

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

Regular meeting, Wednesday, March 6, 2024, 8:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella read the Open Public Meetings Act Statement of Compliance.

Scott Tirella presiding. Attending: Elaine McCrystal, Joseph Marra, Dennis Liberatore, Mark Jehnke, Laura Benson, Esq., Tony Agliata, and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Marra, the minutes of the meeting of February 21, 2024 were moved for approval. The motion was unanimously carried

**SUBDIVISION AND SITE PLAN REVIEW**

**BRICK: Lot 19 Block 321.02 (BRT1854D) Del Corp Holdings, LLC**

This site plan is for three buildings (4,896 s.f. each) for contractor shops and offices with 59 proposed parking spaces and a proposed 720 s.f. garage and one existing single family residential dwelling to remain located on Drum Point Road. 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) dimension the proposed full width right-of-way and the proposed half and full width pavement dimensions of County road on the site plan. The width of right-of-way dedication area should be 13.5' (not 14.5'), (2) since the right-of-way half width is less than 30' from centerline, submit an executed deed of dedication for an additional right-of-way dedication to 30' from centerline to Ocean County, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/6/2024), (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

**BRICK: Lots 288, 326 Block 352 (BRT2046) Casselli, Joanne**

This two-lot minor subdivision is for a lot line adjustment located at the intersection of local roads, Tunes Brook Drive and Penguin Road. The final plat appears to have been prepared in accordance with the Recordation Act. Approval recommended. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this minor subdivision was given final approval. The motion was unanimously carried.

**BRICK: Lots 1, 3 Block 107 (BRT2047) Rutski, Dolores & Richard**

This three-lot minor subdivision is located at the intersection of Mantoloking Road and North Raleigh Road. On a motion by Ms. McCrystal, seconded by Mr. Marra this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the distance from the right-of-way centerline to the back of the proposed road easement on lot 3.01, (2) provide executed road easement and metes and bounds description from Lot 3.01 to Ocean County, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (4) submit a sight right easement form and metes and bounds description for the sight triangle easement at the intersection in accordance with County standards to Ocean County, (5) show the existing road easement on Lot 1 (deed book 19507 page 1171), (6) show the existing sight easement on Lot 1 (deed book 19463 page 1968). All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lot 15 Block 4301 (JT1739B) 135 Commadore, LLC**

This site plan is for two buildings (55,698 s.f. & 61,288 s.f.) to include contractor's offices, showroom, garage, warehouse and shop with 111 parking spaces and 42 banked parking spaces to be located on East Commadore Boulevard and Jackson Mills Road. The right-of-way for East Commadore Boulevard and Jackson Mills Road was dedicated to master plan widths of 50' and 30' from centerline respectively under subdivision JT1739A. The plans show pavement widening to 25' from centerline of East Commadore Boulevard. 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 conditions of approval: (1) dimension the existing half width and full width right-of-way of East Commadore Boulevard on the site plan, (2) provide reference to the deed book and page number of the right-of-way dedications (book 19575 page 1875), (3) dimension the East Commadore Boulevard pavement half width and full width on the site plan, (4) address the following traffic comments: a) label all proposed curb return radii on site and roadway plans, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/6/2024), (6) revise the County road improvement plans to include existing centerline and edge of pavement elevations, proposed curb elevations, edge of pavement off set dimensions in accordance with section 611.B.1. to be reviewed and approved by the Ocean County Engineer, (7) construct 15:1 paved tapers starting at the property line extending back to the existing edge of pavement along the County road in accordance with section 611:E-1, (8) address comments regarding guiderail along East Commadore Boulevard (see guiderail memo dated 3/6/2024), (9) show the existing downstream runoff collection system in Jackson Mills Road, (10) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

**JACKSON: Lots 3; 1, 8, 9, 10, 11, 12, 15, 16, 17, 18 & 28 Block 20701/20801 (JT1756A) Swanborne, LLC**

This subdivision application is for Phase 1 of a 258-lot major subdivision called Swanborne to be located on Whitesville Road (CR 527), East Veterans Highway (CR 528), and South Hope Chapel Road (CR 547). Phase 1 includes 78 single family dwellings and four multi-family affordable housing units. The total project will include three phases with a total of 203 single family homes, 40 affordable apartments, and an 8,788 s.f. house of worship. The applicant will need to submit applications for Phases 2 and 3. County road improvements at the Whitesville Road and Denton Lane intersection will need to be constructed by another developer prior to Phase 2 approval. County road improvement plans for South Hope Chapel Road & Road 'L' intersection will be required under Phase 2. The applicant has provided a Pinelands Commission Certificate of Filing. On a motion by Mr. Liberatore, seconded by Ms. McCrystal, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the Pinelands Commission "no further review" letter, (2) dimension the existing right-of-way half width and full width and proposed right-of-way half width of all County roads on the County road improvement plans, the final plat, and the subdivision plans, (3) since the existing right-of-way half widths of East Veterans Highway and South Hope Chapel Road are less than 40' from centerline and the existing right-of-way half width of Whitesville Road is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedications to the master plan width to Ocean County, (4) submit right-of-way dedications and metes and bounds descriptions from the adjacent properties (Lots 2, 3, 4, 19, & 20) and from the opposite side properties (Lots 32, 33, 34) for the proposed pavement widening on East Veterans Highway, (5) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersections in accordance with County standards to Ocean County, (6) address the following traffic comments: a) consider the need to redistribute traffic and provide additional turn lanes at County intersections due to Denton Road becoming a through road from Veterans to Whitesville, b) verify Road G will not connect to Whitlock Avenue, c) mathematize roadway baselines and centerlines, d) label all road names on all plan sheets, e) verify if back-to-back left turn lanes are of adequate storage length for each turning movement on Veterans at Pitney and site access, consider a two-way center turn lane instead, and f) provide an overall traffic analysis, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/6/2024), (8) provide cross sections for the County road showing the limit of full depth pavement construction to maintain a

uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with section 611.B.1, (9) provide conceptual intersection improvement and striping plans for the proposed South Hope Chapel Road & Road 'L' intersection, (10) revise the road plans to show the culvert at station 28+90 to be replaced and the pipe extended to beyond the future edge of pavement on the south side of East Veterans Highway, and show the drainage swale along the shared property line with Lot 20 to be cleared so that there is positive outfall from the cross drain, (11) provide a drainage easement to Ocean County for the entire length of the swale along the Lot 20 property line for future maintenance, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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. The motion was unanimously carried.

**JACKSON: Lot 54 Block 2201 (JT1766) Herman Jackson, LLC**

This site plan is for a 19,014 s.f. warehouse with 28 parking spaces to be located on Herman Road, which is a local road off of East Commodore Boulevard. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation as shown on the plan and a copy of the NJDEP Freshwater Wetland Permit for the wetland buffer impacts, (2) address the following traffic comments: The total building area and number of parking spaces listed in the report do not match the plan, revise accordingly, (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. The motion was unanimously carried.

**JACKSON: Lot 24 Block 21001 (JT1767) Pitney East, LLC**

This two-lot minor subdivision is located at the intersection of East Veterans Highway and Pitney Lane. The applicant intends to subdivide an existing storm water basin lot to create a new lot for a single family residential dwelling unit. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide half width and full width dimensions for the County right-of-way on the site plan and the final plat, (2) if the existing right-of-way half width of the County road is less than 40' 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, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (4) show the County road edge of pavement on the final plat and dimension the County road pavement half width and full width, (5) revise the final plat so that north is up or to the right in accordance with industry standard, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/6/2024), (7) provide a note on the final plat that access to East Veterans Highway from new Lot 24.01 is restricted, (8) 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. The motion was unanimously carried.

**LACEY: Lots 11, 12 Block 2600 (LT909) Lacey Natural Sand, LLC**

This site plan is for modifications at an existing resource extraction and mining operation on Lacey Road. Ocean County requires the applicant to address the following conditions of approval: (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' 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) dimension the County road pavement half and full width, (3) reconstruct the access point to the County road in accordance with Table 600-4 for a rural industrial driveway with a minimum radius of 25' and provide an asphalt apron to prevent further deterioration of the edge of pavement, (4) submit a traffic report for the site (waiver requested), (5) submit a drainage report for the site (waiver requested), (6) submit County road improvement plans (waiver requested), Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated February 5, 2024 was read from Lena Balorda-Barone from French & Parrello Associates requesting waivers from providing a traffic report, drainage report and County road improvement plans. A waiver is requested from providing a traffic report since the project will not generate additional traffic. A waiver is requested from providing a drainage report due to the project is a resource extraction operation which has a NJPDES Sand and Gravel Stormwater General Permit. County road improvement plans as the project fronts on Lacey Road, no change in use is proposed.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a motion was made the Board grant the waiver request from providing a traffic report as there is no increase in traffic. Grant a waiver from providing a drainage report as there is no increase in impervious coverage and grant waiver from providing County road improvement plans provided the applicant address item #3. Ocean County requires the applicant to address the following conditions of approval: (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' 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) dimension the County road pavement half and full width, (3) reconstruct the access point to the County road in accordance with Table 600-4 for a rural industrial driveway with a minimum radius of 25' and provide an asphalt apron to prevent further deterioration of the edge of pavement. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEHURST: Lot 13 Block 52 (LB55E) Limelight, LLC**

This two-lot minor subdivision is located at the corner of Lake Street (CR2) and Cedar Street. The existing right-of-way half width of Lake Street is 30' from centerline, consistent with the master plan. There is an existing sight easement at the intersection. 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.

**LAKEWOOD: Lot 1 Block 436 (LAT1704C3) Mark Properties, LLC**

This five-lot major subdivision is for five single family residential dwellings to be located on Netherwood Drive, Elmhurst Boulevard, Time Square Boulevard, and Bellecourt Boulevard with 20 proposed parking spaces. The subdivision plans show access to be constructed from Elmhurst Boulevard. Ocean County requires the applicant to address the following items: (1) revise the key maps on the final plat to properly identify the block being subdivided by this application (only Block 436 Lot 1), (2) rotate the key maps on the final plat so that north is up in accordance with industry standard and provide a north arrow on the zone map, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/12/2024), (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated February 12, 2024 was read from Glen Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit. According to 7:7-2.2(a)4 a development located beyond 500' 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 of over 30,000 persons would require a CAFRA Permit. This project is for 5 new lots, is not a commercial development and is not a public development or industrial development.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a motion was made to acknowledge and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Ocean County requires the applicant to address the following items: (1) revise the key maps on the final plat to properly identify the block being subdivided by this application (only Block 436 Lot 1), (2) rotate the key maps on the final plat so that north is up in accordance with industry standard and provide a north arrow on the zone map, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/12/2024), (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (5) 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. The motion was unanimously carried.

**LAKEWOOD: Lots 181, 182, 183 Block 189.03 (LAT2091A) Oak St. Invest LLC**

This five-lot major subdivision is for four duplex units with four parking spaces each and one multi-family lot with six residential buildings to include 12 apartment units and 52 parking spaces for a total of 68 proposed parking spaces to be located on Joe Parker Road. The plans indicate the proposed curb will be built 20' from the centerline. On a motion by Mr. Liberatore, seconded by Ms. McCrystal this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to properly show the opposite side right-of-way line, (2) revise the proposed lot numbers so that they are different than the existing lot numbers, (3) dimension the existing pavement half and full width on the final plat, (4) dimension the existing County right-of-way half width in front of all existing lots on the plan and on the final plat, (5) since the half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (6) revise the plans to show all existing features within 200' of the site, including all existing drainage features under the County road and the Category One waterway 300' buffer, (7) address the following traffic comments: a) demonstrate that entering and exiting right-turning passenger vehicles will not conflict, b) update report to current counts, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/6/2024), (9) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (10) provide 15:1 paved tapers (not curbed) back to existing edge of pavement along the County road in accordance with section 611:E-1, (11) provide a road easement and metes and bounds description from the adjacent lot 180 for the proposed paved taper, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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. The motion was unanimously carried.

**LAKEWOOD: Lot 51 Block 248.03 (LAT2237) Halpern, Shaul**

This two-lot minor subdivision is for two duplex units to be located on a local road, Congress 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. Liberatore this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lot 9 Block 1082 (LAT697N3) Covington Village Condominium Association**

This site plan is for the construction of the four remaining condominium complexes at Covington Village Condominium Association on Locust Street. The applicant has subdivided off the four new condos under LAT697M2. The applicant intends to bifurcate access by widening both existing access drives and making both existing one-way access drives into two-way access drives. There is a Reciprocal Easement and Cost Sharing Agreement in place that provides cross-access to both new lots. 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 conditions of approval: (1) add County road improvement plans to the list of supplemental drawings, (2) show existing County road features within 200' of the project, including underground drainage facilities, (3) revise the plans to refer to the Reciprocal Easement and Cost Sharing Agreement that provides a cross-access easement, (4) submit drainage calculations and an exhibit that identify the net increase or decrease in impervious coverage from the previously approved development, (5) provide a County road striping plan that shows a two-way center left turn lane. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LITTLE EGG HBR: Lots 1, 14 Block 192 (LEHT450) CJD Enterprises, LLC - CJ Davies**

This four-lot major subdivision is located on North Green Street and Hickory Lane. The plan show the County right-of-way to be 33' from centerline consistent with the master plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County road improvement plans for pavement widening to 25' from centerline (waiver requested), (4) submit a deed of dedication and metes and bounds description for an additional right-of-way corner clip dedication at the North Green Street and Hickory Lane intersection to Ocean County, (5) submit a sight right easement form and metes and bounds description for the sight triangle easement at the intersection in accordance with County standards to Ocean County,

(6) reconstruct the existing intersection curb radius in accordance with Section 610:E, (7) dimension County road pavement half width and full width, (8) revise the final plat so that north is up or to the right in accordance with industry standard. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated February 16, 2024 was read from Robert Sive of Crest Engineering requesting waivers from providing a traffic report, drainage report and County road improvement plans. These items are anticipated to be submitted when the individual lots are developed as part of the separate site plans.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a motion was made the Board grant waivers from providing a traffic report, drainage report and County road improvement plans as each individual site will be providing these items for each application upon submitting for site plan approval. Ocean County requires the applicant to address the following conditions of approval:), (1) submit a deed of dedication and metes and bounds description for an additional right-of-way corner clip dedication at the North Green Street and Hickory Lane intersection to Ocean County, (2) submit a sight right easement form and metes and bounds description for the sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) reconstruct the existing intersection curb radius in accordance with Section 610:E, (4) dimension County road pavement half width and full width, (5) revise the final plat so that north is up or to the right in accordance with industry standard. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**SEASIDE HTS: Lot 18 Block 23 (SHB180) Gero, Kevin & Lisa**

This two-lot minor subdivision is for two single family dwellings to be located on Sumner Avenue. Ocean County requires the applicant to address the following items: (1) dimension the half and full width right-of-way of the County road, (2) since the right-of-way half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County (waiver requested), (3) dimension the County road pavement half width and full width, (4) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, (5) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated February 20, 2024 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing a right-of-way dedication as this would make the lots non-conforming. A waiver is requested from providing T type driveways due to the Character of the neighborhood.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a motion was made the Board to grant a waiver from providing a right-of-way dedication provided the applicant provide a 5' wide road easement. The Board recommend acceptance of the proposed driveway configuration as the design is consistent with the character of the residential neighborhood. Ocean County requires the applicant to address the following items: (1) dimension the half and full width right-of-way of the County road; (2) dimension the County road pavement half width and full width, (3) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**STAFFORD: Lot 34.08 Block 25 (ST385Z2) Stafford Twsp. by its agent Stafford Properties Urban Renewal**

This five-lot major subdivision is for the construction of five single family residential units to be located within the Stafford Business Park Redevelopment project on Campbell Boulevard. The project includes the subdivision of Lot 34.08 and the construction of supporting infrastructure on adjoining Lot 34.07. A Memorandum of Agreement dated June 28, 2006 between Stafford Township, Ocean County and the Pinelands Commission is in place. Ocean County requires the applicant to address the following conditions of approval: (1) submit a final plat prepared in accordance with the Recordation Act, (2) submit a traffic report (waiver requested). Approval



recommended upon fulfillment of the above contingencies and the Board’s decision on the waiver request.

A letter dated February 15, 2024 was read from Steven Bagge of K2 Consulting Engineers requesting a waiver from providing a traffic report. This application proposes five additional lots fronting on Corliss Way. Additional lots will create a de minimus increase in trip generation beyond what has already been approved in 2020.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a motion was made the Board grant a waiver from providing a traffic report as no county facilities are impacted and traffic increase is de minimis. Ocean County requires the applicant to address the following conditions of approval: 1) submit a final plat prepared in accordance with the Recordation Act. The above condition must be addressed in order to obtain Ocean Country Planning Board approval stamp and signature. The motion was unanimously carried.

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

- JACKSON: Lots 5, 22 Block 2603 (JT1768) Werbler, Andrew**
- TOMS RIVER: Lots 3, 4, 5, 5.01, 10, 11.01 Block 569 (TRT3080A.02) Meridia Toms River 40 Urban Renewal, LLC**
- TOMS RIVER: Lots 47, 58 Block 658 (TRT3527) Waterfront Development Partners, LLC**

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**CORRESPONDENCE:**

**BRICK: Block 190 Lot 15.01 (BRT2044) Miller & Son Properties, LLC**

This site plan was given final approval on 2/21/2024. A letter dated February 28, 2024 was read from Jeffrey J. Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a drainage report. Under proposed conditions there is no change to the existing drainage patterns, approximately 0.12 acres of the site will still drain towards Mantoloking Road. The proposed improvements will remove a portion of the pavement in front of the building, only 0.05 acres of impervious coverage will flow towards Mantoloking Road. A waiver was requested from providing a right-of-way dedication and provide a road easement. On a motion by Mr. Jehnke, seconded by Ms. McCrystal a motion was made the Board grant the waiver from providing a drainage report as there is no increase in impervious coverage that will affect County roadway. The Board granted the waiver from providing a right-of-way dedication and accept a road easement in lieu of the dedication. The motion was unanimously carried.

**JACKSON: Block 4101, Lots 20.480-20.488 (JT1301N3) J21SSE,LLC**

This major subdivision, preliminary and final, was given final approval on 12/20/2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are amended to indicate the South East Section 2 will be divided into section 2A, 124 units, and section 2B will be 155 units. The motion was unanimously carried.

**JACKSON: Block 7310 Lot 1 (JT1746) 2111 Discovery Way, LLC**

This site plan was given final approval on 2/1/2023. Condition #5 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #6 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$6,250.00. On a motion by Mr. Jehnke, seconded by Mr. Liberatore, the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$6,250.00. The motion was unanimously carried.

**LAKEHURST: Block 67 Lot 15 (LB81) McDonald’s Real Estate Corporation**

This site plan was given final approval on 6/21/2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the minutes are amended to accept the plans, last revised 11/10/2023, with the Township required changes to landscaping and signage. The motion was unanimously carried.

**LITTLE EGG HARBOR: Block 124 Lot 9.92 (LEHT344T) Little Egg Holdings, LLC**

This site plan was given final approval on 10/18/2023. Condition #4 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Condition #5 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$1,875.00 and the off-tract drainage improvement fee to be \$3,000.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$1,875.00 and the off-tract drainage improvement fee is \$3,000.00. The motion was unanimously carried.

**LITTLE EGG HARBOR: Block 124.01 Lot 36 (LEHT344U) Poppa Tomato Holdings, LLC**

This site plan was given final approval on 10/18/2023. Condition #4 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Condition #5 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$1,875.00 and the off-tract drainage improvement fee to be \$3,000.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$1,875.00 and the off-tract drainage improvement fee is \$3,000.00. The motion was unanimously carried.

**TOMS RIVER: Block 135.01 Lots 6, 7, 10 (TRT3115C1) Berkeley Development Group, LLC**

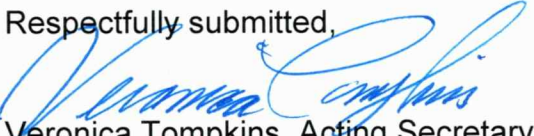
This major subdivision, preliminary and final, was given final approval on 8/16/2023. Condition #9 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #10 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$18,333.00. On a motion by Mr. Jehnke, seconded by Mr. Marra, Mr. Tirella abstaining, the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$18,333.00. 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: |
| BARNEGAT<br>BAT296D  | 10.01  | 195    | 5/17/2023     | 03/06/2024         |
| BARNEGAT<br>BAT331   | 22, 23 | 107    | 10/18/2023    | 03/04/2024         |
| LAKEWOOD<br>LAT697M2   | 9      | 1082   | 06/07/2023    | 02/03/2024         |
| LAKEWOOD<br>LAT1625B   | 1.13   | 536    | 08/17/2022    | 03/04/2024         |
| TOMS RIVER<br>TRT2600E   | 3      | 1077   | 08/16/2023    | 02/28/2024         |

\* \* \* \* \*

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

Respectfully submitted,  
  
Veronica Tompkins, Acting Secretary  
Ocean County Planning Board