

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

Regular meeting, Wednesday, February 21, 2024, 6:00 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, Virginia E. Haines, Commissioner, Mark Jehnke, Matt Thompson, Tony Agliata, and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Liberatore, the minutes of the meeting of February 6, 2024 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 7 & 8 Block 173 (BAT336) Petrowski, John

This two-lot minor subdivision is for a lot line adjustment located on a local road, Hillside 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. Liberatore this minor subdivision received final approval. The motion was unanimously carried.

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

This site plan is for a 1,600 s.f. addition to a boat repair facility with eight proposed parking spaces located on Mantoloking Road. Ocean County requires the applicant to address the following conditions of approval: (1) submit a drainage report, (2) submit a traffic report (waiver requested), (3) since the right-of-way half width 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, (4) revise the plans to show County road pavement widening to 20' from centerline, (5) add to the plans the following standard note for projects located on County roads: 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 traffic 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 January 30, 2024 was read from Jeffrey Carr of Lindstrom, Diessner and Carr requesting a waiver from providing a traffic report. The property is currently developed with an existing boat repair and storage facility. The applicant is proposing to add a 1,600 s.f. addition, reconstruct the parking in the front of the building and other minor improvements, including curbs and sidewalks along Mantoloking Road.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted the waiver from providing a traffic report as there is no increase in traffic and no change of use. Ocean County requires the applicant to address the following conditions of approval: (1) submit a drainage report, (2) since the right-of-way half width 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) revise the plans to show County road pavement widening to 20' from centerline, (4) add to the plans the following standard note for projects located on County roads: 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, (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.

EAGLEWOOD: Lot 33 Block 39 (ET173) Burkhardt, Justin

This two-lot minor subdivision is located on Forge Road. The County right-of-way half width is shown to be 30' from centerline, consistent with the master plan. 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.

JACKSON: Lot 35 Block 19501 (JT1726A) Solomon Zolty Investments, LLC

This 22-lot major subdivision is for 20 single family residences with three parking spaces each, four affordable housing units with a total of eight parking spaces, a stormwater basin lot, and loop road on Grawtown Road. Ocean County requires the applicant to address the following items: (1) provide a copy of the Pinelands Commission "No Further Review" letter, (2) revise the final plat to include a list of property owners within 200' in accordance with the Recordation Act, (3) address the following traffic comments: update the counts, volumes, and analysis to reflect current conditions, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/21/2024), (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this major subdivision was given final approval upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 1, 2, 3 Block 433 (LAT1704C2) Mark Properties, LLC

This six-lot major subdivision is for six single family residential dwellings to be located on Netherwood Drive and Elmhurst Boulevard with 24 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 433 Lots 1, 2, and 3), (2) rotate the key maps on the final plat for 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 13, 2024 was read from Glenn Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination letter. Per 7:7-2.2 (a) a4 a development in the CAFRA area beyond 500' landward of the mean high water line with a population over 30,000 persons, a residential development having 75 or more dwellings, a commercial development having 150 or more parking spaces, a public development or industrial development would trigger a CAFRA Permit. This project is for six new lots, no commercial development and is not a public development or an industrial development.

On a motion by Mr. Jehnke, seconded by Mr. Liberatore, it was recommended the Board acknowledges and accepts 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 433 Lots 1, 2, and 3), (2) rotate the key maps on the final plat for 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 1.04, 1.05 / 1.01, 3 Block 1009/1023 (LAT1728B) Cong Sanz of Lakewood

This site plan is for the construction of one 9,427 s.f. school with 105 parking spaces and four duplex buildings with 32 parking spaces and a playground to be located on Argyle Avenue, Wadsworth Avenue, Pinehurst Avenue, and Shefa Chaim Avenue, with access via Edgecomb Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (2) revise the plans to label existing features as existing (not proposed), (3) 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 conditions and the Board's decision on the waiver request.

A letter dated January 17, 2024 was read from Glenn Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination letter. Per 7:7-2.2 (a) 4 a development located in the CAFRA area beyond 500' landward of the mean high water line, a residential development having 75 or more dwelling units, a commercial development having 150 or more parking spaces and a public development or industrial development. This project is not proposing more than 75 dwelling units, not having more than 149 parking spaces and is not a public development or an industrial development.

On a motion by Mr. Jehnke, seconded by Mr. Liberatore, it was recommended the Board acknowledges and accepts 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: (2) revise the plans to label existing features as existing (not proposed), (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.

LAKEWOOD: Lot 8 Block 290.01 (LAT2151A) Shapiro, Franklin

This two-lot minor subdivision is for two single family residential units at the intersection of Sunset Avenue and James Street. The plat indicates the right-of-way half width of Sunset Avenue is 30' from centerline, consistent with the Master plan. There will be no access to the County road from the new lots. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this plan was given final approval contingent upon the applicant to address the following items: (1) since the right-of-way half width of James Street is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 32' from centerline to Ocean County to accommodate a future right turn lane at the County road intersection, (2) submit an 8' wide road easement and metes and bounds description to 40' from centerline to Ocean County to accommodate a future right turn lane at the County road intersection, (3) submit a sight right easement form and metes and bounds description for 30'x100' standard sight triangle easements to Ocean County, (4) vacate the existing sight easement to Ocean County, (5) revise the improvement plan to remove the depressed curb and driveway apron label, (6) revise the final plat to show the edge of pavement of the County road and provide pavement half width and full width dimensions. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lot 7 Block 769.01 (LAT2236) 248 Lois, LLC

This two-lot minor subdivision is located on a local road, Lois Lane. 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.

LITTLE EGG HBR: Lot 10 Block 194 (LEHT449) Chindo Enterprises, LLC

This three-lot minor subdivision is located at the intersection of North Green Street and Frog Pond Road. On a motion by Ms. McCrystal, seconded by Mr. Marra, this plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the north

arrow on the key map, (2) dimension the existing right-of-way full width of the North Green Street on the plan, (3) provide an improvement plan that shows final County road striping that restores striping about the centerline and show the relocated dedicated right turn lane, (4) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to an adequate distance from the centerline to accommodate the restriping and dedicated right turn lane to Ocean County, (5) 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. 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.

PINE BEACH: Lot 29.01 Block 77 (PBB57C) Shtander, Georgiy

This site plan is for seven residential apartment units in two buildings with 18 parking spaces to be located on Motor Road. The applicant intends to improve Wayne Avenue. The plans show the County road to be widened to 20' from centerline. The County right-of-way half width is 30' from centerline consistent with the master plan. Ocean County requires the applicant to address the following conditions of approval: (1) design the proposed driveways on Motor Road in accordance with section 606:C (waiver requested), (2) revise the plans to show the opposite side edge of pavement and dimension the existing pavement half width and full width of Motor Road, (3) address the following traffic comments: a) demonstrate passenger vehicles can turn around on-site without backing onto the County roadway, depict existing striping on the circulation plan, label the design vehicle, b) revise the traffic statement to include ITE peak hour adjacent street trip generation and remove reference to Barnegat Boulevard which is not adjacent to the site, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/21/2024), (5) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (6) revise the standard cross section for Motor Road pavement to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course in accordance with section 611:B-2, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) 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 conditions and the Board's decision on the waiver request.

A letter dated February 20, 2024 was read from Sebastiano Pulvienti of Challoner & Associates requesting a waiver from providing a design waiver for the driveway configuration fronting on Motor Road. This property is at the limit of the B-1 zone and the remainder of Motor Road lies with the R-75 zone. Motor Road is a residential street with many driveways that have spacing less than required. The project proposes seven multi-family dwelling units in two buildings. One of the buildings will front on Motor Road the other building fronts on Wayne Avenue.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board accept 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 conditions of approval: (1) revise the plans to show the opposite side edge of pavement and dimension the existing pavement half width and full width of Motor Road, (2) address the following traffic comments: a) demonstrate passenger vehicles can turn around on-site without backing onto the County roadway, depict existing striping on the circulation plan, label the design vehicle, b) revise the traffic statement to include ITE peak hour adjacent street trip generation and remove reference to Barnegat Boulevard which is not adjacent to the site, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/21/2024), (4) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (5) revise the standard cross section for Motor Road pavement to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course in accordance with section 611:B-2, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

PT. PLEASANT: Lots 36 & 48 Block 113 (PPB292) Schlegel, Christopher & Danielle

This two-lot minor subdivision is for a lot line adjustment located on Arnold Avenue. 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) dimension the existing right-of-way half width and full width of Arnold Avenue on the plan, and if the half width is less than 60' 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, (2) dimension the County road pavement half width and full width. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

PT. PLEASANT BH: Lot 18 Block 118 (PPBB267A) Gimbert, Nancy

This two-lot minor subdivision is located on a local road, Cedar 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

SEASIDE HTS: Lot 61 Block 35 (SHB179) ABR Seaside Heights, LLC

This three-lot minor subdivision is located on Hirling Avenue. The County right-of-way half width is 35' from centerline which is greater than the master plan width. 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.

TOMS RIVER: Lots 4.33 & 4.34 Block 170 (TRT3524) KBY Learning Center, Inc.

This site plan is for a change of use from residential to a House of Worship with 49 parking spaces located on Whitesville Road and Jumping Brook Drive. 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 width and full width, (3) provide reference to the filed map number for the existing sight easement, (4) address the following traffic comments: a) provide design vehicle turning templates, b) label proposed curb return radii, c) provide one-way and do not enter signs where appropriate at each access point., and d) revise trip generation to be based on building area with ITE LUC 561, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/21/2024), (6) increase the right turn radius and move the proposed concrete island back 2' beyond edge of pavement, (7) revise County road striping to accommodate the proposed egress drive, (8) submit a copy of the Toms River Township Ordinance restricting parking along Whitesville Road, 9) add to the plans the following Ocean County 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, 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) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated January 24, 2024 was read from Mathew Wilder of Morgan Engineering requesting a waiver from providing a CAFRA Permit or Jurisdiction letter. The property is a non-residential development with 50 or more parking spaces, or a development with fewer parking spaces that proposes 1,200 linear feet of new roadway or new sanitary sewer main. The applicant proposes 49 parking spaces and no new road and no new sewer main.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board acknowledges and accepts the applicant's professional's interpretation

that the project does not exceed the CAFRA threshold. 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 width and full width, (3) provide reference to the filed map number for the existing sight easement, (4) address the following traffic comments: a) provide design vehicle turning templates, b) label proposed curb return radii, c) provide one-way and do not enter signs where appropriate at each access point., and d) revise trip generation to be based on building area with ITE LUC 561, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/21/2024), (6) increase the right turn radius and move the proposed concrete island back 2' beyond edge of pavement, (7) revise County road striping to accommodate the proposed egress drive, (8) submit a copy of the Toms River Township Ordinance restricting parking along Whitesville Road, 9) add to the plans the following Ocean County 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, 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. The motion was unanimously carried.

TOMS RIVER: Lot 15.02 Block 364 (TRT3526) Dov Roth

This site plan is for a change of use from a single family residential dwelling unit to a House of Worship with 43 parking spaces to be located on Stevens 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 Stevens Road on the plan, and if 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, (2) dimension the County road pavement half width and full width, (3) address the following traffic comment: analyze the Whitesville Road / Stevens Road intersection, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/21/2024), (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested) (6) submit County road improvement plans (waiver requested) (7) submit a traffic report (waiver requested), (8) add the following standard County 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 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 conditions and the Board's decision on the waiver requests.

A letter dated January 31, 2024 was read from Mathew Wilder of Morgan Engineering requesting several waivers. A waiver from providing a CAFRA Permit or Jurisdiction Determination which would be required for a commercial development with 50 or more parking spaces or a development with fewer parking spaces that proposes 1,200 linear feet of new roadway or new sanitary sewer mains. There is no change to the number of proposed off-street parking spaces. A waiver is requested from providing County road improvement plans. The improvements to Stevens Road are limited to matching curb and pavement. A waiver is requested from providing a traffic report. The development has incorporated an efficient one-way clockwise circulation around the proposed development. Two curb cuts will serve the development, one of which is already existing.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, with Mr. Tirella abstaining, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The Board granted a waiver from providing County road improvement plans provided the applicant addresses Item #8. The Board denied the waiver from providing a traffic report and address condition #3 regarding the Whitesville Road and Stevens Road intersection. 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 Stevens Road on the plan, and if 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, (2) dimension the County road pavement half width and full width, (3) address the following traffic comment: analyze the Whitesville Road / Stevens Road intersection, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/21/2024), (5) add the following standard County 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 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. The motion was unanimously carried.

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

BARNEGAT: Lot 9 Block 54 (BAT274A) Jacobs, Darek
BRICK: Lot 4 Block 550 (BRT2045) 872 Mantoloking Road Partners, LLC

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CORRESPONDENCE:

BARNEGAT: Block 54 Lot 4 (BAT335) 282 Route 70 Holdings, LLC

This site plan was given conditional approval on 2/7/2024. The applicant submitted an updated traffic report on 2/8/2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining the minutes are amended to include the following condition based on a review of the traffic report that was submitted: provide trip distribution to County roadways and update the lot number listed on the cover of the traffic report to reflect the application. The motion was unanimously carried.

BRICK: Block 86.04/ 90 Lots 28/ 1.01 (BRT2040) Mantoloking Road Playhouse LLC

This site plan was given conditional approval 9/20/2023. Condition #8 was to pay an off-tract drainage improvement fee to be determined by the County Engineer. Condition #9 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 zero and the off-tract traffic improvement fee to be \$3,750.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board has determined that the off-tract drainage fee to be zero and the off-tract traffic improvement fee to be \$3,750.00. The motion was unanimously carried.

JACKSON: Block 23001 lots 22-29 (JT527C.03) Jackson Trails, LLC

This site plan was given conditional approval on 6/7/2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are amended to reflect the traffic fee for Phase 1, \$38,525.00 has been paid and the Mylar can be signed for Phase 1. The motion was unanimously carried.

JACKSON: Block 23001 lots 22-29 (JT527D.03) Jackson Trails, LLC

This major subdivision was given conditional approval on 6/7/2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are amended to reflect the traffic fee for Phase 1, \$38,525.00 has been paid and the Mylar can be signed for Phase 1. The motion was unanimously carried.

JACKSON: Block 2701 Lots 32 & 33 (JT1685A.01) Jackson One, LLC

This site plan was given conditional approval on 5/17/2023. Condition #9 was to pay an off-tract drainage improvement fee to be determined by the County Engineer. Condition #10 was to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$34,375.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined that the off-tract drainage fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$34,375.00. The motion was unanimously carried.

LAKEWOOD: Block 104.02 Lot 16 (LAT2228) Park Ave. Group, LLC

This minor subdivision was given conditional approval on 10/18/2023. A letter dated February 6, 2024 was read from Glenn Lines of NewLines Engineering requesting a waiver from providing a right-of-way dedication. The property has an existing half width right-of-way of 30' and the requirement to provide an additional dedication of 13' would reduce the side setback to East County Line Road to 12.38' feet where 25' feet is required. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the waiver was denied as the Master Plan width requirements for a right-of-way is 43' from centerline. The motion was unanimously carried

SEASIDE HEIGHTS: Block 30 Lot 36 (SHB177) Cheryl Good

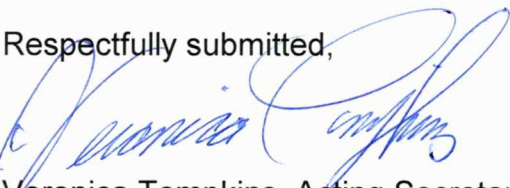
This minor subdivision was given conditional approval on 12/6/2023. A letter dated February 5, 2024 was read from Daniel Wheaton of Ten 10 Architecture requesting several waivers. A waiver is requested from providing a 30'x100' sight easement, instead an AASHTO sight easement is provided. A waiver is requested from providing 50' between driveways as the lots and units are only 20' wide. A waiver is requested from providing a turnaround on the driveway as the lots and units are only 20' wide. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has granted a waiver from providing a 30'x100' sight easement and accept an AASHTO sight triangle. The Board has a granted driveway spacing waiver as it is consistent with the character of the neighborhood. The Board granted the t-type design turnaround as it is consistent with the character of the neighborhood. 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 BRT426W	7, 8.03	701	07/06/2022	02/21/2024
LAKEWOOD LAT1111D	16	1086	10/04/2023	02/21/2024
SEASIDE HEIGHTS SHB177	36	30	12/06/2023	02/21/2024

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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