

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

Regular meeting, Wednesday, March 16, 2022, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Elaine McCrystal, Joseph Bilotta, Scott Tirella, Dennis Liberatore, Mark Jehnke, Laura Benson, 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 Ms. McCrystal, seconded by Mr. Tirella, the minutes of the meeting of March 2, 2022 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 1.03 Block 115 (BAT91W) WP Barnegat, LLC.

This two-lot minor subdivision is located on West Bay Avenue. The purpose of this application is to create two new lots for proposed retail and a proposed bank which were approved under BAT91U. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the key map to properly identify the lots subject of this application, (2) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 33 feet from centerline then 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 (3) provide adjoining lot numbers in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 3 Block 381 (BRT2000A) CE Development Management, LLC

This site plan is for a 49,104 square footprint three-story self storage facility with 13 proposed parking spaces to be located on Brick Boulevard. The trip generation statement is acceptable. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, 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) since the existing right-of-way half width is less than 60 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (3) revise the plans to show existing within 200 feet of the site, including existing median and striping in the County road, (4) address the following traffic comments: a) revise the design vehicle turning templates to include existing County road striping; demonstrate entering vehicles will not conflict with exiting vehicles, and demonstrate vehicles will not encroach into the left lane of Brick Boulevard when entering or exiting the site, b) consider revising entrance alignment to intersect Brick Boulevard at 90 degree angle to facilitate turning movements, and c) provide "Emergency Vehicle Only" signs for the proposed emergency access, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/16/2022), (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. 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 4 Block 10.16 (BRT2025) Venutolo, Michael & Kim

This site plan is for the demolition of an existing commercial building and the construction of a 1,125 s.f. coffee shop with three proposed parking spaces on Route 35 North. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

EAGLESWOOD: Lots 13 & 14 Block 29 (ET170) Eaglesfly, LLC

This site plan is for a 7,185 sf addition and 49 proposed parking spaces at the existing Sleepy Hollow Restaurant & Pub located on Route 9. There are no proposed improvements within the NJDOT desired typical section. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Liberatore, this site plan was given final approval. The motion was unanimously carried.

JACKSON: Lots 5,6, 8, 9, 10 Block 4801 (JT1415B.01) Hyson Estates, LLC

This site plan is for 196 townhouses within 24 buildings, a 2,278 s.f. clubhouse, recreational facilities and 727 proposed parking spaces to be located on Harmony Road. The plans show an acceleration/deceleration lane at the proposed access point to the County road, with the proposed edge of pavement to be located at 29' from centerline within the limits of the acceleration/deceleration lane to accommodate two 12' wide lanes and a 5' shoulder. The remainder of the frontage shows pavement widening to 20' from the right-of-way centerline extending to existing curb on the adjoining property to the north. The plans show the proposed right-of-way to be at 39 feet from centerline in front of existing Lots 8, 9, & 10. There is an existing 20' wide Ocean County drainage easement along the northerly property line. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) since the existing right-of-way half width is less than 39 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 39' from centerline to Ocean County across the frontage of the subject property, (2) submit an executed sight right easement form for 30' x 100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County; the metes and bounds description does not match the sight triangle easement detail on the plan, (3) provide 15:1 paved tapers back to existing edge of pavement to the south in accordance with Section 611:E-1; (4) submit executed road easements and metes and bounds descriptions from Lots 11, 12, and 13 to Ocean County for the proposed County road improvements; (5) address the following traffic comments: a) provide the traffic count data in the report, b) the report does not discuss trips related to the clubhouse or recreational facilities, and c) the proposed development will cause the Harmony Road and Hyson Road four-way stop-controlled intersection to deteriorate from Level of Service E to Level of Service F in the PM build condition; Level of Service F is not acceptable; provide a queue analysis for the four-way stop controlled intersection and mitigate the increase in traffic impacts to the Hyson Road and Harmony Road intersection resulting from the proposed development to an overall Level of Service D, d) label proposed lane widths and tapers on roadway striping plan; proposed shoulder does not appear to be 5 feet width; radii and accel/decel lane taper lengths do not appear to comply with Section 607A; provide signing for accel/decel lane; revise deceleration lane striping to include arrows and solid lane line for 2/3 of length, e) revise crosswalks to be perpendicular to each roadway, provide ADA compliant curb ramps, and install pedestrian crossing signs on Harmony Road approaches, f) depict roadway striping on vehicle circulation plan, g) depict emergency access on roadway plans, and h) provide "Emergency Vehicle Only" signs for the proposed emergency access, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/16/2022), (7) submit a copy of the recorded deed of lot consolidation, (8) submit a copy of the NJDEP Freshwater Wetlands Transition Area Waiver for the proposed construction within the wetland/buffer area as shown on the plans, (9) add the following standard County note to the plans: a) 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, (10) enter into a Hold Harmless Agreement with the Ocean County Commissioners with regard to the location of the outfall from the proposed County drainage system, (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. 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 2 & 3 Block 822 (LT894) 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. On a motion by Mr. Sutton, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add three corner coordinates to the final plat in accordance with the Recordation Act. 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 1 Block 548 (LAT2176) 647 Park LLC

This two-lot minor subdivision is for two duplex units to be located at the intersection of Laurel Avenue and South Clover Street. The plat indicates that the full width right-of-way of South Clover Street is 60', consistent with the County Master Plan. 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) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easements at the intersection in accordance with County standards to Ocean County, (2) revise handicap ramps design at the intersection to be in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer (per ADA memo dated 3/9/2022), (3) reconstruct the existing intersection curb radius in accordance with Section 610:E, (4) add the following standard notes 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 or soil erosion control measures within the County right-of-way, and 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. 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 26 Block 569 (LAT983D) PB Imports Inc., d/b/a Pine Belt Mazda

This site plan is for the remodeling of an existing car dealership, the construction of a new service area, and reconstruction of the existing parking lot on Route 88. The NJDOT desired typical section is shown at 46' from centerline of Route 88. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

LITTLE EGG HBR: Lots 7 Block 124.06 (LEHT132E) AmeriGas Propane, L.P.

This site plan application is for the installation of a propane tank sales kiosk at an existing Wawa convenience store at the intersection of North Green Street (CR 539) and Frog Pond Road. No improvements are proposed to the County road. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) provide a corner clip right-of-way deed of dedication at the intersection of North Green Street and Frog Pond Road, and (3) provide "No Left Turn" signs at the southern access drive to North Green Street. 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.

LITTLE EGG HBR: Lots 10.03 Block 325.20 (LEHT382F) AmeriGas, L.P.

This site plan application is for the installation of a propane tank kiosk at an existing Wawa convenience store at the intersection of Mathistown Road and Center Street. On a motion by Mr. Liberatore, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following item: (1) dimension the existing right-of-way half width and full width of both County roads on the plan, and if the half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County. 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.

MANCHESTER: Lots 9 & 16 Block 1.33 (MT521) PKN Developments, LLC

This three-lot minor subdivision is located on a local road, 2nd Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

OCEAN: Lots 5 Block 130 (OT277) Haines Real Estate, LLC

This site plan is for a 7,771 s.f. automotive care center with 45 parking spaces (35 customer and 10 storage) to be located on Route 9 and Main Street (CR#613). The plans indicate the full width right-of-way of the County road is 60', consistent with the County Master Plan. There are no proposed improvements within the County road. Access will be provided from the State Highway Route 9. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the NJDOT access permit, (2) revise the plans to show the proposed parking spaces to be located outside of the NJDOT desired typical section of Route 9, (3) revise the plans to show road widening on Main Street with the proposed edge of pavement to be constructed at the County Master Plan width of 20 feet from centerline in accordance with Section 611.B, (4) 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, and cross-sections to be reviewed and approved by the Ocean County Engineer, (5) address the following traffic comments: a) revise the trip distribution to consider east/west trips along County roadways (i.e. Lighthouse Drive, Main Street and Wells Mills Road), and b) the number of parking spaces listed in the report does not match the plan; revise accordingly, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/16/2022), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

OCEAN: Lots 69 Block 86 (OT278) Mercuro, Matthew J.

This two-lot minor subdivision is located at the intersection of local roads, Central Avenue and Spruce Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Liberatore, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

PT. PLEASANT: Lots 10.01 Block 315 (PPB800) OceanFirst Bank

This site plan is to provide modifications to existing Ocean First Bank drive thru lanes to provide a new ITM system at the intersection of Bridge Avenue and Dorsett Dock Road. The plan includes a reduction of 12 parking spaces. The half-width right-of-way of Dorsett Dock Road is 30' from centerline consistent with the County Master Plan. Ocean County requires the applicant to address the following items: (1) dimension the full width right-of-way of Bridge Avenue, (2) since the half-width right-of-way of Bridge Avenue 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 and a corner clip at the intersection to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the County road intersection in accordance with County standards to Ocean County, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), (7) submit copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) reconstruct the intersection curb radius to be 25' for an arterial road classification in accordance with Section 610:E. and Table 600-6, (9) provide turning templates for the proposed driveway modifications to Dorsett Dock Road, and (10) Add the following standard County notes 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 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. Approval recommended upon fulfillment of the above

contingencies and the Board's decision on the waiver requests.

A letter dated February 16, 2022 was read from Brian Murphy of FWH Associates requesting several waivers. A waiver was requested from providing a traffic report as there is no change in the traffic associated with this project. We are only widening the drive-thru lanes to accommodate a new drive-thru system. A waiver is requested from providing a drainage report. There is no change in impervious on the site, again the drive-thru is being expanded and previously utilized parking stalls are being eliminated. A waiver is requested from submitting County road improvement plans. There is no change to the County roads and no impact to the County roads due to the proposed application. A waiver is requested from submitting a CAFRA Permit. The work occurring on the site does not trigger a CAFRA Permit as no new/additional parking stalls are proposed and the original site predated CAFRA, so there was not a prior CAFRA Permit on the site.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report as improvements will not generate any additional traffic; the Board granted a waiver from providing a drainage report as there is no increase in impervious coverage; the County granted a waiver from providing County road improvement plans as the County roads are constructed to Master Plan Width; 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) dimension the full width right-of-way of Bridge Avenue, (2) since the half-width right-of-way of Bridge Avenue 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 and a corner clip at the intersection to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the County road intersection in accordance with County standards to Ocean County, (4) reconstruct the intersection curb radius to be 25' for an arterial road classification in accordance with Section 610:E. and Table 600-6, (5) provide turning templates for the proposed driveway modifications to Dorsett Dock Road, and (6) Add the following standard County notes 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 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. 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 1, 544-548, 564, 565/ 1,635,636,637 Block 318/ 319 (TRT2974B) Klein, Charles

This 13-lot major subdivision is for two existing single family residences, nine proposed single family residences, two stormwater detention basin lots, and a cul-de-sac to be located on Whitesville Road (CR527). Ocean County requires the applicant to address the following items: (1) dimension the existing half width of the County right-of-way on the final plat, (2) revise the plans to show all existing features within 200 feet of the site, including existing drainage features under the County road and driveways on adjoining properties, (3) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (7) revise the subdivision plans to show the maintenance access driveway to the basin on new Lot 1.12 to be from the cul-de-sac, and not from the County road, and add a note to the final plat indicating that maintenance access to the basin on Lot 1.12 is restricted from the County road, (8) construct the handicap ramps at the proposed intersection in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (9) add the following standard County note to the subdivision plans 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 or soil erosion control measures within the County right-of-way, and 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, (10) enter into a Hold Harmless Agreement with the Ocean County Commissioners with regard to the co-mingling of stormwater, (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated March 1, 2022 was read from Mathew Wilder of Morgan Engineering requesting several waivers. A waiver is requested from submitting a traffic report as we do not front on a County road. A waiver is requested from submitting a drainage report as we do not impact County drainage facilities. A waiver is requested from submitting a CAFRA Permit as we do not meet the criteria of having more than 24 residential lots, road being more than 1,200 feet and sewer main being more than 1,200 feet.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board denied the request to waive submitting a traffic report as the site does front on a County road, denied the request to waive submitting a drainage report as the site does front on a County road and acknowledge and accepts the applicant's professional 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) dimension the existing half width of the County right-of-way on the final plat, (2) revise the plans to show all existing features within 200 feet of the site, including existing drainage features under the County road and driveways on adjoining properties, (3) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) submit a traffic report, (5) submit a drainage report, (6) revise the subdivision plans to show the maintenance access driveway to the basin on new Lot 1.12 to be from the cul-de-sac, and not from the County road, and add a note to the final plat indicating that maintenance access to the basin on Lot 1.12 is restricted from the County road, (7) construct the handicap ramps at the proposed intersection in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (8) add the following standard County note to the subdivision plans 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 or soil erosion control measures within the County right-of-way, and 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, (9) enter into a Hold Harmless Agreement with the Ocean County Commissioners with regard to the co-mingling of stormwater, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (11) 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 30.02 Block 410 (TRT3481) K&K Developers, Inc.

This six-lot major subdivision is for six single family residential dwellings with three parking spaces each to be located on Whitty Road. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following item: (1) pay an off-tract traffic improvement fee in an amount of \$1,875.00. 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.

TOMS RIVER: Lots 8 Block 795 (TRT3482) Elrac, LLC

This site plan is for the addition of a car wash behind an existing Enterprise Car Rental on Route 37 and Gouverneur Avenue. 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.

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

JACKSON: Lots 58 Block 3902 (JT1734A.01) 443 Leesville, LLC
LAKEWOOD: Lots 2 Block 496 (LAT1994B) 220 Newport Ave., LLC

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CORRESPONDENCE:

LAKEWOOD: Block 1077, Lot 45 (LAT1204A.01) River Ave. Properties II, LLC. This site plan received conditional approval on September 14, 2021. Condition #7 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #8 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 the \$3,958.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board did not require an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$3,958.00. The motion was unanimously carried.

S. TOMS RIVER: Block 20, Lots 11.02 & 12 (STRB67B.03) M & T at STR Urban Renewal, LLC. This site plan received conditional approval on May 6, 2020. The applicant subsequently submitted amended road improvement plans showing a proposed access drive out to Railroad Avenue/Access Road which triggered additional conditions. The Board approved the additional conditions at the February 16, 2022 Planning Board meeting. The applicant has now withdrawn the amended plans. Therefore on a motion by Mr. Jehnke, seconded by Mr. Tirella, the minutes are hereby amended to remove the conditions assessed at the February 16, 2022 Planning Board Meeting since the applicant has withdrawn the amended plans. The motion was unanimously carried.

TOMS RIVER: Block 539, Lot 2.04 (TRT2061G8) Jiffy Lube International, LLC. This site plan received conditional approval on December 1, 2021. A letter dated March 1, 2022 was read from Tim Kratz of Sevan Multi-Site Solutions requesting a waiver of the required 50' half width right-of-way. There is an existing 30' half width right-of-way along Indian Head Road frontage. There is also an additional 10' roadway easement along the south side of the right-of-way. We proffer that the site area is not subject to this requirement as it is not directly adjacent to the right-of-way and the Indian Head Road has already been improved beyond the Master Plan width. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board denied the request to waive the required 50' half width from centerline. 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:
BRICK BRT1839A	1	109.11	10/06/21	03/15/22
BRICK BRT2020	18	571	09/01/21	03/08/22
LAKEWOOD LAT2145.01	21	1087	02/02/22	03/10/22
LAKEWOOD LAT2125	10	165	02/03/21	03/04/22
LAKEWOOD LAT594J	14	1609	01/19/22	03/03/22
TOMS RIVER TRT3475	54 & 55.02	172.04	12/15/21	03/16/22

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Mark Villinger discussed the 2022 – 2027 Capital Improvement Program (CIP) and distributed a memorandum and draft Resolution for consideration by the Board. The CIP has been reviewed for consistency with the Ocean County Comprehensive Master Plan. On a motion by Mr. Tirella, seconded by Mr. Bilotta, the Board adopted the following Resolution endorsing the 2022 – 2027 Capital Improvement Plan and Budget.

WHEREAS, a coordinated and consistent program of capital improvements and public improvements are necessary to provide the infrastructure and public services required to meet the existing and future needs of County residents; and

WHEREAS, the Ocean County Board of Commissioners with the assistance of the Administrator, the Department of Finance, the Office of Management and Budget, the Engineering Department, the Planning Board and the County Auditor has developed a six year Capital Improvement Program and Budget; and

WHEREAS, the 2022 – 2027 Capital Improvement Program presents a program budget implementation schedule for capital improvement projects in Ocean County; and

WHEREAS, the capital projects and expenditures identified in the 2022 – 2027 Capital Improvement Program are consistent with the goals and policies contained in the Ocean County Comprehensive Master Plan, adopted by the Planning Board in 2011.

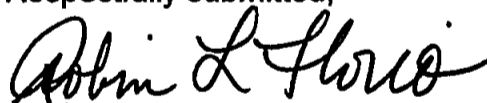
NOW, THEREFORE BE IT RESOLVED that the Ocean County Planning Board endorses the 2022 – 2027 Ocean County Capital Improvement Program and Budget which establishes an orderly financing and implementation schedule for needed capital improvements.

BE IT FURTHER RESOLVED that certified copies of this Resolution be sent to the Ocean County Commissioners, the Administrator, Clerk of the Board, Director of Management and Budget, the Planning Director, the County Engineer, the County Auditor and the Director of Finance.

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There being no further business, on a motion by Mr. Tirella, 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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