

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

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

Chairman Russell presiding. Attending: Elaine McCrystal, Scott Tirella, Dennis Liberatore, 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 September 14, 2021 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BEACH HAVEN: Lots 1, 2 & 4 Block 169 (BHAB234) S&S Properties, Shiriky, Ofir**

This site plan is for the demolition of Fred's Beach Haven Diner and the construction of a 4,831 s.f. retail building on the first floor and 2,610 s.f. two residential apartment units on the second floor with 11 proposed parking spaces to be located at the intersection of North Bay Avenue (CR 607 a.k.a Long Beach Boulevard) and Fourth Street. Access will be provided from Fourth Street. 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 drainage report (waiver requested), (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) address the following traffic comments: a) verify the proposed trip generation utilizing ITE peak street hour criteria as the submitted values do not appear to be accurate, b) provide existing trip generation for comparison, (5) add the following standard notes for projects located on the County road to the plan set: a) 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, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated September 10, 2021 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing a drainage report. The site is fully developed and nearly 97% impervious coverage. The drainage patterns are not proposed to change but the impervious surfaces are proposed to be reduced. The building area is being reduced from 6,644 s.f. to 5,236 s.f. and the parking lot is being reduced from 4,613 s.f. to 4,064 s.f. Additionally, the majority of the parking lot is proposed to utilize a pervious paver which will absorb the majority of the rainfall over the parking lot. If there is runoff from the parking lot it will sheet flow toward 4<sup>th</sup> Street the same as existing conditions. Based on site grading and the minor drainage improvements there shall be a decrease in runoff, if any. A waiver is requested from providing a CAFRA Jurisdictional Determination. The site is a small lot, 11,750 s.f. The commercial building and site are not oceanfront or bayfront. The nearest water is a lagoon that is over 700' from the site with many buildings situated between the water and proposed building. The proposed building is essentially within the footprint of the current building and the proposed parking lot is a reduction from the existing parking lot based on square footage. For commercial sites that are not waterfront the CAFRA threshold is based on the number of parking spaces. This site with only 11 parking spaces is well below the NJDEP threshold to require a CAFRA Permit.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a drainage report as the applicant proposes to reduce impervious coverage and will provide pervious pavers to reduce runoff from the site; 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) 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) address the following traffic comments: a) verify the proposed trip generation utilizing ITE peak street hour criteria as the submitted values do not appear to be accurate, b) provide existing trip generation for comparison, (3) add the following standard notes for projects located on the County road to the plan set: a) 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, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (5) 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 1 Block 109.11 (BRT1839A) Joanne Marie, LLC**

This site plan is for the renovation of a 3,825 s.f. contractor's office and a 1,140 s.f. proposed addition to include two residential apartments on the first floor and to maintain the contractor's office on the second floor with one additional parking space at an existing contractor's office and warehouse on Mantoloking Road. The trip generation statement is acceptable. Ocean County requires the applicant to address the following items: (1) revise the plans to show the right-of-way dedication to 40' from centerline along Mantoloking Road to Ocean County recorded in Deed Book 13539 Page 1749, (2) revise the plans to show the sight right easements at the access drive recorded in Deed Book 13539 Page 1791, (3) dimension the County road pavement half width and full width, (4) submit a traffic report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated September 9, 2021 was read from Jeffrey Carr of Lindstrom, Diessner and Carr requesting a waiver from providing a traffic report and County road improvement plans. A trip generation statement has been submitted in lieu of a full traffic report and respectfully requesting same be waived. The project will actually result in a decrease in traffic and the site is currently not a significant traffic generator. Once the project is completed, there will be adequate parking for customers, employees and residents. Adequate on site traffic circulation is provided. Mantoloking Road is a County route and has adequate capacity to handle the traffic from the site. Once completed, the site will have no negative impact on the existing road system. For these reasons, we believe a waiver can be granted and a trip generation statement is adequate. A waiver is requested from providing County road improvement plans. All proposed work will be completed in the rear of the site, approximately 100 feet from Mantoloking Road. The existing site features along Mantoloking Road will be maintained throughout the course of the project.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from providing a traffic report and accepted the trip generation statement submitted and granted a waiver from providing County road improvement plans as the roadway frontage does not required additional frontage; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show the right-of-way dedication to 40' from centerline along Mantoloking Road to Ocean County recorded in Deed Book 13539 Page 1749, (2) revise the plans to show the sight right easements at the access drive recorded in Deed Book 13539 Page 1791, (3) dimension the County road pavement half width and full width, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (5) 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 12, 1, 1 Block 701.39, 723, 736 (BRT2021) Township of Brick Board of Education**

This site plan is for solar panel carports over an existing parking lot at Brick Township High School on Chambersbridge Road. The County right-of-way full width is 86' consistent with the Master Plan. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 28 Block 855.06 (LAT1764A) Mermelstein, Jacob**

This two-lot minor subdivision is located on South Street, 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.

**LAKEWOOD: Lots 65.01 Block 248.01 (LAT2066A) Hampton Development LLC**

This site plan is for a proposed 88,654 s.f. three-story 99 unit residential apartment complex and leasing office above a parking garage with 252 parking spaces to be located on Ocean Avenue (aka Route 88). The plans show the NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code. The applicant has provided a boundary survey, a copy of the NJDEP CAFRA Permit, and the deed of lot consolidation creating Lot 65.01. 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) provide a copy of the NJDOT Access Permit, and (2) provide a trip generation statement based on the current plan. 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 2 Block 445 (LAT2103.06) Fifth Point Holdings LLC**

This 47-lot major subdivision is for 42 residential lots (40 duplex units and two single family residences) five Homeowner Association lots (two with parking), and a new "U" shaped road to be located on Massachusetts Avenue. The plans indicate that the existing right-of-way half width of Massachusetts Avenue is 33' from centerline. This project falls within the limits of the County's "Reconstruction of Massachusetts Avenue" project. The plans show the proposed curb to be built 23 feet from centerline. Ocean County requires the applicant to address the following items: (1) submit sight right easement forms for sight triangle easements at the proposed intersections in accordance with County standards to Ocean County, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) design the location of the proposed intersections in accordance with Section 610.B and Table 600-5, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/6/2021), (5) identify on the final plat the entity responsible for maintaining the underground stormwater detention system, (6) provide a copy of the recorded grading easement from Lot 18 to provide the necessary grading beyond the edge of pavement to accommodate the County road improvements, (7) provide County road stationing on the utility plan, (8) revise the profile sheet to show all proposed County road drainage improvements consistently with the plan view; specifically properly label the proposed storm inlet numbers, the DA-1 Field "A" and DA-1 Field "C", and show the clean out for DA-1 field "A" and (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 (in the triangle). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated July 13, 2021 was read from Glenn Lines of New Lines Engineering requesting a waiver from providing a CAFRA Permit or Jurisdictional Determination. In accordance with the CAFRA regulations, a major subdivision located in Lakewood would fall under the below CAFRA class of 7:7-2.2(a)4; a development located in the CAFRA area beyond 500 feet landward of the mean high water line, and which is located within the boundaries of a qualifying municipality of the fourth class with a population over 30,000 persons. As such it may trigger the following

requirements: (i) a residential development having 75 or more dwelling units, (ii) a commercial development having 150 or more parking spaces, (iii) a public development or industrial development. This project is for 42 residential dwellings and is not for a commercial or public development, therefore a CAFRA Permit is not required by this provision. Based on the three triggers for a CAFRA Permit, this residential development is found to be exempt from CAFRA.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit sight right easement forms for sight triangle easements at the proposed intersections in accordance with County standards to Ocean County, (2) design the location of the proposed intersections in accordance with Section 610.B and Table 600-5, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/6/2021), (4) identify on the final plat the entity responsible for maintaining the underground stormwater detention system, (5) provide a copy of the recorded grading easement from Lot 18 to provide the necessary grading beyond the edge of pavement to accommodate the County road improvements, (6) provide County road stationing on the utility plan, (7) revise the profile sheet to show all proposed County road drainage improvements consistently with the plan view; specifically properly label the proposed storm inlet numbers, the DA-1 Field "A" and DA-1 Field "C", and show the clean out for DA-1 field "A" and (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 (in the triangle). 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 88 Block 251.02 (LAT2115A) Mesivta Ohr Chaim Meir**

This site plan is for a proposed 16,704 s.f. two story school/dormitory with basement, an 8,400 s.f. gym, a pool and a basketball court with 95 parking spaces to be located on West Cross Street. LAT2115 is withdrawn by way of this new application. 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) since the existing right-of-way half width is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, (3) provide a line of sight profile for the County road indicating safe sight distance at the proposed egress driveway in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (4) revise the plans to provide County road pavement widening to 23' from centerline, (5) provide cross sections at Stations 1+50 and 7+50, (6) revise the proposed right-of-way offset dimension on the County road cross-sections, (7) revise the cross sections for the County road to provide full depth pavement in all sections that are showing the proposed pavement surface to be lower than the existing pavement surface, and revise the plan view to properly identify the areas that will require full depth pavement reconstruction, and provide a positive gutter flow, (8) address the following traffic comments: a) depict turns to and from the site based on the future widened three lane section of Cross Street, b) label each design vehicle on the turning templates, c) provide one-way and do not enter signage at each driveway access point, d) the Block number and number of parking spaces listed in the report do not match the plan, and the site plan in the report appendix is outdated, e) provide ITE trip generation data for comparison with the information provided by the applicant, f) depict AASHTO intersection sight lines in plan view, and g) depict the circulation for parent student drop-offs, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/6/2021), (10) revise the plans to show the County road drainage required for the proposed road widening to be constructed by the developer (not "by others"), (11) provide a drainage easement from the adjoining property near the discharge point of the stormwater detention system, unless the design can hold back the 100 year storm without taking into account infiltration, (12) since the underground recharge system is next to an 11 foot high retaining wall, provide stability calculations for the retaining wall, and (13) enter into a Hold Harmless Agreement with the County since run-off from the County road is directed towards the on-site drainage system. 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 240, 251 Block 1160 (LAT484A5) Sudler Lakewood Land, LLC**

This four lot minor subdivision is located on Oak Street and Towbin Avenue. The final plat shows proposed access easements through Lots 240 and Lot 251.01 to new Lot 251.08. 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 6 Block 4.12 (LBT693B) Elm H. Holdings, LLC**

This two lot minor subdivision is located on Long Beach Boulevard between 14th Street and 15th Street. The plans indicate that the full width right-of-way of Long Beach Boulevard is 100' consistent with the Master Plan width. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**PLUMSTED: Lots 1, 10 & 18 Block 40 (PT402E) Lennar Plumsted Urban Renewal, LLC**

This major subdivision is for Phase 7 of the Venue at Crosswicks Creek consisting of 55 single family units out of the total 452 dwelling units including 268 single family units, 70 duplex units, and 114 triplex units. The project includes two proposed parking spaces per unit. Access to the development is from Jacobstown Road and Province Line Road. Fees for the entire project were assessed and paid under PT402. The applicant has indicated that the number of anticipated trips and the drainage design remain unchanged since the original approval. County road improvements to Jacobstown Road have been completed. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this major subdivision was given final approval. The motion was unanimously carried.

**PLUMSTED: Lots 1, 10, 18 Block 40 (PT402F) Lennar Plumsted Urban Renewal, LLC**

This major subdivision is for Phase 8 of the Venue at Crosswicks Creek consisting of 37 single family units out of the total 452 dwelling units including 268 single family units, 70 duplex units, and 114 triplex units. The project includes two proposed parking spaces per unit. Access to the development is from Jacobstown Road and Province Line Road. Fees for the entire project were assessed and paid under PT402. The applicant has indicated that the number of anticipated trips and the drainage design remain unchanged since the original approval. County road improvements to Jacobstown Road have been completed. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Mr. Liberatore, this major subdivision was given final approval. The motion was unanimously carried.

**PLUMSTED: Lots 1, 10, & 18 Block 40 (PT402G) Lennar Plumsted Urban Renewal, LLC**

This major subdivision is for Phase 9 of the Venue at Crosswicks Creek consisting of 47 single family units out of the total 452 dwelling units including 268 single family units, 70 duplex units, and 114 triplex units. The project includes two proposed parking spaces per unit. Access to the development is from Jacobstown Road and Province Line Road. Fees for the entire project were assessed and paid under PT402. The applicant has indicated that the number of anticipated trips and the drainage design remain unchanged since the original approval. County road improvements to Jacobstown Road have been completed. 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 major subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 14 Block 691 (TRT1646B) DXD SS F1 Land LLC**

This site plan is for a proposed 97,856 s.f. self storage facility mini warehouse with ten proposed parking spaces to be located on Bachelor Street. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 16, 29 & 58.01 Block 171 (TRT3231B.01) Maridan Enterprises, Inc.**

This site plan application is for the construction of three buildings for a 42,356 s.f. shopping center and a 20,000 s.f. office building with 310 parking spaces and associated site improvements to be

located on Route 9 and Cox Cro Road. The plans indicate that the half width right-of-way of Cox Cro Road is 35' from centerline. An off-tract traffic improvement fee in the amount of \$26,168.00 was previously paid under TRT3231A. The applicant has provided a copy of the recorded drainage easement from the Toms River Board of Education for the expansion of the existing stormwater basin located on adjacent Lot 28 Block 171, Joseph A. Citta School. The applicant has provided a copy of the NJDOT Access Permit for access to Route 9. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the plan, (2) submit a sight right easement form and metes and bounds description for a sight triangle easement at the Ticonderoga Drive intersection in accordance with County standards to Ocean County, (3) remove all the notes that suggest that the sight easements at both access drives are proposed and reference the Deed Book 15027 and Page 228 of the existing sight easements, (4) remove the utility pole from within the west bound thru lane of Cox Cro Road, (5) address the following traffic comment: a) the turning template plan does not show proposed Cox Cro Road striping or turning movements at the school driveway. Entering and exiting vehicles should not conflict, consider smaller design vehicles consistent with proposed uses, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/6/2021), (7) revise the site layout plan to show proposed striping, including the left turn lane into the access drive from Cox Cro Road, 8) provide an overall site plan on one sheet, (9) revise the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (11) pay an off-tract drainage 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 32 Block 507.02 (TRT3469) Life Storage, SP**

This site plan is for an additional 13,058 square footprint three-story self storage building at an existing Life Storage Facility with 12 proposed parking spaces (reduced from 35) to be located on Route 37. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 15 Block 231 (TRT3470) Rossi, William**

This three-lot minor subdivision is for one existing and two proposed single family houses located on Church Road. On a motion by Mr. Liberatore, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) since the right-of-way 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 and revise Note 14 accordingly, 2) dimension the County road pavement half width and full width, 3) add to the plat the following standard note for projects located on County roads: a) 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 within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the driveways prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) Driveway locations on new lots shall be spaced in accordance with Table 600-4 of Section 606, and d) Off-street parking shall be situated on the new lots in a design that prevents vehicles from backing out onto the County road in accordance with Section 603.C, and (4) 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.



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

**JACKSON:** Lots 1 & 2 Block 4201 (JT1301L.01) Dreamview, LLC

**JACKSON:** Lots 1.01, 1.02, 1.03 Block 4201 (JT1301M.01) Dreamview, LLC

**LAKWOOD:** Lots 15 & 109 Block 2 (LAT1669B) Sebbag, David

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**CORRESPONDENCE:**

**BERKELEY: Blocks 14 / 14.01 / 14.02 / 14.03 / 14.04, Lots 1-7 / 1-3 / 1-2 / 1-3 / 1-2 (BT266M.01) Berkeley Industrial Park, LLC.** This site plan received conditional approval on March 3, 2021. 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 for Phase 1 and the off-tract traffic improvement fee to be \$29,583.00 for Phase 1. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board required payment of an off-tract drainage improvement fee for Phase 1 in the amount of \$6,000.00 and payment of an off-tract traffic improvement fee for Phase 1 in the amount of \$29,583.00. The motion was unanimously carried.

**JACKSON: Block 10401 / 17802, Lots 5.04 / 57.01 (JT358K.02) EL at Jackson, LLC.** This major subdivision received conditional preliminary and final approval on December 2, 2020. On a motion by Mr. Ernst, seconded by Mr. Tirella, the minutes are hereby amended to reflect the project is reduced from 5 phases to 4 phases. The motion was unanimously carried.

**JACKSON: Block 22301, Lots 1 & 2 (JT567D.01) 330 Whitesville Road.** This site plan received conditional approval on June 19, 2019. On a motion by Mr. Ernst, seconded by Mr. Liberatore, the minutes are hereby amended to add the condition that the applicant provide guy easement near the east side of the access driveway to Whitesville Road. The County is to provide sketch a layout for the easement. The motion was unanimously carried.

**LAKWOOD: Blocks 1077 / 1077.04, Lots 15 / 10.01, 11.01, 12.01, 14.01 (LAT2131) 590 Atlantic Avenue Colonial, LLC.** This major subdivision received conditional preliminary and final major subdivision approval on April 7, 2021. Condition #3 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #4 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 \$7,500.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board did not require payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$7,500.00. The motion was unanimously carried.

**LONG BEACH: Block 4.07, Lot 13 (LBT784) ELM H. Holdings, LLC.** This minor subdivision received conditional approval on June 16, 2021. A letter dated September 13, 2021 was read from James Brzozowski of Horn, Tyson & Yoder requesting a waiver from County standard 610:D for sight triangle easements at the intersection of Long Beach Boulevard at 14<sup>th</sup> Street. The County standard sight triangle at this intersection would severely limit the development of the subject property. The applicant requests a waiver to permit the AASHTO standard for sight triangles for an intersection with stop control on the minor road, as detailed on the submitted plan be substituted for the County standard for sight triangle easements. Long Beach Boulevard is a four lane undivided road with a posted speed limit of 45 mph. This intersection is controlled by a traffic signal between Memorial Day and the first week of October. The AASHTO sight triangle is an accepted and safe standard and is suggested as an alternative at this intersection. On a motion by Mr. Ernst, seconded by Ms. McCrystal, with Mr. Tirella abstaining, the Board granted a waiver from providing the County standard sight triangle and accepted the AASHTO sight triangle standards. The motion was unanimously carried.

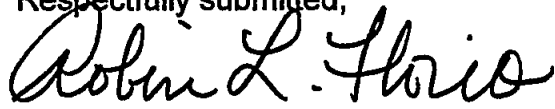
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BERKELEY BT487D.01	1.03	615	06/16/21	09/27/21
LAKEWOOD LAT484A4	240, 251	1160	02/21/18	09/29/21
LONG BEACH LBT784	13	4.07	06/16/21	10/05/21
STAFFORD ST562A	29	229	03/17/21	09/30/21

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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

/rlf