

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

Regular meeting, Wednesday, June 19, 2024, 8:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Chairman Tirella read the Open Public Meetings Act Statement of Compliance

Chairman Tirella presiding. Attending: Debbie Beyman, Elaine McCrystal, Matt Lotano, Dennis Liberatore, Joe Marra, John Ernst, Commissioner Barbara Jo Crea, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Marra abstaining the minutes of the meeting of June 5, 2024 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 5-7, 1-3, 1 & 2, 1-3, 2 Block 14, 14.01, 14.02, 14.03, 14.04 (BT266M2) Spira, Zev**

This site plan is for Phase 2 of the Berkeley Industrial Park to include 14 two-story warehouse (283,906 s.f.) and office buildings (67,400 s.f.) with 720 parking spaces to be located on vacant lots on Pinewald Keswick Road (Rt 530). The overall project will include 500,746 s.f. total, including 419,946 s.f. warehouse and 80,800 s.f. office, and 859 parking spaces. This site is adjacent to the entrance to Ocean County Miller Air Park. The plans indicate that the existing right-of-way full width of Pinewald Keswick Road is 100', which is greater than the desired master plan width. Under Phase 1, the applicant has widened the County road to 35' from centerline to accommodate a center left turn lane, a 12' thru lane, an acceleration and deceleration lane, a 5' shoulder, and opposite side widening to 23' from centerline to accommodate the center left turn lane, a westbound 12' thru lane and a 5' shoulder. The applicant has provided a Pinelands Commission "no further review" letter. On a motion by Ms. McCrystal, seconded by Ms. Beyman this site plan was given final approval contingent upon the applicant to address the following items: (1) pay an off-tract drainage improvement fee in an amount of \$6,000.00, (2) pay an off-tract traffic improvement fee in an amount of \$150,000.00. 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.

**BERKELEY: Lots 4, 7, 8, 9 & 12 Block 340 (BT712) Gold Eagle Plumbing, LLC c/o Kurpiewski, Arthur**

This two-lot minor subdivision is for a lot consolidation located on a local road, Astor Place. 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.

**JACKSON: Lot 46 Block 6304 (JT1774) Congregation Mikvah of Jackson**

This site plan is for a proposed 11,700 s.f. Mikvah with 53 spaces at the intersection of S. New Prospect Road and Woodlane Road. On a motion by Ms. McCrystal, seconded by Mr. Marra this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the full right-of-way width of the County road, (2) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way 40' x 40' corner clip at the intersection to Ocean County, (4) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (5) address the following traffic comments: a) revise circulation plan to demonstrate entering and exiting right turns will not conflict, vehicle should not cross into opposing lane, and b) label proposed driveway curb return radii, (6) reconstruct the existing intersection curb radius to be 40' in accordance with Section 610:E and reconstruct the traffic signal equipment as required,

(7) add to the plans 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, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (9) rotate the plan so that north is up or to the right in accordance with industry standard. 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.

**JACKSON: Lot 34 Block 1204 (JT1775) 922 Hyson LLC**

This site plan is for a two-story 4,897 s.f. footprint shul with 70 parking spaces at Hyson Road and Farmers Lane. The plans indicate that the right-of-way half width is 30' from centerline, consistent with the master plan. 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) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (2) address the following traffic comments: a) depict AASHTO intersection sight lines from proposed Hyson Road access point including existing vegetation to remain, demonstrate clear lines of sight, b) demonstrate entering and exiting passenger vehicle right turns will not conflict and will not cross into opposing lanes on Hyson Road, and c) revise proposed intersection radius to 35' per Table 600-6, (3) if AASHTO sight lines from the proposed access drive are inadequate, revise the access drive to be one-way in, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/19/2024), (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. (6) rotate the plan so that north is up or to the right in accordance with industry standard. 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 1 Block 338 (LAT1122C.01) Kneseth Bais Yaakov of Lakewood, Inc.**

This site plan is for a four-story 4,000 s.f. footprint Synagogue with 23 parking spaces to be located on James Street. The Synagogue will be located on Lot 1.01 which is being created by way of minor subdivision application LAT1122D. The plans show the proposed right-of-way to be 33' from centerline. The plans show the proposed pavement width at 26' from centerline across the frontage of the site. The applicant has acquired right-of-way from Block 337, Lot 1 for pavement widening to 23' from centerline and intersection improvements. The plans show access to be provided by way of Edmonds Avenue, which is an unimproved paper street. Filed map K4051 shows a 30'x100' sight easement at the intersection. Ocean County requires the applicant to address the following conditions of approval: (1) submit an executed right-of-way deed of dedication and metes and bounds description to 33' from centerline and for the corner clip of Edmonds Avenue to Ocean County, (2) provide a copy of the paper street vacation of Edmonds Avenue for the proposed storm water detention basin, (3) revise the plans to show all existing features within 200' of the site, including the existing underground drainage system within the County road, (4) address the following traffic comments: demonstrate all design vehicle turning templates at Edmonds Avenue intersection, (5) obtain & submit an NJDEP Letter of Interpretation for the wetlands within 150' of the site, (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (7) provide a profile for the County road to indicate safe sight distance at the proposed intersection in accordance with County standards - to be reviewed and approved by the Ocean County Engineer, (8) revise the cross-sections to show the proposed pavement surface tying into the existing pavement surface at the centerline while holding 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. or revise the County road improvement plans and cross-

sections to identify the areas that will require full depth pavement and the areas that will require overlay, (9) construct drainage facilities behind the curb line along the County road to address the increase of storm water runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed & approved by the Ocean County Engineer, (10) add to the plans the standard notes for projects located on County roads. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated June 5, 2024 was read from Glenn Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination Letter. CAFRA regulations 7:7-2.2(a)4 require a permit if it is a residential development having 75 or more dwelling units, commercial development having 150 or more parking spaces, or a public development or industrial development.

On a motion by Mr. Ernst, seconded by Ms. McCrystal it was recommended the Board acknowledged 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 conditions: 1) submit an executed right-of-way deed of dedication and metes and bounds description to 33' from centerline and for the corner clip of Edmonds Avenue to Ocean County, (2) provide a copy of the paper street vacation of Edmonds Avenue for the proposed storm water detention basin, (3) revise the plans to show all existing features within 200' of the site, including the existing underground drainage system within the County road, (4) address the following traffic comments: demonstrate all design vehicle turning templates at Edmonds Avenue intersection, (5) obtain & submit an NJDEP Letter of Interpretation for the wetlands within 150' of the site, (6) provide a profile for the County road to indicate safe sight distance at the proposed intersection in accordance with County standards - to be reviewed and approved by the Ocean County Engineer, (7) revise the cross-sections to show the proposed pavement surface tying into the existing pavement surface at the centerline while holding 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. or revise the County road improvement plans and cross-sections to identify the areas that will require full depth pavement and the areas that will require overlay, (8) construct drainage facilities behind the curb line along the County road to address the increase of storm water runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed & approved by the Ocean County Engineer, (9) add to the plans the standard notes for projects located on County roads. 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 10 Block 548 (LAT2036A) Brezel, Yehuda**

This two-lot minor subdivision is for two duplex units to be located on a local road, Holly Street. The rear property line is Lake Shenandoah County Park. 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) rotate the final plat so that north is up or to the right in accordance with industry standard, (2) revise the plat to show corner monuments to be set at the rear property line of proposed lot 10.02, (3) add to the plat the certified list of property owners within 200', (4) add a north arrow to the key map. 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: Lots 1, 2, 3, 7, 10, 11 / 2, 5 / 1 / 1, 5, 6, 7 Block 466/ 467/ 468/ 469 (LAT2114B) GSG Crossmass, LLC**

This 60-lot major subdivision is for one single family residence and 58 duplex units and one tot lot to be located on Cross Street. This project falls within the limits of the "Reconstruction of Cross Street from Route 9 to Augusta" by Pennoni. Cross Street will be widened to 26' from centerline by Ocean County. OCPB previously acknowledged and accepted the applicant's professional's interpretation that this project does not exceed the CAFRA threshold. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this major subdivision was given final approval contingent upon the applicant to address the following items: (1) provide a final plat that includes all lots and blocks that are subject of the subdivision listed in the title block of the plat, (2) revise the final plat to label the proposed right-of-way line at 43' from the baseline on existing Block 467 Lot 2 and

dimension the proposed edge of pavement half width of Cross Street on the final plat, (3) submit an executed deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from Pennoni baseline and corner clips at both intersections to Ocean County, (4) revise the plans to show the proposed edge of pavement at 31' from centerline of Cross Street, (5) address the following traffic comments: previous comments provided under LAT2114A were not fully addressed. Provide school bus turning templates. Revise sight distances for design speed and to center of lane. Demonstrate there will be no vegetation within sight lines on adjacent properties, revise Lot 1.09 circulation details to demonstrate passenger vehicles will not cross the curb line, and b) it appears the turning templates are missing from the various Lot 1.09 driveway circulation details on Sheet 25B, (6) provide 90 degree intersections to Cross Street for a distance equal to the width of the proposed right-of-way measured 86' from the centerline of Cross Street in accordance with Section 610.F, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/19/2024), (8) provide a request to the County to enter into condemnation for right-of-way at the intersection of Cross Street and Trudy Lane on Block 468 Lot 7.01, including copies of the appraisals, both bona-fide offers to the property owner, their responses, and a metes and bounds description and exhibit of the area to be acquired, (9) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of road improvements and right-of-way acquisition, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) 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. 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 137 Block 189.05 (LAT2250) Zitter, Harriett**

This two-lot minor subdivision is for two duplex units to be located at the intersection of Ocean Avenue (Route 88) and North Oakland Street. 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.

**LAKEWOOD: Lot 8 Block 104.02 (LAT2252) 19 Chestnut Way LLC**

This two-lot minor subdivision is for two duplex units to be located on East County Line Road. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant address the following conditions of approval: (1) since the existing right-of-way half width of the County road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) dimension the County road pavement half width and full width on the final plat, (3) provide a note on the improvement plan indicating that the existing depressed curb will be replaced with full height curb, (4) provide a 9"x18" concrete curb detail in accordance with County standards, (5) remove the proposed parking from within 20' of the proposed County right-of-way in accordance with Section 603.A, (6) add the following note to the plan: 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, (7) provide adjacent lot numbers on the final plat. 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 145 (LAT2253) MIZ Construction**

This two-lot minor subdivision is for two duplex units to be located on local roads, Fourteenth Street and Princeton 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.

**LONG BEACH: Lots 4 Block 6.01 (LBT803) The Buccaneer Club, LLC**

This site plan is for a change of use and the reconstruction of the existing Buccaneer Club motel and two apartments into 20 residential condominium units with 60 parking spaces located on Long Beach Boulevard. The existing right-of-way half width of the County road is 50' from centerline, consistent with the master plan. There are no proposed improvements within the County right-of-

way. The line of sight depicted on the plan is in conformance with Section 606.B.2 for access drive sight distances. The Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested) (2) submit County road improvement plans (waiver requested), (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) submit a drainage report (waiver requested), Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated May 28, 2024 was read from James Brzozowski of Horn, Tyson & Yoder requesting four waivers. A waiver was requested from providing a traffic report. The project consists of reconstruction of two buildings that were utilized as a 46-unit hotel, with two apartments and converting the use into a 20-unit residential condominium. There is a reduction of 28 units, which will lead to a reduction in traffic. A waiver is requested from providing County Road Improvement plans as curbs and sidewalks exist along Long Beach Boulevard frontage of the property and there are two existing openings for driveways. A waiver is requested from providing a CAFRA Permit or Jurisdictional Determination letter. Pursuant to 7:7-3.3(a) an activity that meets the requirements of Permit-by-rule may be conducted without prior department approval pursuant to NJAC 7:7-4.6. A waiver is requested from providing a drainage report as the project is using the same footprint. The project will slightly reduce the impervious coverage by 250sf.

On a motion by Mr. Ernst, seconded by Ms. McCrystal it was recommended that the Board grant a waiver from providing a full traffic report provided the applicant submit a trip generation statement comparing the previous use to the proposed use. It was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Recommended that the Board grant a waiver from providing County Road Improvement plans as no County road widening or improvements are required and grant a waiver from providing a drainage report as the project is decreasing the impervious coverage which will decrease stormwater runoff. 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 21 Block 54 (SHB184) Cruz, Mario**

This two-lot minor subdivision is for two single family residential dwellings to be located on Grant Avenue. The plan indicates that the existing half width right-of-way is 40' from centerline consistent with the master plan. Ocean County requires the applicant to address the following conditions of approval: (1) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606 (waiver requested), (2) 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 June 10, 2024 was read from John Lord of FP&L Associates requesting a waiver from driveway spacing of 5' from the property line and 50' between driveways. The conforming properties are narrow and on the barrier island where parking is at a premium.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, it was recommended the Board grant a waiver from driveway separation requirements due to the proposed lot width and the design is consistent with the character of the neighborhood. The Board also granted a waiver from off-street parking in anticipation of the driveway configuration as the design is consistent with the character of the residential neighborhood. This minor subdivision was given final approval. The motion was unanimously carried.

**STAFFORD: Lot 10.01 Block 152 (ST416B) 777 DDAM, LLC**

This site plan is to expand an existing use of a wellness center and lounge for customers to use the existing rear patio. There is an existing one-bedroom apartment on the second floor. There are 10 existing parking spaces. There is an existing right-of-way dedication to 33' from centerline and an existing 30'x100' sight easement per filed map K-3315. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra this site plan was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 3, 4, 5, 5.01, 10 & 11.01 Block 569 (TRT3080A.04) Meridia Toms River 40 Urban Renewal, LLC**

This site plan is for a six-story 81,619 s.f. footprint mixed use building to include 281 apartments and 14,728 s.f. retail including 8,145 s.f. restaurant/cafe/fitness use and 5,035 s.f. retail, and a parking garage with 389 parking spaces and an exterior parking lot with 22 parking spaces to be located on West Water Street, Irons Street, and Herflicker Boulevard. The applicant will be responsible for evaluating and identifying traffic impacts to the surrounding road network and will be responsible for constructing frontage and off-site improvements required as a result of this development, since the Toms River Township Downtown Redevelopment Build Grant has been terminated. The plan shows existing and proposed drainage features, the rerouting of the County drainage system, and the proposed location of the County's NJCAT certified Manufactured Treatment Devices. The applicant has requested for the existing County drainage easement to be vacated. The applicant has provided right-of-way dedications to 33' from centerline along Water Street and right-of-way corner clips at the West Water Street/Irons Street and Herflicker Boulevard/Irons Street intersections, sight easements at both proposed access drives, and a storm water easement to include the proposed Manufactured Treatment Devices and rerouted County outfall. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Lotano abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) label the proposed Ocean County drainage easement on the site plan and the drainage plan, (2) provide a metes and bounds description and exhibit of the existing County drainage easement in order to formalize the vacation documents, (3) submit a plan to show stay in place sheeting design needed to construct the proposed stormwater pipe adjacent to the existing and proposed buildings, (4) provide gasket joints on the proposed underground reinforced concrete pipe drainage system, (5) submit County road improvement plans for the frontage and off-site road improvements required to accommodate the anticipated traffic from this development, (6) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a traffic signal and/or road improvements, (7) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the comingling of storm water, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) 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. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature.

**TOMS RIVER: Lots 75 & 76 Block 232.04 (TRT3531) iHomes of NJ, LLC**

This two-lot minor subdivision is to reestablish a lot line for two proposed single-family dwellings on a local road, Pinewood Road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Marra this minor subdivision was given final approval. Approval recommended.

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

**JACKSON: Lots 1.01 Block 12001 (JT1616C) 15 Leesville, KLLC c/o Sholomo Horowitz**

**OCEAN: Lots 4 & 5 Block 52.01 (OT272A) 123 Wells Mill Road.**

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**CORRESPONDENCE:**

**LAKESWOOD: Block 391 Lot 20.01 (LAT1434B) Atlantic View**

This site plan was given contingent approval on 1/17/2024. Condition #7 was to pay an off-tract drainage improvement fee to be determined by the County Engineer. Condition #8 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 to be \$6,000.00 and the off-tract traffic improvement fee to be \$31,042.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, it was recommended that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$31,042.00. The motion was unanimously carried.

**LACEY: Block 15.90 Lot 1 (LBT801) Lynne J. Schnell**

This minor subdivision was given contingent approval on 5/15/2024. A letter dated June 18, 2024 was read from Leon Tyszka of Nelke/Tyszka Land Surveyors, Inc. requesting a waiver to accept the AASHTO sight triangle for the two proposed corner lots as the County sight triangle would reduce the buildable area of the proposed new vacant Lot 1.02 and with would go thru the corner of the existing house on the proposed Lot 1.01. On a motion by Mr. Ernst, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing County Standard intersection sight triangles and accept AASHTO Sight line. The motion was unanimously carried.

**OCEAN: Block 138 Lot 1.01 (OT286) Chimezie Ozurumba**

This minor subdivision was given contingent approval on 4/17/2024. A letter dated June 4, 2024 was read from Jason Marciano of East Coast Engineering, requesting three waivers. A waiver is requested from providing right-of-way dedication. A waiver is also requested from providing 50' feet between driveways due to the narrow lots and environmental constraints. A waiver is requested from providing t-type driveways due to the character of the neighborhood. On a motion by Mr. Ernst, seconded by Ms. McCrystal it was recommended the board grant a waiver from providing a right-of-way dedication and accept a 5' wide road easement in lieu of the right-of-way dedication. Grant a waiver from 50' driveway separation requirement due to lot size and environmental constraints due to size of lots and is consistent with the neighborhood. Recommend acceptance of the anticipated driveway configuration as the design is consistent with the character of the residential neighborhood. The motion was unanimously carried.

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

This minor subdivision was given contingent approval on 3/6/2024. A letter dated June 2, 2024 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing a 50' separation between driveways. Due to the conforming lot widths of 20' in the Borough it is not possible to provide 50' between driveways. On a motion by Mr. Ernst, seconded by Ms. McCrystal, it was recommended that the Board grant a waiver from 50' driveway separation requirements due to lot size and environmental constraints. The motion was unanimously carried.

**SEASIDE HEIGHTS: Block 2.01, Lots 51, 55, 56 & 59 (SHB182A) K. Hovnanian New Jersey Operations**

This major subdivision/preliminary and final was given contingent approval on 4/3/2024. Condition #9 was to pay an off-tract drainage improvement fee and condition #10 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 to be zero and the off-tract traffic improvement fee to be \$10,625.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal it was recommended that the off-tract drainage improvement fee be zero and the off-tract traffic improvement fee be \$10,625.00. The motion was unanimously carried.

**TOMS RIVER: Block 412.41 Lots 14 & 15 (TRT3498) 1482 Office Park, LLC**

This site plan was given contingent approval on 12/21/2022. Condition #8 was to pay an off-tract drainage improvement fee and condition #9 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 to be \$6,000.00 and the off-tract traffic improvement fee to be \$2,063.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, it was recommended that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$2,063.00. The motion was unanimously carried.

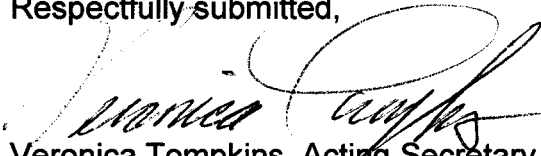
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
JACKSON JT1324J	35.01	2701	08/17/2022	06/17/2024
JACKSON JT658F	10	8101	05/17/2023	06/18/2024
LITTLE EGG HARBOR LEHT435C	13.05	285	12/20/2023	06/17/2024
LITTLE EGG HARBOR LEHT450	1, 14	192	03/06/2024	06/07/2024
LONG BEACH LBT801	1	15.90	05/15/2024	06/19/2024
TOMS RIVER TRT1193D	8.02	647	02/15/2023	06/17/2024
TOMS RIVER TRT2496C	16	687	06/05/2024	06/07/2024

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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