

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

Regular meeting, Wednesday, April 6, 2022, 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, Joseph Marra, Mark Jehnke, Mat Thompson, Anthony Agliata 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 March 16, 2022 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 2 Block 53 (BAT72D) Sullivan, Brian

This site plan is for a 6,033 s.f landscape supply store (formerly Modern Gas Service commercial propane retail and distribution business) with 19 existing and 21 proposed parking spaces to be located at the intersection of Route 72 and Warren Grove Road (CR610). Access will be provided from Route 72. A Pinelands Commission Certificate of Filing has been provided. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline including an intersection corner clip to Ocean County, (2) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) show on the plans the NJDOT "desired typical section" for this section of NJ Route 72 in accordance with the current NJDOT access code, (4) provide a copy of the NJDOT Access Permit, (5) submit a drainage report (waiver requested), (6) address the following traffic comment: a) revise the traffic statement to specify trip distribution to Warren Grove Road, (7) submit a copy of the Pinelands Commission "No Further Review" letter, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated March 11, 2022 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing a drainage report as the site is currently developed and the only new impervious surface is a small decorative paver display area.

On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted a waiver from providing a drainage report; 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 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline including an intersection corner clip to Ocean County, (2) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) show on the plans the NJDOT "desired typical section" for this section of NJ Route 72 in accordance with the current NJDOT access code, (4) provide a copy of the NJDOT Access Permit, (5) address the following traffic comment: a) revise the traffic statement to specify trip distribution to Warren Grove Road, (6) submit a copy of the Pinelands Commission "No Further Review" letter, and (7) 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.

BRICK: Lots 18.02 Block 323 (BRT2015A) Beck, Kenneth

This site plan is a 5,000 s.f. pole barn structure for a contractors shop with 11 proposed parking spaces and a 2,500 s.f. building for a first story office and garage and second story for two apartments to be located on a vacant lot on Drum Point Road. The plans indicate the half width County right-of-way is 30 feet from centerline, consistent with the Master Plan. This project falls within the limits of the Reconstruction and Resurfacing of Drum Point Road under Contract 2019C. The applicant will need to make utility connections prior to the County paving project taking place in June 2022 or wait until after the three year moratorium for the overlay project expires. A Road Opening Permit is required for utility connections. Ocean County requires the applicant to address the following conditions: (1) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, driveway aprons, access drives and buildings on adjoining properties, existing County road pavement widths to the west, and County road striping, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle at the proposed access point in accordance with County standards to Ocean County, (3) address the following traffic comments: a) depict roadway striping on the circulation plan detail and demonstrate entering/exiting vehicles will not conflict, (4) submit a traffic report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (7) design the proposed access point along the County road in accordance with Section 606 and Table 600-4, (8) revise the plans to show County road pavement widening to 18' from centerline on the east side of the proposed driveway with a 15:1 paved taper back to the existing edge of pavement to the east, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated February 8, 2021 was read from Mathew Wilder requesting a waiver from submitting a traffic report as the project will not significantly impact the traffic on the roadway. A waiver was requested from submitting County road improvement plans. The applicant is not proposing any County road improvements, as the project will not impact the County road. A waiver is requested from submitting a CAFRA Permit as this project does not generate any requirements for a CAFRA Permit. This preliminary and final major site plan application does not trigger a CAFRA Permit.

On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted a waiver from providing a full traffic report and required to applicant to submit a trip generation statement showing existing and proposed conditions; the County granted a waiver from submitting County road improvement plans provided the condition to revise the plans to show County road pavement widening to 18' from centerline on the east side of the proposed driveway with a 15:1 paved taper back to the existing edge of pavement to the east, is addressed in detail; and denied the request to waive the submission of a CAFRA Permit as the statement provided is inadequate; this site plan was given final approval contingent upon the applicant to address the following conditions: (1) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, driveway aprons, access drives and buildings on adjoining properties, existing County road pavement widths to the west, and County road striping, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle at the proposed access point in accordance with County standards to Ocean County, (3) address the following traffic comments: a) depict roadway striping on the circulation plan detail and demonstrate entering/exiting vehicles will not conflict, (4) submit a trip generation statement showing existing and proposed conditions, (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (6) design the proposed access point along the County road in accordance with Section 606 and Table 600-4, (7) revise the plans to show County road pavement widening to 18' from centerline on the east side of the proposed driveway with a 15:1 paved taper back to the existing edge of pavement to the east, (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. 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 3&1 Block 416 (LAT2178) Bamberger, Shlomo

This two-lot minor subdivision is located on James Street. This conditional approval is limited to the preliminary and final minor subdivision plat sheet 1 of 1. On a motion by Mr. Sutton, seconded by Mr. Tirella, this minor subdivision 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 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) show on the final plat a proposed cross-access easement for a common driveway to be located a minimum distance of 50' from the driveways on the adjoining residential properties in accordance with Table 600-4 of Section 606, (3) add the following standard County notes for minor subdivisions located on a County road: a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, b) 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. 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 88 & 89 Block 782.02 (LAT2179) Sicherman, Moshe

This four-lot minor subdivision is for two duplex units to be located at the intersection of two local roads, Oak, Street and Cypress Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

LITTLE EGG HBR: Lots 9.02 & 9.03 Block 169 (LEHT417A) Koblensky, Elayne

This four-lot minor subdivision is for four single family dwellings to be located on Fire House Drive. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Mr. Marra, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

LITTLE EGG HBR: Lots 2 Block 326.100 (LEHT439) Atlantic City Electric

This site plan is for the construction of a 1,536 s.f. switchgear enclosure at an existing Motts Farm electrical substation on the local portion of Great Bay Boulevard. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Bilotta, with Mr. Sutton abstaining, this site plan was given final approval. The motion was unanimously carried.

LONG BEACH: Lots 6 Block 15.23 (LBT792) LBI Investment Group, LLC

This two-lot minor subdivision is located at the intersection of Ocean Boulevard and Brownson Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Mr. Sutton, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 1 & 2 Block 99.159 (MT522) Northern Ocean Habitat for Humanity

This lot consolidation is for a relocation of a Habitat for Humanity modular single family residence to be located on Roosevelt City Road (CR539). 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 items: (1) provide a copy of the deed of lot consolidation, (2) show the existing lot line between Lots 1 and 2 "to be removed", (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 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) 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, (5) 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, (6) relocate the proposed septic field to meet the minimum setback distance from the proposed right-of-way line in accordance with NJDEP standards, (7) if the Township requires curb and sidewalk, the curb shall be set at the County's Master Plan width with 15:1 tapers back to the exiting edge of pavement. 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.

OCEAN: Lots 3.02 & 3.03 Block 62 (OT60D) Divine Interventions, LLC

This site plan is for 50,904 s.f. self storage facility with five proposed parking spaces to be located on vacant land on Route 9. Phase 1 will consist of 22,179 s.f. two-story building with an office and self-storage and Phase 2 will be a 28,725 s.f. self-storage building. Ocean County recommends that the applicant's engineer revise the plans to show the proposed improvements to be located outside of the NJDOT desired typical section of Route 9. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following item: (1) provide a copy of the NJDOT Access Permit. This 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.

OCEAN GATE: Lots 1.01&1.02 Block 7 (OGB49) Staclinano, Dennis

This two-lot minor subdivision is for a lot line adjustment located on Ocean Gate Drive, Lakewood Avenue, and Navesink Avenue. On a motion by Mr. Tirella, seconded by Mr. Sutton, this minor subdivision 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 both County roads 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, (2) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the County road intersections in accordance with County standards to Ocean County, (3) revise the plans to show the opposite edge of pavement and dimension the pavement half width and full width, (4) add the following notes to the final plat: a) "Driveway location on new Lot 1.04 shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, and b) "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." 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.

PT. PLEASANT BH: Lots 1 Block 55 (PPBB285) Walter, John

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

STAFFORD: Lots 10 Block 243 (ST590) PKN Developers, LLC

This five-lot major subdivision is for five single family residential dwellings to be located on a local road, Parker 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 major subdivision was given preliminary and final approval. The motion was unanimously carried.

TOMS RIVER: Lots 25.01 Block 171 (TRT3279A) Emerald 26, LLC

This site plan is for a 43,950 s.f. three-story office building with 176 proposed parking spaces to be located on Route 9. Proposed site improvements are shown outside of the NJDOT desired typical section. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) submit a copy of the NJDOT Access Permit, (3) address the following traffic comment: a) provide trip distribution to

Cox Cro Road, 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.

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CORRESPONDENCE:

BERKELEY: Blocks – Various, Lots – Various (BT676) Homes For All. This major subdivision received conditional approval on December 5, 2018. Condition #3 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 zero. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board did not require an off-tract traffic improvement fee. The motion was unanimously carried.

JACKSON: Block 4201, Lots 1, 2 (JT1301L.02) Dreamview, LLC (c/o Walter Glory). This major subdivision received conditional preliminary and final approval on October 20, 2021. A letter dated March 31, 2022 was read from Jeffrey Martell of Stonefield Engineering requesting a waiver to provide a roadway easement in lieu of a right-of-way dedication along the Cedar Swamp Road frontage of Lot 2. Development on Lot 2 is constrained to the west by a wetlands complex that has been determined to be of exceptional value with a 150' buffer, and a C-1 stream with a 300' buffer. Given that significant roadway/traffic signal improvements are to be constructed, it is believed that there is no detriment to the roadway or the public by granting the waiver. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted a road easement to 40' from centerline in front of existing Lot 2 in lieu of a right-of-way dedication. The motion was unanimously carried.

JACKSON: Block 4201, Lots 1.01, 1.02, 1.03 (JT1301M.02) Dreamview, LLC (c/o Walter Glory). This site plan received conditional approval on October 20, 2021. A letter dated March 31, 2022 was read from Jeffrey Martell of Stonefield Engineering requesting a waiver to provide a roadway easement in lieu of a right-of-way dedication along the Cedar Swamp Road frontage of Lot 2. Development on Lot 2 is constrained to the west by a wetlands complex that has been determined to be of exceptional value with a 150' buffer, and a C-1 stream with a 300' buffer. Given that significant roadway/traffic signal improvements are to be constructed, it is believed that there is no detriment to the roadway or the public by granting the waiver. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted a road easement to 40' from centerline in front of existing Lot 2 in lieu of a right-of-way dedication. The motion was unanimously carried.

LACEY: Block 314, Lots 22, 23, 24, 25 & 26 (LT441J) Covered Bridge Sports Plex. This site plan received conditional approval on December 2, 2020. Condition #5 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 \$14,188.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board required the payment of an off-tract traffic improvement fee in the amount of \$14,188.00. The motion was unanimously carried.

LAKEWOOD: Block 548, Lot 1 (LAT2176) 647 Park, LLC. This minor subdivision received conditional approval on March 16, 2022. A letter dated March 29, 2022 was read from Eric Halpert of Haler Consulting requesting waivers. A waiver is requested from providing a sight right easement measuring 30' x 100' in accordance with County standards. The property is narrow and measures only 50' along Laurel Avenue, it is requested that a 20' x 100' sight easement be dedicated to Ocean County as shown on the submitted plans. It is also noted that proposed sight easement of 20' x 100' is larger than the AASHTO sight triangle. It is therefore, the opinion of this engineer, that 20' x 100' is appropriate at this intersection. A waiver is requested from reconstructing the existing intersection curb radius in accordance with Section 610:E. The existing curb radii of this intersection exhibit curb radii of between 10' and 12'. It is requested for approval of a 12' curb radius as shown on submitted plans in conformance with the neighborhood characteristics. Additionally, to provide a 35' radius or even 25' radius in this residential neighborhood may lead to unsafe driving conditions, as motorists may navigate the intersection at too high a rate of speed. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the Board denied the request to provide a 20' x 100' sight easement in lieu of the County standard of 30' x 100'; and the Board denied the request for a waiver of the intersection curb radius in accordance with County standards. The motion was unanimously carried.

LAKESWOOD: Block 105, Lot 5 (LAT2098) 140 E. Kennedy Blvd., LLC. This site plan received conditional approval on May 20, 2020. Condition #9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #10 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$11,250.00. On a motion by Mr. Jehnke, seconded by Mr. Tirella, 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 \$11,250.00. The motion was unanimously carried.

LAKESWOOD: Block 445, Lot 2 (LAT2103.06) Fifth Point Holdings, LLC. This major subdivision received conditional preliminary and final approval on October 6, 2021. Condition #9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #10 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$127,100.00. 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 \$127,100.00. The motion was unanimously carried.

LAKESWOOD: Block 961.03, Lot 6.02 (LAT944T3) 500 BLVD, LLC. This site plan received conditional approval on January 19, 2022. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the minutes are hereby amended to reflect the square footage of the office area has been reduced from 171,900 s.f. to 151,670 s.f. The motion was unanimously carried.

LAKESWOOD: Block 1160.12, Lot 1 (LAT2127) Mactavish Partnership. This site plan received conditional approval on February 3, 2021. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the minutes are hereby amended to reflect the building size has increased from 20,487 s.f. to 21,258 s.f. The motion was unanimously carried.

LAKESWOOD: Block 190, Lot 151.01 (LAT1209D) YMS Property, LLC. This minor subdivision received conditional approval on September 14, 2021. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the minutes are hereby amended to reflect the conditions to provide County road plans and frontage improvements be removed and required the payment of a traffic fee in the amount of \$15,375.00 in lieu of the frontage improvements. The motion was unanimously carried.

S. TOMS RIVER: Block 20, Lots 11.02 & 12 (STRB67B.03) M&T at STR Urban Renewal, LLC. This site plan received conditional approval on May 6, 2020. Condition #10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #11 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 \$184,792.00. On a motion by Mr. Jehnke, seconded by Mr. Tirella, 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 \$184,792.00. The motion was unanimously carried.

TOMS RIVER: Block 135, Lot 4 (TRT3458A) 117 Route 70, LLC. This site plan received conditional approval on August 4, 2021. A letter dated March 25, 2022 was read from Michelle Briehof of Colliers Engineering requesting a waiver from providing the additional analysis of the Cox Cro Road intersection. The intersections previously studied were what NJDOT determined would result in 100 or more conflicting peak hour trips added to the roadway network. Additionally, it is anticipated our site will generate a maximum of 179 peak hour trips, (142 through movements and 37 left-turn movements) at the intersection of Whitesville Road (CR 527) and Cox Cro Road (CR 622); however, the through volumes would not be considered to conflict with the left-turn volumes. The same ideology is applied to the intersections of Cox Cro Road (CR622) and Massachusetts Avenue, which is anticipated to generate a maximum of 72 conflicting peak hour trips. Therefore, it is our opinion that based on the anticipated site generated trips to/from the County roadways, we do not surpass the threshold of 100 or more conflicting peak hour trips added to the roadway network and these intersections do not required analysis based on the same NJAC determination criteria that determined the study locations for this project. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board granted a waiver at two intersections and required the applicant to provide traffic analysis at Cox Cro Road and Whitesville Road. The motion was unanimously carried.

TOMS RIVER: Block 573, Lot 11.

A letter dated April 4, 2022 was read from Robert Mullin of Colliers Engineering requesting a courtesy review for the minor site improvements proposed at the Toms River Township Police Headquarters. Upon review, the County Engineer has determined that there is no impact to County facilities. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board accepted that there was no impact to County facilities for the minor site improvements proposed at the Toms River, Township Police Headquarters. The motion was unanimously carried.

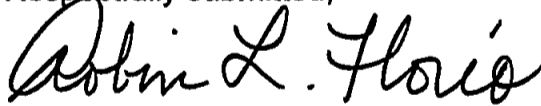
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BERKLEY BT676	Various	Various	12/05/18	04/06/22
ISLAND HEIGHTS IHB93	1, 3 & 5	57	10/ /20	03/21/22
LAKWOOD LAT1413C	1, 9 / 1, 2536, 2541	1143 / 1150	12/02/20	03/29/22
LAKWOOD LAT594J	14	1609	01/19/22	04/01/22
LITTLE EGG HARBOR LEHT438	71.01	111	02/16/22	04/01/22
PLUMSTED PT408	38	77	08/04/21	04/01/22
TOMS RIVER TRT3131B	126	688	06/16/21	03/18/22
TOMS RIVER TRT2293B	20, 56	693	11/17/21	03/31/22

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

/r/f