the County road improvements have been constructed. 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 22-29, Block 23001 (JT527D.03) Jackson Trails, LLC

This site plan is for a 24,500 s.f. House of Worship with 209 proposed parking spaces associated with a 391-lot major subdivision for Jackson Trails proposed to be developed in four phases with 386 single family residential dwelling units, 96 COAH townhouses, two detention basin lots, one pump station lot, one water booster lot, and one lot for the House of Worship to be located off of South Hope Chapel Road (CR 547). The phases will be as follows: Phase 1 = 97 lots, Phase 2 = 95 lots and 12 COAH units, Phase 3 = 97 lots and 36 COAH units, Phase 4 = 97 lots and 48 COAH units, for a total of 386 residential lots and 96 COAH units, for a total of 482 dwelling units. The applicant has previously provided a copy of the NJDEP CAFRA permit for the utility extension within the CAFRA zone. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, with Mr. Avery abstaining the site plan was given final approval upon the applicant to address the following items: (1) provide a Pinelands Commission Consistent Certificate of Filing or a Letter of No Further Review, (2) address the following traffic comment: a) provide an updated trip generation statement comparing previously approved plan to current plan. Also the traffic letter refers to development plan dated January 10, 2022 however the submitted plan is dated March 15, 2023. Revise as required, (3) enter into a Developer's Agreement to provide a traffic signal warrant analysis once Phase 1 and Phase 2 CO's have been issued to evaluate if actual traffic for Phase 1 and Phase 2 exceed the numbers within the provided traffic report, then Phase 3 and Phase 4 will be projected using actuals to determine a traffic signal warrant, (4) pay an off-tract drainage improvement fee assessed under JT527C.03, (5) pay an off-tract traffic improvement fee assessed under JT527C.03. Certificate of Occupancies shall not be issued until the County road improvements have been constructed. 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: Lot 1.09, Block 251 (LAT1447H) Shain, Aaron

This two-lot minor subdivision is located on Cory Court. County facilities will not be impacted. On a motion by Mr. Avery, seconded by Mr. Bilotta this minor subdivision was given final approval upon the applicant to address the following condition of approval: (1) revise the final plat to include a graphic scale in accordance with the Recordation Act, (2) revise the final plat so that north is up or to the right in accordance with industry standard. 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: Lot 56.02, Block 25.05 (LAT1627B) OCY590, LLC

This two-lot minor subdivision is located on Pine Park Avenue and Martin Street. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this minor subdivision was give final approval upon the applicant to address the following conditions of approval: (1) revise the final plat so that north is up or to the right in accordance with industry standards, (2) revise the zone map to properly show the subject property. 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 14 & 15, Block 208.01 (LAT1770A) 956-958 E County Line Road LLC

This nine-lot major subdivision is for nine single family residential homes and a cul-de-sac to be located on East County Line Road. This project falls within the limits of the Maser plans for the "Reconstruction of East County Line Road." The plans show the proposed edge of pavement at 24' from centerline. On a motion by Mr. Bilotta, seconded by Mr. Liberatore this major subdivision was given final approval 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 final plat, and if the half width 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) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the road and revise the final plat to include the edge of pavement on both sides of the County road with half width and full width dimensions, (3) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) indicate the proposed edge of pavement is to be built 24' from the Maser baseline with 15:1 paved tapers back to existing edge of pavement to the west in accordance with Section 611.B, (5) address the following traffic comments: a) revise curb radii to 40' per Table 600-6, b) depict AASHTO sight lines, c) depict entire roadway, and d) speed limit listed in report is incorrect, (6) address the design related comments on memo dated 5/30/2023, (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 consistent with the Maser plans to be reviewed and approved by the Ocean County Engineer, (8) add the following Ocean County standard notes for projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening Permit from the Ocean County Engineer's office, b) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, c) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, d) alignment & grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, and f) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements,

(9) revise the plans to show the proposed location of the utility poles to be relocated, (10) revise the final plat to include three corner coordinated in accordance with the Recordation Act, (11) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Commissioners with regard to the co-mingling of storm water, (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 was unanimously carried.

LAKEWOOD: Lot 9 Block 1082 (LAT697M2) Covington Village Condominium

This 2-lot minor subdivision is to subdivide Covington Village located on Locust Street. The plans indicate that the right-of-way half width of Locust Street is 33'. 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 items: (1) provide a copy of the recorded access easement along the existing private road to provide perpetual access to and from the new Lot 9.02 and show the location of the access easement on the final plat, (2) revise the plat to adequately show existing features, including the edge of pavement on both sides of the County road, (3) revise the plat so that north is up or to the right in accordance with industry standards. 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: Lots 3, 5, 6 & 7 Block 192 (OT282) Petty Motorworks, C/O Tom Petty

This minor subdivision is for a consolidation into two-lots for residential and commercial use on Route 9 and Chapel Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, with Mr. Jehnke abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

SOUTH TOMS RIVER: Lot 7, Block 20.01 (STRB71A) 407 Dover Rd LLC

This three-lot minor subdivision is located on Dover Road and Amherst Road/Hawk Way. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. The applicant has submitted a deed of dedication for a right-of-way dedication to 40' from centerline to Ocean County and a sight easement at the intersection of Dover Road and Amherst Road/Hawk Way. The plans to show County road pavement widening to 17' from centerline with 15:1 paved tapers back to existing edge of pavement. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way full width of the County road on the plat, and if the half width is less than 40 feet from centerline, (2) dimension County road existing pavement half width and full width, (3) revise the plans to show the right-of-way line in front of lot 9.01, (4) add to the plans the following standard notes 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. 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 94.02, Block 120 (ST158K) LTD Realty Investment III LP

This site plan is for a 5,600 s.f. addition to the Causeway Nissan Auto Dealership on State Highway Route 72. The plans show the NJDOT desired typical section of Route 72 in accordance with the current NJDOT Access code. Ocean County requires the applicant to address the following: (1) submit a traffic report (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). 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.

A letter dated May 16, 2023 from Brian Murphy of FWH Associates, was read requesting waivers from supplying a traffic report, as the applicant is proposing a 5,600 s.f. addition to their existing garage and no additional traffic will be generated from this expansion. A letter was also read requesting a waiver from providing a CAFRA Jurisdictional Determination letter. The current project predates the CAFRA rules and the proposed improvements will not create more than 49

new parking stalls. The CAFARA regulations exempt commercial developments proposing less than 50 new parking spaces (NJAC 7:7-21;2 (a)3).

On a motion by Mr. Jehnke, seconded by Mr. Avery, the Board granted a waiver from providing a full traffic report and accepted a trip generation statement comparing the previous use trips to the proposed use trips. 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. The motion was unanimously carried.

TOMS RIVER: Lot 5, Block 164 (TRT3506) Klein, Abe

This site plan is for a 11,360 square footprint three-story office building with 124 proposed parking spaces to be located on Lakewood Road (Route 9) on the south side of the North Maple Avenue paper street intersection. The plans show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this site plan was given final approval upon the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA Permit from the NJDEP, (2) submit a copy of the NJDEP Freshwater Wetland Permit for the construction within the mapped wetland areas as shown on the plans, (3) submit a copy of the NJDOT Access Permit, (4) address the following traffic comments: provide trip distribution to North Maple Avenue, (5) revise the plans to show all existing features within 200' of the site, including existing underground drainage features, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/7/2023), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

TOMS RIVER: Lots 1-44 Block 158 (TRT3507) Toms River Center, LLC

This site plan is for a 11,220 square footprint three-story office building with 138 proposed parking spaces to be located on Lakewood Road (Route 9) on the north side of the North Maple Avenue paper street intersection. The plans show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. On a motion by Mr. Bilotta, seconded by Ms. McCrystal this site plan was given final approval upon the applicant to address Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA Permit from the NJDEP, (2) submit a copy of the NJDEP Freshwater Wetland Permit for the construction within the mapped wetland areas as shown on the plans, (3) submit a copy of the NJDOT Access Permit, (4) address the following traffic comments: provide trip distribution to North Maple Avenue, (5) revise the plans to show all existing features within 200' of the site, including existing underground drainage features, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/7/2023), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

TOMS RIVER: Lots 1-5 & 11-40, Block 187 (TRT3508) Rabin and Company, LLC

This two-lot minor subdivision is located on Hickory Street. On a motion by Ms. McCrystal, seconded by Mr. Marra this minor subdivision was given final approval upon the applicant to address the following conditions of approval: (1) add a north arrow to the final plat in accordance with the Recordation Act, (2) dimension the County road pavement half width and full width, (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 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, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the paper street intersections in accordance with County standards to Ocean County Minor Subdivisions on County Roads, (5) revise the plat to provide a 15' wide utility easement to the Township to include the location of the existing utility poles and to provide room for overhead wire clearance, (6) add a note to the final plat that states: "driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606", (7) add a note to the final plat that states: "parking shall be situated on the

new lots in a "T" type driveway design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C.", (8) if the Township requires curb and sidewalk, the curb shall be set at the County's Master plan width of 20' from centerline with 15:1 tapers back to the existing edge of pavement. 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.

* * * * *

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

* * * * *

CORRESPONDENCE:

* * * * *

BRICK: Block 323, Lot 18.02; (BRT2015A) Beck, Kenneth

This site plan was given final approval on 4/6/2022. Condition #9 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #10 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The Ocean County Engineer has determined that the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$2,292.00. On a motion by Mr. Jehnke, seconded by Mr. Avery, the off-tract drainage improvement fee is zero and the off-tract traffic improvement fee is \$2,292.00. The motion was unanimously carried.

JACKSON: BLOCK 2101, LOTS 5.02, 5.03 (JT1549C.02) CASA NOVA RODAL

This site plan was given final approval on 10/6/2022. A letter dated May 25, 2023 from Mr. Borden of Professional Design Services was read requesting a waiver from a Freshwater Wetlands Letter of Interpretation. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board acknowledged and accepted the applicant's professional's interpretation that the project does not have freshwater wetlands present on the site. The motion was unanimously carried.

JACKSON: BLOCK 13801, LOTS 4.01, 5, 6.01 (JT1657B.01) 528, LLC

This minor subdivision was given final approval on 10/19/2022. A letter dated May 18, 2023 from Brian Murphy of FWH Associates was read requesting a waiver for providing a 30'x100' County sight triangle. They are instead requesting to provide AASHTO sight triangles. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has denied the waiver request to provide a 30'x100' sight triangle as no justification has been provided to support the waiver request. The motion was unanimously carried.

JACKSON: BLOCK 20601, LOTS 10, 11 (JT1669A.01) DENTON PINES, LLC

This major subdivision was given final approval 1/20/2021. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to require the developer to enter into a Developers Agreement for the acquisition of a road easement from Block 20601, Lot 12 for the County road improvements. The motion as unanimously carried.

JACKSON: BLOCK 13401, LOTS 2.01 ,4.01, 15, 16, 24 & 26 (JT1694A) LUXUR DRIVE 1426 LLC

This major subdivision was given final approval on 8/19/2020. Condition #3 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$7,500.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the off-tract traffic improvement fee is \$7,500.00. The motion was unanimously carried.

JACKSON: BLOCK 22301, LOTS 1 & 2 (JT567D.01) 330 WHITESVILLE ROAD

This site plan was given final approval on 8/5/2020. A letter dated June 5, 2023 was read from Sebastiano Pulvirenti of Challoner Associates requesting a one-year extension. The project was recently resubmitted to the township and was granted approval by Jackson Township Board of Adjustment. On a motion by Mr. Jehnke, seconded by Mr. Bilotta the Board gave an extension to 8/5/2024. The motion was unanimously carried.

LAKEWOOD: BLOCK 498, LOTS 1 & 10 (LAT991D) NACHLAS BAIS YAAKOV, INC.

This site plan was given final approval on 9/21/2022. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the minutes are hereby amended to change the project description to a one three-story 96,900 s.f. elementary school with 180 parking spaces and 750 students. The motion was unanimously carried.

TOMS RIVER: BLOCK 171, LOT 16.01 (TRT3231C) COX CRO CENTER OWNER, LLC

This site plan was given final approval 9/7/2022. Condition #8 was to pay an off-tract traffic improvement fee to be determined by the County Engineer and condition #9 was to pay an off-tract drainage improvement fee to be determined by the County Engineer. The Engineer has determined that the off-tract traffic improvement fee to be \$7,292.00 due to the increase in project size and increase in parking by 35 spaces from the previously approved plans. The off-tract drainage improvement fee is to be zero. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$7,292.00 and the off-tract drainage improvement fee is zero. The motion was unanimously carried.

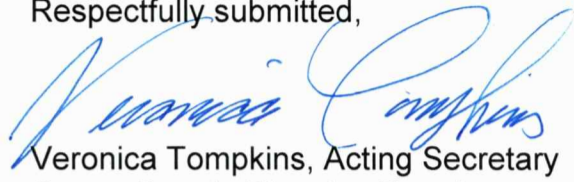
* * * * *

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:
BERKELEY BT266N	7	13	12/07/2022	05/24/2023
BRICK BRT2015A	18.2	323	04/06/2022	06/07/2023
LACEY LT714G	8.06, 8.07/ 1-48/1-48	1837.01/1852/ 1853	11/02/2022	06/01/2023
LAKEWOOD LAT1022E	1	44	01/18/2023	05/24/2023
OCEAN OT279A	12.02,13.01, 13.02;20;1	241.11;343;352	08/03/2022	05/24/2023
OCEAN OT279B	12.02,13.01, 13.02;20;1	241.11;343;352	08/03/2022	05/24/2023
SEASIDE HEIGHTS SHB168	7,10,19.02	1	01/18/2023	05/24/2023
STAFFORD ST596	33, 33.01	144	05/03/2023	06/06/2023
TOMS RIVER TRT3128C.01	6,7,8,9	444.01	04/20/2022	05/31/2023
TOMS RIVER TRT3493	7, 8	1076.03	10/06/2023	05/23/2023
TOMS RIVER TRT3502	15	393.07	02/01/2023	05/25/2023

* * * * *

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

Respectfully submitted,



Veronica Tompkins, Acting Secretary
Ocean County Planning Board