

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

Regular meeting, Wednesday, December 1, 2021, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Earl Sutton, Elaine McCrystal, Joseph Bilotta, Scott Tirella, Dennis Liberatore, Joseph Marrà, John Ernst, Laura Benson, 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 Ms. McCrystal, seconded by Mr. Tirella, the minutes of the meeting of November 17, 2021 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT: Lots 3 & 3 Block 116 & 117 (BAT224G) Eznergy NJ, LLC**

This site plan is for solar panel carports over existing parking lots at Donahue Elementary School and Barnegat High School on Bengal Boulevard. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

**BARNEGAT: Lots 6.01 Block 163 (BAT224H) Eznergy NJ LLC**

This site plan is for solar panel carports over existing parking lots at Robert L. Horbelt Elementary School on Burr Street. County facilities will not be impacted. On a motion by Ms. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**BARNEGAT: Lots 9 & 10 Block 92.01 (BAT275P) Walters Development Co., LLC**

This two-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 12. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this minor subdivision was given final approval. The motion was unanimously carried.

**BARNEGAT: Lots 1,2,3,4,5,6 & 7 Block 92.02 (BAT275Q) Walters Development Co., LLC**

This seven-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 12. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

**BARNEGAT: Lots 2 & 3 Block 92.09 (BAT275R) Walters Development Co., LLC**

This two-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 12. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

**BARNEGAT: Lots 11 & 12 Block 92.42 (BAT275S) Walters Development Co., LLC**

This two-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 15. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. The final plat appears to have been prepared in

accordance with the Recordation Act. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

**BARNEGAT: Lots 11 & 12 Block 92.43 (BAT275T) Walters Development Co., LLC**

This two-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 15. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Liberatore, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**BARNEGAT: Lots 9 & 10 Block 92.44 (BAT275U) Walters Development Co., LLC**

This two-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 15. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

**BERKELEY: Lots 19.01,24-25,35-37 Block 1609 (BT379B) Spano, Richard**

This site plan is for a two-story 2,522 s.f. footprint building addition and nine additional parking spaces at an existing Advance Furnace commercial site at the intersection of Route 9 and Harbor Inn Road. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), and (2) indicate on the plans the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated October 15, 2021 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. A trip generation statement has been provided in lieu of a full traffic report. The proposed project will not be a significant traffic generator. Once the project is completed, there will be adequate parking for employees and visitors. Adequate on-site traffic circulation is provided. Harbor Inn Road is a local Township road. Route 9 is a State Highway. There will be no changes to the existing driveway. There will be no increase in traffic from the project. Once completed, the site will have no negative impact on the Township, County of State road systems. For these reasons, we believe a waiver can be granted and a trip generation statement is adequate.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report and accepted the trip generation statement submitted; this site plan was given final approval contingent upon the applicant to address the following item: (1) indicate on the plans the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code. 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.

**BERKELEY: Lots 1,2,3,4,5,11,13,15,17,19,21,23,25,27,29,31,33,35,36,37,38,39,40; / 21,23,25,27,29,31,33,35,37,39,41,43,44,45,46,47 Block 749/ 759 (BT691) Jerman, Jeffrey R.**

This seven-lot major subdivision is for six single family residential dwellings, one stormwater detention basin lot, and road improvements to Southern Boulevard for access. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) revise the final plat to include three corner coordinates and a list of property owners within 200' in accordance with the Recordation Act, (2) identify on the final plat the future owner of Lot 1.01 and identify the entity responsible for maintenance of the detention basin, and (3) 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 11.01 Block 195 (BRT424H) 385 Adamston Road Property, LLC**

This site plan is for a change of use of an existing 2,578 s.f. bank building with 30 existing parking spaces located on Adamston Avenue to potentially become retail, general office, and medical office use. The plans indicate the right-of-way half width is at 30' from centerline. The trip generation statement is acceptable since the proposed development will result in a net reduction in trips from the previous approved use. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County road improvement plans (waiver requested), (4) address the following traffic comment: a) the plan proposes changes to access at the westerly driveway, label curb return radii and provide design vehicle turning templates to demonstrate exiting vehicles will not conflict with entering vehicles nor encroach into the westbound lane of Adamston Road, and (5) dimension the County road pavement half width and full width. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated November 4, 2021 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report, stormwater report and County road improvement plans. The project is for a use variance to change the use within the existing building and there is no construction proposed. Brick Township requires an application to the Planning Board for a Use Variance plan due to this change of use. The existing site was previously used as a bank. There will be no changes to the impervious coverage and no increase in stormwater runoff. The potential uses of the building include retail, general office and medical office. The proposed use will decrease the number of anticipated trips to the site.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from providing a full traffic report and accepted the trip generation statement submitted, provided the final use remains consistent with one of the uses identified as either retail, general office or medical office. If a different use, then the applicant will need to return to the Ocean County Planning Board for re-approval; this site plan was given final approval contingent upon the applicant to address the following items: (1) address the following traffic comment: a) the plan proposes changes to access at the westerly driveway, label curb return radii and provide design vehicle turning templates to demonstrate exiting vehicles will not conflict with entering vehicles nor encroach into the westbound lane of Adamston Road, and (2) dimension the County road pavement half width and full width. 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 1,2,3,18,19,20 Block 21103 (JT1727A) Highland Development Ventures, LLC**

This site plan is for a 129,832 s.f. self storage facility with ten proposed parking spaces to be located at the intersection of East Veterans Highway and North Hope Chapel Road. The existing right-of-way half width of North Hope Chapel Road is 36' from centerline, which is greater than the desired master plan width. The traffic report is acceptable. On a motion by Mr. Sutton, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) since the right-of-way half width of East Veterans Highway 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) submit sight right easement forms and metes and bounds descriptions for 30' x 100' sight triangle easements at the signalized intersection of North Hope Chapel Road and East Veterans Highway, and the intersection of East Veterans Highway and May Boulevard in accordance with County standards to Ocean County, (3) revise the horizontal and vertical profile for North Hope Chapel Road to show AASHTO intersection sight distance of 480 feet for 50 mph design speed in order to confirm safe sight distance at the proposed access drive in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (4) address the following traffic comments: a) provide 'No Left Turn' signs to/from North Hope Chapel Road, (5) if the Township requires sidewalk along East Veterans Highway, submit a copy of the Pinelands Commission Certificate of Filing for sidewalk to be located within the County right-of-way and construct handicap ramps at the May Boulevard intersection in accordance with the current Federal ADA standards, (6) reconstruct the existing intersection curb radius of May Boulevard in accordance with section 610:E, (7) provide a guiderail warrant analysis to support the claim that guiderail is not required, (8) modify the "E" inlet at Station 303+85 on North Hope Chapel Road to be a Type "B" inlet located at the proposed curb and in line with the existing inlet at Station 302+25, (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.

**LAKWOOD: Lots 10 Block 782.03 (LAT2163) Halpern, Joseph**

This site plan is for the demolition of a single family dwelling for the construction of a three-story 4,613 s.f. footprint synagogue with 18 proposed parking spaces to be located at the intersection of Vine Avenue and Oak Street. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

**LONG BEACH: Lots 2 & 3 Block 1.77 (LBT788) Henderlong, Michael**

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

**LONG BEACH: Lots 5 Block 15.130 (LBT789) Kapnick, Ira J. & Glasser, Seth**

This two-lot minor subdivision is located on a local road, 37th Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

**LONG BEACH: Lots 11,12 & 13 Block 7.04 (LBT790) Sweeney, Toby**

This site plan is for a proposed 1,000 s.f. outdoor dining area and eight proposed parking spaces to be located at the existing Terrace Tavern restaurant located at the intersection of Long Beach Boulevard and Maryland Avenue. Access to the parking will be from Maryland Avenue. No improvements are proposed along Long Beach Boulevard. Ocean County requires the applicant to address the following items: (1) reference the correct lot numbers in the "Total Lot Area" note, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 50 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (3) submit a sight right easement form for a sight triangle easement at the intersection of Long Beach Boulevard and Maryland Avenue in accordance with County standards, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), and (7) 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 and the Board's decision on the waiver requests.

A letter dated November 18, 2021 was read from Millis Looney of Van Cleef Engineering requesting a waiver from providing a traffic report, drainage report, County road improvement plans and a CAFRA Permit. This site only proposes eight parking spaces. There will be two spaces for short term parking for take-out food and six spaces for employees. There is no increase in runoff and County facilities will not be affected. The applicant does not propose any changes to the County road, therefore, no County road improvement plans are necessary. The site is exempt under the rules of CAFRA.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report as the site has only minor improvements, granted a waiver from providing a drainage report as there is a reduction in impervious coverage, granted a waiver from submitting County road improvement plans and 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 contingent upon the applicant to address the following items: (1) reference the correct lot numbers in the "Total Lot Area" note, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 50 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, and (3) submit a sight

right easement form for a sight triangle easement at the intersection of Long Beach Boulevard and Maryland Avenue in accordance with County standards, 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 2.04 Block 539 (TRT2061G8) Jiffy Lube International, Inc.**

This site plan is for the demolition of a vacant building for the construction of a 3,060 s.f. commercial auto service center / Jiffy Lube oil change facility with 18 additional parking spaces to be located on Indian Head Road (CR 571) and Route 9. 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 50 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) submit County road improvement plans (waiver requested) and (4) 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 November 22, 2021 was read from Tim Kratz of Sevan Multi-Site Solutions requesting a waiver from providing County road improvement plans. The County road has already been improved beyond the Master Plan width of 50'. The proposed development does not encroach any existing County right-of-way and does not alter existing driveways. There is not a need for additional improvements to accommodate our proposed development.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from submitting County road improvement plans; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 50 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, and (3) 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 472-478 Block 1043 (TRT3474) Friedland, Wayne**

This three-lot minor subdivision is for three single family dwellings located on Route 35 North between Fielder and Fort Avenues. On a motion by Mr. Sutton, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) the NJDOT "desired typical section" for this section of NJ Route 35 in accordance with the current NJDOT access code shall be indicated on the plans, and (2) label lot lines to be eliminated. 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**

**BERKELEY:** Lots 1, 2, 2.01, 3, 4, 4.02 Block 1108.01 (BT193Q) Quaker Malls LLC

**JACKSON:** Lots 9 Block 401 (JT1733) Spira, Zev/A&A Truck Parts

**LAKWOOD:** Lots 4, 5, 6, 7, 9 &10 Block 1084 (LAT2162) MLMS Holdings, LLC

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**CORRESPONDENCE:**

**BEACH HAVEN: Block 169, Lots 1, 2 & 4 (BHAB234) S & S Properties, Shiriky, Ofir.** This site plan received conditional approval on October 6, 2021. Condition #6 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and Condition #7 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean 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 \$2,292.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$2,292.00. The motion was unanimously carried.

**JACKSON: Block 22301, Lots 1 & 2 (JT567D.01) 330 Whitesville Road.** This site plan received conditional approval on August 5, 2020. A letter dated November 4, 2021 was read from Stuart Challoner of Challoner & Associates requesting a waiver from providing an additional traffic report and requesting the off-tract drainage improvement fee and off-tract traffic improvement fee to be waived as per the meeting with the Township Engineering Department. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board denied the request to waive providing an updated traffic report and denied the request to waive the off-tract drainage improvement and off-tract traffic improvement fees as the applicant's prior contribution does not cover frontage improvement costs; additionally the minutes are hereby amended to include the applicant shall enter into a Developer's Agreement with the Ocean County Board of Commissioners for the frontage improvement costs should the developer not construct their improvements prior to the County's intersection improvement project. The motion was unanimously carried.

**JACKSON: Block 14101, Lot 18 (JT1724) Royal Property Management.** This major subdivision received conditional preliminary and final approval on January 20, 2021. Condition #2 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and Condition #3 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean 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 \$3,750.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$3,750.00. 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. A letter dated October 20, 2021 was read from John Rea and Scott Kennel of McDonough & Rea Associates requesting a waiver from the design of the two intersections proposed to serve 42 dwellings on Massachusetts Avenue. It is the opinion of McDonough & Rea Associates that the proposed subdivision slated for the subject property will operate safely and efficiently with the roadway/intersection design detail on the plans for the following reasons: (1) the two access points referenced as Lines Avenue North and Lines Avenue South will generate low peak hour traffic volumes (40-45 peak hour trips per intersection) and operate at level of "C" service or better, (2) the property frontage, at 530' permits two access points, (3) the two points of access serving 42 dwellings is necessary to comply with RSIS accessibility requirements, (4) the 265' separation between the two Lines Avenue intersections exceeds the RSIS 150' minimum center line offset standard, (5) the apartments' primary access is located approximately 100' north of Lines Avenue North and is projected to operate safely with a positive offset where left turn ingress movements from Massachusetts Avenue to not overlap; furthermore, cross traffic from the apartments to Lines Avenue north is projected to be negligible, (6) the apartments' secondary driveway located approximately 50' north of Lines Avenue South is projected to operate safely based on the low turning movements to/from both Lines Avenue South and the secondary access to the apartments and the positive intersection offset will not have overlapping left turns from Massachusetts Avenue, (7) the secondary access to the apartments is located 140 feet south of Lines Avenue North and based on the projected site trips and a northbound left turn queue of less than one vehicle indicates that there will not be any negative impact to Lines Avenue North and the secondary apartment access, (8) the sight distance provided at the two access intersections meets and exceeds the recommended design standards. Based on the above, it is McDonough & Rea's opinion that the waiver can be granted for the 265' offset between the Lines Avenue South and Lines Avenue North intersections as the intersections are projected to operate safely and efficiently. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from designing the proposed intersections in accordance with Section 610:B and Table 600-5. The motion was unanimously carried.



**LAKEWOOD: Block 1143 / 1150, Lots 1, 9 / 1, 2536, 2541 (LAT1413C) Meoros Bais Yaakov.** This site plan received conditional approval on December 2, 2020. On a motion by Mr. Ernst, seconded by Mr. Tirella, the minutes are hereby amended to update the project description to reflect that the site plan is for a 40,076 s.f. footprint two-story school and multi-purpose room in the basement with 302 proposed parking spaces to be located on a local road called Rockaway Avenue; the following are additional conditions of approval: (1) revise the traffic report to analyze the proposed impacts to the traffic signal at the intersection of Oak Street and New Hampshire Avenue, and (2) provide a copy of the recorded deed of lot consolidation. The motion was unanimously carried.

**LAKEWOOD: Block 1100, Lot 23.01 (LAT2063B) Yeshivas Ohr Olam.** This site plan received conditional approval on April 7, 2021. On a motion by Mr. Ernst, seconded by Mr. Sutton, the minutes are hereby amended to update the project description. The traffic report includes a certification by the architect that the total school building area is 64,847 s.f. with six classrooms (18,704 s.f. finished basement, a 31,235 s.f. first floor, and a 14,908 s.f. second floor.) The plans also show a two-story 15,770 s.f. footprint dormitory and a two story 2,409 s.f. footprint residential building with basement and attic. The motion was unanimously carried.

**MANCHESTER: Block 44, Lot 15.01 (MT515B) 2065 Highway 37 Owners, LLC & 2065 Highway 37 Manchester, LLC.** This site plan received conditional approval on March 3, 2021. Condition #6 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$45,792.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board required the payment of an off-tract traffic improvement fee in the amount of \$45,792.00. The motion was unanimously carried.

**TOMS RIVER: Block 171, Lots 16, 29 & 58.01 (TRT3231B.01) Maridan Enterprises, Inc.** This site plan received conditional approval on October 6, 2021. Condition #10 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer and Condition #11 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$38,415.00 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 \$38,415.00 and did not require the payment of an off-tract drainage improvement fee. The motion was unanimously carried.

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<b>THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:</b>				
<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
<b>BERKELEY BT266M.01</b>	1-7 / 1-3 / 1-2 / 1-3 / 1-2	14 / 14.01 / 14.02 / 14.03 / 14.04	03/17/21	11/23/21
<b>BERKELEY BT476A</b>	840.01 / 830- 839	73 / 74	07/07/21	12/01/21
<b>JACKSON JT1723</b>	10	902	12/16/20	11/29/21
<b>LAKEWOOD LAT2156</b>	17	251.02	10/20/21	11/30/21
<b>LAKEWOOD LAT594HX2</b>	2	1601	03/17/21	11/18/21
<b>LONG BEACH LBT786</b>	1	6.26	07/07/21	11/22/21
<b>SHIP BOTTOM SHB232</b>	2	58	08/04/21	11/30/21
<b>TOMS RIVER TRT3231B.01</b>	16, 29, 58.01	171	10/06/21	11/30/21

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On a motion by Mr. Tirella, seconded by Ms. McCrystal, the Board approved the Ocean County Planning Board Meeting Schedule for 2022. The motion was unanimously carried.

**OCEAN COUNTY PLANNING BOARD  
Public Meetings – 2022  
129 Hooper Avenue  
Third Floor Conference Room  
Toms River, New Jersey**

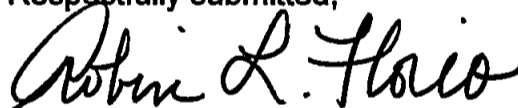
January 19	July 20
February 2	August 3
February 16	August 17
March 2	September 7
March 16	September 21
April 6	October 6 (Thursday)
April 20	October 19
May 4	November 2
May 18	November 16
June 1	December 7
June 15	December 21
July 6	

All meetings will be held at 6:00 PM

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

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board

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