

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

Regular meeting, Wednesday, December 15, 2021, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Joseph Bilotta, Elaine Mc Crystal, Scott Tirella, Dennis Liberatore, Joseph Marra, John Ernst, Mat 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 Ms. McCrystal, the minutes of the meeting of December 1, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 41 & 42 Block 208.01 (BAT329) Otis, Lourdes

This two-lot minor subdivision is for a lot line adjustment located on Bay Shore Road. The plan indicates that the right-of-way half width of the County Road is at 30' from centerline, consistent with the Master Plan. The applicant has indicated that the subdivision will be recorded by deed. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

JACKSON: Lots 17 Block 18201 (JT1655B) Allmann Properties, LLC

This site plan is for the construction of an 8,000 s.f. warehouse/office building with 53 parking spaces to be located on a vacant lot on West Veterans Highway. The traffic report is acceptable. The plans show pavement widening to 25' from centerline. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show all existing features within 200 feet of the site, including existing utility poles and the location of the existing underground fiber-optic cable line, (2) submit a deed of dedication and metes and bounds description for an 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 on West Veterans Highway in accordance with County standards to Ocean County, (4) address the following traffic comment: a) depict roadway striping on the circulation plan and demonstrate entering and exiting design vehicles will not conflict, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 4/7/2021); identify the 100 year water surface elevation on the drainage and grading plan and provide a positive outfall for the detention basin or separate the outlet control structure discharge point from the proposed system in the County road, (6) provide a copy of the Pinelands Commission No Further Review letter, (7) properly dimension the proposed pavement half width on the site plan with a dimension perpendicular from the centerline of the County road, (8) show the proposed location of the relocated utility poles and if necessary, provide copies of the overhead utility easements from the adjoining property owners for the relocation of the utility poles required to accommodate the road widening, (9) provide copies of the grading easement from Lot 18 for the proposed grading required to accommodate the road widening, (10) add a note to the plan that states: "The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements.", (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (12) pay an off-tract traffic improvement fee in the 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 5 Block 21901 (JT1674A) Bensoussan, Zahava

This three-lot minor subdivision is located on White Road. The plans show County road pavement widening to 20' from centerline. On a motion by Mr. Bilotta, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) since the existing half width right-of-way is less 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) dimension existing pavement half and full width, (3) add the following notes to the final plat: 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, c) 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, and d) 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, (4) 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, (5) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction to be reviewed and approved by the Ocean County Engineer, and (6) 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. 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 12 & 13 Block 7309 (JT1730A) Jackson Property LLC, c/o Isaac Kleinman

This site plan is for the demolition of a residence and the construction of an 11,340 s.f. office building with 57 proposed parking spaces on West County Line Road. On a motion by Mr. Tirella, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following items: (1) since the right-of-way 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) revise the plans to show all existing features within 200 feet of the site, including existing pavement half width dimensions and existing drainage features within the County road, (3) submit a sight right easement form for a sight triangle easement at the proposed egress drive to West County Line Road in accordance with County standards to Ocean County, (4) address the following traffic comments: a) provide one-way signs at each access point, (5) revise the plans to show the downstream drainage system as shown on the County plans for the Reconstruction of County Line Road (12-009-123), (6) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (7) provide a copy of the deed of lot consolidation, (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. 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 9, 10, 11 Block 4601 (JT216B.02) MAZ Properties, LLC

This site plan is for the construction of a shopping center with a 81,299 s.f. warehouse and 30,000 s.f. retail building and two two-story office buildings (11,200 s.f. each) with 296 proposed parking spaces and associated site improvements to be located on North County Line Road. The plans show the existing right-of-way half width to be 51' where 50' is required. A sight right easement was provided under the previous application JT216B.01. 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) revise the plans to show guiderail to be installed in accordance with NJDOT standards. Curb heights on sheets 3, 4, 8, 15, 16, 17, 18, & 22 of 22 should be modified to reflect the changes previously agreed to by the County as shown on sheet 1 of 6. Landscaping plan on sheet 8 of 22 should delete all trees and/or shrubs in both the CRT clear area and the area

between the retaining wall and guide rail, (2) address the following traffic comment: a) provide additional one-way and do not enter signing as required at each access point to County Line Road, consider signing the westerly driveway as truck entrance, and label missing easterly driveway curb return radius, (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.

LACEY: Lots 11 Block 225 (LT875A.01) Ultra Equipment, LLC

This site plan application is for Phase 1 to include a 4,080 s.f. storage building for inventory and equipment and a two-story 2,750 s.f. retail and storage building and Phase 2 to include a 4,200 s.f. retail building with a total of 32 proposed parking spaces to be located on Route 9. The applicant has provided a copy of the NJDOT Access Permit. The previous site plan application LT875 has expired. This site is located adjacent to the Ocean County Rail Trail. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, with Mr. Tirella abstaining, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 12/15/21), (2) show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code on the plans, and (3) the construction phasing notes conflict with the information on the plans and on the application; revise accordingly. 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.

LACEY: Lots 5&6 Block 834 (LT892) Coastal Construction Group, LLC

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

LAKEWOOD: Lots 1 Block 1248 (LAT1368B.05) Somerset NH LLC

This 61-lot major subdivision and cul-de-sac is for 56 residential duplex units with four parking spaces each, two road lots to be dedicated to the Homeowners Association, one 2,610 s.f. shul building lot with 18 parking spaces, one stormwater basin lot, and one playground lot will be located on New Hampshire Avenue with secondary access through Lot 2 to Route 70 to the north (LAT784B.01/C.01) and a third access thru unimproved paper street, Sally Avenue, to the south. The County road right-of-way on the north side of the proposed intersection is 52' from centerline. The proposed right-of-way on the south side of the intersection is 40' from centerline. The plans show pavement widening on New Hampshire Avenue to 37' from the physical striped centerline to the proposed curb to align with the existing curb north of the proposed intersection. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width of the County road on the south side of the proposed intersection is less than 40 feet from centerline, submit a deed of dedication for an additional right-of-way dedication to 40' from centerline to Ocean County. The metes and bounds description needs to be revised to reference the latest revision date of the final plat, (2) show the area of right-of-way dedication to Ocean County on the Layout and Dimension plan sheet, (3) submit a sight right easement form for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County; the metes and bounds descriptions needs to be revised to reference the latest revision date of the final plat, (4) provide a road easement to Ocean County to 2' beyond the edge of pavement of the taper from the adjoining property owner on Block 1248.24 Lot 229; revise the metes and bounds description accordingly, (5) revise the plans to show the inverts and pipe size of the culvert under the County road, (6) submit a copy of the NJDEP Freshwater Wetland Letter of Interpretation #1514-07-0006.1 for the wetland delineation as shown on the plans, (7) since this project proposes shared access with a previous subdivision, submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP in accordance with N.J.A.C 7:7-2.2 (a) and (b), (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 12/15/2021), (9) provide a guiderail design to

be reviewed and approved by the Ocean County Engineer (see guiderail memo dated 12/13/2021), (10) revise the cross sections for New Hampshire Avenue to provide proposed bottom of curb elevations that are lower than the existing edge of pavement elevations in order to maintain a 1% - 3% cross slope from the centerline, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. No construction work shall be performed within the County right-of-way, including the construction entrance, prior to final County Planning Board approval and prior to the issuance of a County Road Opening permit. 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 15 Block 142 (LAT2164) 19 Chestnut Way LLC

This two-lot minor subdivision is for a duplex to be located on Kennedy Boulevard East. The plans show the half width of the County right-of-way to be 40'. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half width and full width, (2) add the following notes to the final plat: 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, 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.

LAKEWOOD: Lots 11.01&11.02 Block 774.01 (LAT2167) Sefard, Anshei

This two-lot minor subdivision is for a lot line adjustment for an existing single family residential dwelling and a proposed synagogue located at the corner of two local roads, Pine Street and unimproved Arlington Avenue. 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 item: (1) revise both key maps (tax map and zone map) to properly identify the location of the site. 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.

LAKEWOOD: Lots 5 Block 1606 (LAT594.19C) 1890 Swarthmore LLC

This site plan is for a 71,379 s.f. addition to an existing warehouse with 139 parking spaces to be located on Swarthmore Avenue in the Lakewood Industrial Park. In 2014, this site received Ocean County Planning Board site plan approval for LAT594.19B for 46 additional parking spaces for a total of 142 spaces. At this time, the applicant is proposing to double the size of the warehouse with a net reduction of three parking spaces. On a motion by Ms. McCrystal, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following items: (1) address the following traffic comments: a) verify the number of proposed parking spaces, as the parking calculation does not appear to match the site plan or the application, b) identify the number of existing employees and identify the number of new employees anticipated in the building addition, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) the volume of proposed underground detention system is only 25% of the capacity needed to store the 100 year storm. Identify on the plans how the new NJDEP stormwater regulations will be accommodated in the proposed drainage design, 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.

PLUMSTED: Lots 16.01 Block 46 (PT407A) MDR Developers

This site plan is for a 140,000 s.f. commercial building for 12 units of office and warehouse space and 124 proposed parking spaces to be located on Pinehurst Road. The plans indicate that the existing half width of the County road right-of-way is 40' from centerline. The plans show the proposed edge of pavement to be at 26' from the physical striped centerline on Pinehurst Road to

accommodate a three-lane section for a dedicated center left turn lane, a 12 foot thru lane, and an eight foot shoulder. The plans also show opposite side pavement widening to 23' from the physical striped centerline on the opposite side of Pinehurst Road to maintain a five foot shoulder. The site is located adjacent to and across from Ocean County Natural Lands Trust Property. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (2) dimension the existing pavement half width and full width from the physical striped centerline, (3) revise the plans to properly show the location of the right-of-way line on the opposite side of Pinehurst Road as per the O'Donnell, Stanton & Associates surveys for Block 43 Lot 64 and Block 43 Lots 63, 65.01, 65.02, & 97, (4) construct 15:1 paved tapers back to existing edge of pavement along the County road in accordance with Section 611:E-1, (5) revise the cross-sections to provide proposed edge of pavement offset dimensions from the physical centerline of the County road to be reviewed and approved by the Ocean County Engineer, (6) address the following traffic comments: a) provide intersection sight distance analysis, show AASHTO intersection sight distances in plan and profile, depict the existing vertical curve north of the site and existing vegetation to remain, b) design and label the proposed lane shift tapers per Manual on Uniform Traffic Control Devices criteria, c) accurately depict the existing passing zone striping and determine if it needs to be restriped in its entirety, d) provide an additional 'No Trucks' sign facing Pinehurst Road as trucks cannot navigate this access point, and e) remove extraneous turning templates from the County Road plan details, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 12/15/2021), (8) show the existing stormwater drainage pipes under the County road on the grading and drainage plan sheet 3 and on the County road improvement plan sheets, (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. 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.

TOMS RIVER: Lots 25 Block 410 (TRT2507D) Marble Arch Homes

This four-lot major subdivision is to create two commercial lots and two multi-family lots at Dover Shopping Center located on Route 9 (Lakewood Road) across from the signalized intersection with Clayton Avenue. The previously approved site plan TRT2507C is for 150 residential apartment units in 11 buildings, a club house and pool, 13,890 s.f. commercial retail and a 3,140 s.f. drive-thru restaurant with 342 proposed parking spaces. The traffic report and drainage report were previously approved. The project includes an extension of Clayton Avenue into the proposed development. On a motion by Mr. Tirella, seconded by Mr. Marra, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) add three corner coordinates to the final plat in accordance with the Recordation Act, and (2) the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code shall be indicated on the plat. 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.

TOMS RIVER: Lots 54 & 55.02 Block 172.04 (TRT3475) Reisz, Yoel

This two-lot minor subdivision is for a lot line adjustment on Church Road. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width in front of proposed Lot 54.01 is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, and (2) revise the plan to show all existing features within 200 feet of the site, including the edge of pavement on both sides of the County road, dimensions from the centerline to the edge of pavement, and County road striping, if a site plan is proposed on new Lot 54.01, pavement widening to 22 feet from the physical centerline will be required to match the existing curb to the east. 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.

TOMS RIVER: Lots 28 Block 644.04 (TRT3476) AAA Hospitality Holdings of Toms River LLC

This site plan is for renovations to an existing a 5,000 s.f. commercial building for a Freddy's Steak Burger drive-thru restaurant and a retail store with 54 parking spaces to be located at the intersection of Route 37 and Hooper Avenue. The traffic report is acceptable. On a motion by Ms. McCrystal, seconded by Mr. Marra, 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 40 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the County road, including pavement half and full width dimensions, (3) indicate on the plans the NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT access code, and (4) revise the existing access drive to Hooper Avenue to further restrict the "right turn-in right turn-out only" movements. 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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THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW**JACKSON:** Lots 20.05, 20.06, 20.07 Block 23001 (JT1152E) Earle Investment, LLC**JACKSON:** Lots 63 Block 5601 (JT1181D) The Shoppes at Jackson, LLC**JACKSON:** Lots 40 Block 11901 (JT1639A) Eichorn, Mordechai**LAKWOOD:** Lots 1.02/2 Block 396/402 (LAT2166) Bais Shaindel**LAKWOOD:** Lots 20, 20.01, 20.02, 20.03, 31 Block 251.03 (LAT2165) Yeshiva Chemdas Hatorah

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CORRESPONDENCE:

BARNEGAT: Block 162.01, Lot 1.05 (BAT236J2) Walters Development Co, Inc. This major subdivision received conditional preliminary and final approval on November 17, 2021. Condition #6 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 \$2,197.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract traffic improvement fee in the amount of \$2,917.00. The motion was unanimously carried.

JACKSON: Block 23001, Lots 22-29 (JT527C.02) Jackson Trails, LLC. This major subdivision received conditional preliminary and final approval on August 21, 2019. A letter dated December 7, 2021 was read from Ian Borden of Professional Design Services, LLC, requesting a one-year extension of the final approval until August 21, 2022. This project is fully compliant with the Jackson Township Master Plan and zone ordinance with no variances or design waivers proposed. The Jackson Township Planning Board denied the subdivision application regardless of these facts and an appeal of their decision is pending at Federal Court, including civil rights violations. As a result of the unlawful denial of the project by Jackson Township the project has not been able to move forward. All outside agency approvals have been received with the exception of the final review of the Pinelands Commission, which cannot be completed until the Township Planning Board approval is received. Since this applicant has been barred to complete the project by the Township actions, it is requested the extension be granted. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a one-year extension until August 21, 2022. The motion was unanimously carried.

JACKSON: Block 23001, Lots 22-29 (JT527D.02) Jackson Trails, LLC. This site plan received conditional approval on August 21, 2019. A letter dated December 7, 2021 was read from Ian Borden of Professional Design Services, LLC, requesting a one-year extension of the final approval until August 21, 2022. This project is fully compliant with the Jackson Township Master Plan and zone ordinance with no variances or design waivers proposed. The Jackson Township Planning Board denied the subdivision application regardless of these facts and an appeal of their

decision is pending at Federal Court, including civil rights violations. As a result of the unlawful denial of the project by Jackson Township the project has not been able to move forward. All outside agency approvals have been received with the exception of the final review of the Pinelands Commission, which cannot be completed until the Township Planning Board approval is received. Since this applicant has been barred to complete the project by the Township actions, it is requested the extension be granted. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a one-year extension until August 21, 2022. The motion was unanimously carried.

JACKSON: Block 4801, Lot 24 (JT1720) 440 North County Line, LLC. This site plan received conditional approval on November 4, 2020. On a motion by Mr. Ernst, seconded by Mr. Tirella, the minutes are hereby amended to reflect the project is now for a 122,610 s.f. warehouse complex with six proposed buildings and 199 parking spaces, thus reducing the total square feet and number of buildings and increasing the parking. The motion was unanimously carried.

JACKSON: Block 2301, Lot 10 (JT1571D) 498 Herman Jackson, LLC. This site plan received conditional approval on April 7, 2021. Condition #3 required the payment of an off-tract traffic improvement fee and Condition #4 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 traffic improvement fee to be \$6,875.00 and the off-tract drainage improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract traffic improvement fee in the amount of \$6,875.00 and did not require the payment of an off-tract drainage improvement fee. The motion was unanimously carried.

JACKSON: Block 4101, Lot 20.02 (JT1301N) Jackson Development Company, LLC. This major subdivision received conditional preliminary and final approval on September 1, 2021. Condition #9 required the payment of an off-tract drainage improvement fee 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 zero and the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board did not require the payment of an off-tract drainage improvement fee and did not require the payment of an off-tract traffic improvement fee. The motion was unanimously carried.

TOMS RIVER: Block 646.01, Lot 27 (TRT3446) AGP & Sons Development Co., LLC. This site plan received conditional approval on December 18, 2019. Condition #11 required the payment of an off-tract drainage improvement fee and Condition #12 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 zero and the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board did not require the payment of an off-tract traffic improvement fee and did not require the payment of an off-tract drainage improvement fee. The motion was unanimously carried.

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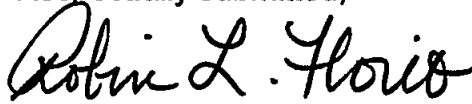
THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BEACH HAVEN BHAB234	1, 2, 4	169	10/06/21	12/06/21
JACKSON JT1301N	20.02	4101	09/01/21	12/14/21
JACKSON JT484C	2, 3,	7402	12/16/20	12/14/21
LAKWOOD LAT1569A	1.02 / 5	1012 / 1013	12/16/20	12/06/21
LAKWOOD LAT1569B	1	1014	12/16/20	12/06/21
MANCHESTER MT515A	15.01	44	03/17/21	12/15/21

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:
TOMS RIVER TRT3451	13.02, 13.03, 29	506.02	11/04/20	12/14/21
TOMS RIVER TRT3446	27	646.01	12/18/19	12/14/21

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board