

OCEAN COUNTY PLANNING BOARD

**PO Box 2191
129 Hooper Avenue
Toms River, New Jersey 08754**

Regular meeting, Wednesday, March 5, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Debbie Beyman, Elaine McCrystal, Joseph R. Marra, Matt Lotano, Mark Jehnke, Laura Benson, Esq., Tony Agliata, Brielle Campolei and Veronica Tompkins.

Chairman Tirella asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Tompkins advised the Chairman that adequate notice of this meeting was provided.

On a motion by Ms. McCrystal, seconded by Mr. Marra, the minutes of the meeting of February 19, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lot 4.03 Block 114 (BAT166H) PSC Storage Holding, LLC

This site plan is for the construction of a four-story 96,348 total s.f. self-storage facility with 11 parking spaces to be located on a vacant lot on West Bay Avenue. The depressed curb and access drive concrete apron were constructed under a previously approved site plan that was never built. There is an existing sight easement at the proposed access drive. The property owner previously paid an off-tract traffic improvement fee in the amount of \$8,500 for the site plan for a bank that was not built. Improvements along West Bay Avenue were constructed as part of the County's plans for the "Reconstruction of West Bay Avenue". 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) submit a copy of the CAFRA permit from the NJDEP, (2) dimension the existing right-of-way half width and full width of the County road at both property corners, (3) if the right-of-way 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, (4) dimension the County road pavement half width and full width, (5) submit County road improvement plans, (6) provide a guiderail warrant analysis for proposed conditions including the stretch of existing guiderail in front of Lot 2.01 and clarify the limits of the existing guiderail to remain along the site frontage on the proposed plan sheets, (7) provide an AASHTO line of sight profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards - to be reviewed and approved by the Ocean County Engineer, (8) design the proposed commercial access drive to be "right in right out only" to the County road in accordance with Section 606 and Table 600-4, (9) revise the plans to show the existing striped shoulder along West Bay Avenue, (10) address the following traffic comments: a) driveway apron to be revised for radius to be tangent to West Bay Avenue and grading should be designed to minimize traffic impacts, b) revise circulation plan to reflect a "right in right out only" driveway. Demonstrate entering and exiting vehicles will not conflict and demonstrate SU-30 can turn around on site without backing onto County road, c) area on traffic statement does not match area on site plan, (11) if necessary to prohibit County road stormwater runoff from impacting the site, construct drainage facilities behind the curb line along the County road - in a design to be reviewed and approved by the Ocean County Engineer, (12) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/5/2025). 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: Lot 114 Block 33 (BT720) Jerman, Jeffrey R.

This four-lot minor subdivision is located on local roads at the intersection of Second Avenue and Thirteenth 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. Marra, Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lot 13 Block 673 (BRT2056) Comcast Cable Communications Management, LLC

This site plan is for a change of use for a telecommunications data center with 33 existing parking spaces to be located within an existing building on Brick Boulevard. 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 (waiver requested), (4) rotate the plan so that north is up or to the right in accordance with industry standard (waiver requested), (5) since the existing right-of-way half width of the County road 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 (waiver requested), (6) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the access point to Ocean County (waiver requested), (7) provide design vehicle turning templates at the access drive (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated March 4, 2025, from Jeffrey J. Carr of Lindstrom, Diessner and Carr was read requesting several waivers. A waiver is requested from providing a traffic report as this property is currently improved with an existing restaurant and parking area. The proposed improvements will convert the existing building from a restaurant to an unmanned telecommunications facility. A waiver is requested from providing a drainage report. Under existing conditions, stormwater runoff flows towards the rear of the site away from the County roadway. The proposed improvements will not alter existing drainage patters. Therefore, the proposed improvements will not increase stormwater runoff to the County drainage system. A waiver is requested from providing County road improvement plans. The proposed project does not include improvements within the County right-of-way. A waiver is requested from orienting the north arrow up or to the right. For clarity and readability, the plan is drawn with the road at the bottom of the sheet and north oriented left. A waiver is requested from providing a right-of-way dedication or road widening easement as this will create significant hardships for the property. A waiver is requested from providing a sight triangle easement. The existing curb is located more than 15' from the property line. A waiver is requested from providing vehicle-turning templates. The existing site is currently accessible by commercial and passenger vehicles from the County road. The proposed improvements will not impact the existing vehicle access for the site. The proposed use will have minimal commercial and passenger vehicle traffic.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waivers from providing a traffic report, County road improvement plans and grant waiver from submitting a right-of-way deed of dedication to 60' from centerline and require the applicant to provide a 20' wide road easement. The Board denied the request to waive submitting a drainage report and require applicant to provide a comparison for existing impervious coverage and proposed impervious coverage, denied waiver from orienting the North arrow up or to the right as this is not consistent with industry standards, denied the waiver request from submitting sight triangle easement and require the applicant to show AASHTO line of sight and provide an AASHTO sight easement, and denied waiver request from submitting vehicle turning templates; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a drainage report, (2) rotate the plan so that north is up or to the right in accordance with industry standard, (3) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the access point to Ocean County, (4) provide design vehicle turning templates at the access drive. 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.

BRICK: Lot 20 Block 674 (BRT2057) Farr, R.J. Sr.

This two-lot minor subdivision is located at the corner of local roads, Pine Drive and Lions 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.

BRICK: Lot 12 Block 672 (BRT851K) Sullivan Law

This site plan is for Mission BBQ to be located within an existing 7,537 s.f. vacant restaurant (old T.G.I. Friday's) on Chambers Bridge Road. There is an existing Lease Agreement between the developer and the NJDOT with regard to the utilization of the State's right of way of Rt.70 for the parking lot improvements. There is no new parking proposed. 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 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, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), (7) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the road (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated February 7, 2025, was read from Tony W. Diggan of Kimley Horn requesting several waivers. A waiver is requested from proving a traffic report as there are no changes to the use type (restaurant), no increase to traffic volumes and no changes to the existing traffic patterns between this use (restaurant) and the prior use (restaurant). A waiver is requested from providing drainage report as the proposed site improvements as de minimis in nature. There is no increase in impervious area, no changes to the existing stormwater infrastructure and no changes to the existing drainage or grading patters being proposed. A waiver is requested from providing County road improvements plans as there are no changes to the use type (restaurant), no increase to traffic volumes and no changes to the existing traffic patterns between this use (restaurant) and the prior use (restaurant). A waiver is requested from showing existing features within 200' of the site as the site improvements are limited in nature. The drainage patterns and the existing stormwater infrastructure, on both the site and within the county right-of-way are not being modified.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing a traffic report as there is no change in use, grant waiver from providing a drainage report as there is no increase in impervious surface, grant waiver from providing County road improvement plans for Chambers Bridge Road as no pavement widening improvements are required, and grant waiver from showing existing features within 200' of the site; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 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, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP. 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 1 Block 5101 (JT1469D) G&I XI Grocery Portfolio LLC

This two-lot minor subdivision is at the Jackson Plaza located on North County Line Road. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include right-of-way half width and full width dimension for North County Line Road, (2) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (3) revise the final plat to label the existing drainage easement at the intersection of North County Line Road and Cook Road, (4) label the proposed lot numbers as

assigned by Jackson Township. 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: Lots 5, 22 Block 2603 (JT1768A) Werbler, Andrew

This site plan is for a business park to include a 50,750 s.f. warehouse space and a 7,000 s.f. office within five buildings with 120 parking spaces to be located on West Commodore Boulevard and Wright Debow Road. The applicant is proposing a right-of-way dedication to 33' from the physical centerline of West Commodore Boulevard, which is 46' from the right-of-way centerline, which is greater than the Master Plan width. 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) submit a deed of dedication and metes and bounds description (total area does not match the plan) for an additional right-of-way dedication to 33' from the physical centerline to Ocean County, (2) provide a road easement and metes and bounds description from the adjacent property owner of Lot 19 to accommodate the paved taper, (3) revise the plans to show all existing features within 200' of the site, including existing drainage features under the County road, (4) revise the plans to show the proposed edge of pavement to be built 25' from centerline across the entire frontage of the site in accordance with Section 611.B, (5) construct a 15:1 paved taper starting at the western property line extending back to the existing edge of pavement along the County road in accordance with section 611:E-1, (6) submit copies of the NJDEP permits required for the pavement widening, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/5/2025), (8) address the following traffic comment: update traffic impact analysis to reflect updated current site plan, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (10) 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 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 16.02 Block 1086 (LAT1111E) 300 Rt. 70 LLC

This 29-lot major subdivision is for 28 duplex units, a tot lot, and a cul-de-sac to be located on Locust Street. The existing County right-of-way half width is 33' from centerline consistent with the Master Plan. The plans indicate the proposed curb is to be built 23' from centerline in accordance with Section 612. On a motion by Ms. McCrystal, seconded by Mr. Marra, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a sight triangle easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (2) provide reference to the County road improvement plans on the cover sheet, rename the County road improvement plans to reference the proposed major subdivision, and revise the County road plans to show the proposed intersection, (3) revise the final plat to show the existing County road edge of pavement and full width right-of-way dimension, (4) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (5) add a note to the final plat and the subdivision plan stating: "There shall be no cross access through Lot 16.01. Access from Route 70 to Locust Street is strictly prohibited as per the previous approval LAT1111C on 7/18/2012", (6) revise the subdivision plans to show the proposed curb tying into the future curb to the west to be built by approved subdivision LAT1999C, (7) construct drainage facilities behind the curb line along the County road to address the increase of stormwater 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 and approved by the Ocean County Engineer, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/5/2025), (9) revise the subdivision plans and the County road improvement plans to show the existing B inlet to be reconstructed with a flat grate within the proposed intersection, (10) provide a detail for the County road pavement to show a section with 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (11) construct the handicap ramps at the proposed intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (12) add to the plans 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, c) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final As-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) 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 41.01 Block 190.04 (LAT2144B) Congregation Toras Yechiel, Inc.

This site plan is for a 4,644 s.f. synagogue with nine parking spaces to be located at the intersection of Bogart Street and Burnside Avenue, which are being constructed under approved subdivision LAT2144A. Ocean 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.

LITTLE EGG HARBOR: Lot 7 Block 83 (LEHT410A) Stern, Robert

This site plan is for a 30,540 s.f. warehouse and office with 36 parking spaces to be located on North Green Street (CR 539). The plans indicate that the right-of-way half width is 33' from centerline, consistent with the Master Plan. The plans show pavement widening to 25' from centerline with 15:1 paved tapers starting at the property line extending to the existing edge of pavement along the County 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 existing right-of-way full width of the County road on the plan, (2) submit a sight right easement form for the ASSHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (3) address the following traffic comments: a) provide design vehicle turning templates at the proposed access drive, including roadway striping. Demonstrate entering and exiting vehicles will not conflict, b) label curb radii at access point, c) depict AASHTO sight line distances and decision point in their entirety, label dimensions, and provide AASTHO sight line profiles, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/5/2025), (5) construct drainage facilities behind the curb line along the County road to address the increase of stormwater 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 and approved by the Ocean County Engineer, (6) provide copies of the field permeability tests performed in the area of the proposed stormwater management facility, (7) provide cross sections for the County road 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 and include the existing curb elevations on the west side of the roadway and match the existing top of curb elevations, (8) show the existing utility pole in the proposed access drive to be relocated and add the following note to the plan "Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office", (9) provide a guiderail warrant analysis for the proposed wall, and if warranted, revise the plans to show guiderail to be installed outside the County right-of-way in accordance with NJDOT standards, (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.

LONG BEACH: Lot 1 Block 4.23 (LBT806) 25 W 16th Street, LLC

This two-lot minor subdivision is for two single family residential dwellings to be located at the intersection of Waverly Avenue and West 16th 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 12 Block 31 (SHB192) Adrignola, Anthony

This two-lot minor subdivision is for a second story addition to an existing single family residential dwelling on proposed Lot 12.02 and a new single family residential dwelling on proposed Lot 12.01 to be located on Sumner Avenue. 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 existing right-of-way half width and full width of the County 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) revise the plan to show the existing parking space on Sumner Avenue to be removed, (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, (4) 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. 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.

SEASIDE PARK: Lots 1, 3 Block 19 (SPB78) Allen, Hunter

This two-lot minor subdivision is for a lot line adjustment for two single family residential dwellings located at the intersection of South Bayview Avenue and Fifth Avenue. The plans indicate that the half width right-of-way of South Bayview Avenue is 50' from centerline which is greater than the desired Master Plan width. 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) provide a final plat signed by a Professional Land Surveyor in accordance with the Recordation Act. 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.

TOMS RIVER: Lots 32.01, 28 Block 169 (TRT3545) Herzka, Yisorel/Wolofsky, Chava

This two-lot minor subdivision is for a lot line adjustment for two single family residential dwellings to be located on Sachs Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. If the site is going to be used for anything other than a single family residential dwellings and if there will be greater than one acre of impervious coverage, the property owner shall submit a site plan application for a change of use to the OCPB for review and approval. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 16, 17, 18, 19, 20, 36, 37, 38, 39, 40 Block 796.01 (TRT3546) Tacorp, LLC

This site plan is for a 10-bay automotive repair facility addition to an existing commercial auto repair shop with 13 new parking spaces located within the jughandle at the intersection of Route 37, Coolidge Avenue, and Adams Avenue. The plans indicate that the half width right-of-way of Coolidge Avenue is 35', which is greater than the desired Master Plan width. 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) remove the proposed parking

from within 5' of the County right-of-way in accordance with Section 603.B, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point to Coolidge Avenue in accordance with County standards to Ocean County, (3) design the proposed access point to Coolidge Avenue to be "right in right out only", (4) address the following traffic comments: a) depict AASHTO sight line distances and decision point in their entirety. Label dimensions, b) on circulation plans remove abrupt breaks in vehicle wheel paths. Demonstrate entering and exiting vehicles will not conflict, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/5/2025), (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. 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.

TOMS RIVER: Lots 12, 13 Block 1080.18 (TRT3547) Rome, Dennis & Samantha

This two-lot minor subdivision is for a lot line adjustment on a local road, Lillie 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. The motion was unanimously carried.

TUCKERTON: Lot 7 Block 49 (TB146) Clamtown Group, LLC

This site plan is for a 9,200 s.f. commercial fitness center with 48 parking spaces to be located on a vacant lot at the intersection of East Main Street (Rt 9) and Locust Street. Ocean County requires the applicant to address the following conditions of approval: (1) show on the plans the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (2) provide a copy of the NJDOT Access Permit, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) address the following traffic comment: provide trip distribution to County roads, (5) 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 Boards decision on the waiver request.

A letter dated February 3, 2025, from Jarred M. Fredericks of FWH Associates was read requesting a waiver from obtaining a CAFRA Permit as this site would be exempt since only 48 parking stalls are proposed and under the CAFRA requirement of 49 spaces or greater.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) show on the plans the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (2) provide a copy of the NJDOT Access Permit, (3) address the following traffic comment: provide trip distribution to County roads, (4) 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.

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

LAKEWOOD: Lots 3, 4, 6, 19, 20, 21.01, 21.02, 21.03 Block 188 (LAT1230A) GM Lanes Mill LLC

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CORRESPONDENCE:

BERKELEY: Lots 1.01, 1.02, 1.03 / 8, 10 Block 824 / 825.02 (BT670A) Aulenbach, Ronald

This site plan was given conditional approval on September 20, 2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, the minutes are herby amended to reflect new proposed uses: (1) 4,834 s.f. car wash, (2) 2,829 s.f. Burger King, (3) 2,378 s.f. Taco Bell, (4) 3,665 s.f. Bojangles, (5) 510 s.f. coffee shop, (6) 2,400 s.f. fast food (tbd), (7) 2,250 s.f. fast food (tbd). The motion was unanimously carried.

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

This site plan was given conditional approval on June 19, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are herby amended to eliminate condition #6 as this work will be completed as part of County project. The motion was unanimously carried.

LACEY: Lot 63.01 Block 1701 (LT924) PKN Development, LLC

This minor subdivision was given conditional approval on February 19, 2025. A letter dated February 25, 2025, from William A. Stevens of PDS was read requesting a 5' wide road easement dedicated to Ocean County to be allowed to provide the additional right-of-way in a road easement as opposed to a dedication. On motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant a waiver from providing a right-of-way dedication and accept a 5' road easement. The motion was unanimously carried.

LAKEWOOD: Lot 43, 51, 52 Block 1077 (LAT2192A) Chestnut Holdings NJ LLC

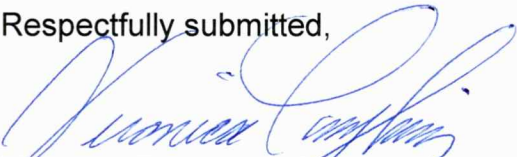
This major subdivision was given conditional approval on August 2, 2023. Condition # 8 was to pay an off-tract drainage improvement fee to be determined by the County Engineer and condition #9 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$21,667.00. On a motion by Mr. Jehnke, 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 \$21,667.00. 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 JT1774	46	6304	06/19/2024	03/03/2025
JACKSON JT911F	20.01	18602	08/02/2023	03/03/2025
STAFFORD ST411S2	1.03, 1.04, 1.05, 1.06, 1.20;1	77;77.01	10/16/2024	02/25/2025

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

Respectfully submitted,

Veronica Tompkins, Secretary
Ocean County Planning Board