

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

Regular meeting, Wednesday, October 16, 2024, 6:00PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Elaine McCrystal, Matt Lotano, Dennis Liberatore, Earl Sutton, Alan Avery, Joe Marra, Sean Areia, Mark Jehnke, Laura Benson, Esq., Tony Agliata, Brielle Campolei and Veronica Tompkins.

Public Attending: Andy Verma, Honda Fields

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. Sutton, Mr. Marra, Mr. Avery abstaining, the minutes of the meeting of 09/18/2024 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BEACH HAVEN: Lots 24, 25 Block 53 (BHAB239) JS Pro Construction, LLC

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

BERKELEY: Lot 3.06 Block 1409 (BT439H) La Pierre, LLC

This two-lot minor subdivision is located on Tallwoods Way and Butler Boulevard. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Chairman Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the plat to show the opposite right-of-way line and opposite edge of pavement on Butler Boulevard, (2) dimension the existing right-of-way half width and full width of Butler Boulevard 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, (3) dimension the County road pavement half width and full width. 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 3.01, 17, 20, 21, 22, 23, 24 Block 22301 (JT1753A) RAM Development

This site plan is for three warehouse buildings (343,765 s.f. total including 20,000 s.f. office space) with 399 parking spaces to be located on South Hope Chapel Road. The plans show cross access thru Lot 3.01 to Whitesville Road. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. The applicant's Engineer, Andy Jafolia of Dynamic Traffic department, previously requested a waiver from providing standard design for acceleration and deceleration lane tapers as the driveway will function efficiently when turning directly out of the main driveway, without the benefit of the acceleration lane, which was granted by the Ocean County Planning Board on 8/16/2023 under the previous application. This application includes a lot consolidation. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this major subdivision 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 South Hope

Chapel Road on the plan, (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) submit executed off-site road easements and metes and bounds descriptions from the adjacent Lots 18 and 19 for the grading, pavement widening, and utility relocations required as a result of the County road improvements, (4) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access points in accordance with County standards to Ocean County, (5) submit the deed of lot consolidation, (6) provide a copy of the Pinelands Commission "no further review" letter, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/1/2024), (8) address the following traffic comments: a) the exiting WB-62 still encroaches into the thru lane of Whitesville Road. The radius was reduced from previous submission, revise as required, (9) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (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.

JACKSON: Lots 22, 23 Block 1301 (JT1778) 780 Hyson, LLC

This site plan is for a 2,144 s.f. house of worship with 39 proposed parking spaces to be located on Hyson Road. The plans indicate that the existing right-of-way of Hyson Road is 30' from centerline and the proposed edge of pavement to be 46' from the opposite curb, consistent with the desired master plan widths for Hyson Road. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) show the opposite right-of-way line, show the monuments located to establish the right-of-way line, and dimension the existing right-of-way full width of the County road on the plan, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the Hanover Road paper street intersection in accordance with County standards to Ocean County, (3) address the following traffic comments: a) provide passenger vehicle turning templates to demonstrate entering and exiting vehicles will not conflict, b) revise plans to accurately depict existing roadway striping, c) depict AASHTO intersection sight lines, d) label road name on all sheets, and e) revise the proposed striping plan to maintain a 12' west bound thru lane, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/16/24), (5) clarify the number of new employees on the Ocean County Planning Board application, (6) revise the cross-sections to show the physical striped centerline and the crown of the road, label the baseline, and to properly dimension the proposed pavement width from the baseline, and remove the "existing centerline profile (typ)" label, (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, 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, and d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies. 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 9.07, 9.09 Block 17101 (JT373F) MWNJ 13 LLC

This seven-lot major subdivision is for six single family residential dwellings to be located on Toms River Road (CR571) and Stump Tavern Road. The plans indicate that the right-of-way half width of Toms River Road is 40' from centerline and the pavement half width is 25' from centerline, consistent with the master plan. The applicant has provided a copy of the Pinelands Commission Inconsistent Certificate of Filing. 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 South Stump Tavern Road on the plat, 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) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection of Goetz Lane in accordance with County standards to Ocean County, (3) submit a traffic report (waiver requested), (4) submit County road improvement plans for pavement widening to 23' from centerline of South Stump Tavern Road (waiver requested), (5) revise the final plat to be at a larger, legible, and reproducible scale, to reduce the size of the curve table, and to show the limits and recording information of the conservation easement referenced in the Pinelands Commission letter dated 3/6/2020, (6) provide an accurate certified property owners list within 200' on the final plat (the list provided omits adjacent County owned lots), (7) provide a copy of the Pinelands Commission "no further review" letter, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/1/2024), (9) revise the subdivision plans and road plans to show the County road underground drainage system within Toms River Road and Goetz Lane (file # 12-027-0116 sheets 5-8), (10) 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, 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, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Boards decision on the waiver request to obtain Ocean County Planning Board approval stamp signature.

A letter dated September 4, 2024, was read from Yosef Portnoy of Forward Engineering requesting waivers from submitting County road improvement plans and from providing a traffic report. A waiver is requested from providing County road design plans for South Stump Tavern Road along the proposed development. The proposed development is limited to a residential subdivision along Toms River Road with access from Toms River Road which will not impact South Stump Tavern Road. No development of improvements are proposed along South Stump Tavern Road. A waiver is requested from providing a traffic report as this is a re-subdivision of a previously approved subdivision with the same number of lots. The enclosed Pinelands Certificate of Filing was received for the subdivision. It was subsequently re-consolidated as one lot per the attached Consolidation Plan titled "Consolidation plan of Lots 9.01-9.06 Block 17101" and remained undeveloped. The applicant is proposing to re-subdivide the property to the same number of lots as the original subdivision. However, due to changes to the zoning and bulk standards which were adopted subsequent to the original approvals the previously approved lots are no longer conforming. The proposed subdivision maintains the original approved density however the lot dimensions have been revised to conform as much as possible to the current zoning.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board granted a waiver from providing County Road Improvement Plans for South Stump Tavern Road as no widening is required. The Board denied the waiver request from providing a traffic report as it has been 18 years since last update. The major subdivision was given final approval contingent upon the applicant to address the following conditions: (1) dimension the existing right-of-way half width and full width of South Stump Tavern Road on the plat, 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) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection of

Goetz Lane in accordance with County standards to Ocean County, (3) revise the final plat to be at a larger, legible, and reproducible scale, to reduce the size of the curve table, and to show the limits and recording information of the conservation easement referenced in the Pinelands Commission letter dated 3/6/2020, (4) provide an accurate certified property owners list within 200' on the final plat (the list provided omits adjacent County owned lots), (5) provide a copy of the Pinelands Commission "no further review" letter, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/1/2024), (7) revise the subdivision plans and road plans to show the County road underground drainage system within Toms River Road and Goetz Lane (file # 12-027-0116 sheets 5-8), (8) 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, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) 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 25.07 Block 1159.04 (LAT1991D4) Henry Investments, LLC

This two-lot minor subdivision is for a proposed residential unit and an existing two-story shul with basement with 10 parking spaces to be located on Holden Square within Chestnut Gardens. 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 16 Block 1084 (LAT2162B2) Vermont Holdings, LLC

This two-lot minor subdivision is for a duplex unit with eight parking spaces to be located on unimproved Evergreen Boulevard and unimproved Farry Street. The proposed lots do not currently have access to an improved road, although June Street, Farry Street and Evergreen Boulevard will be improved by the developer for LAT1999C and the road construction has been bonded with the Township. Temporary Certificates of Occupancy and Certificates of Occupancy are not to be issued until the road improvements have been constructed. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

OCEAN: Lots 3.02, 3.03 Block 62 (OT60E) Waretown Storage, LLC

This site plan is for two two-story buildings (22,179 s.f. and 28,725 s.f. total gross floor area) for a self-storage facility with five proposed parking spaces to be located on vacant land on Route 9. The plans show proposed improvements to be located within the NJDOT desired typical section of Route 9. The applicant has provided a copy of the NJDOT Access Permit. On a motion by Ms. McCrystal and seconded by Mr. Liberatore, this site plan was given final approval. The motion was unanimously carried.

SEASIDE HTS: Lots 29.02 - 29.05 Block 26 (SHB165A) Mascogiuri, Adrian

This site plan includes a two-lot consolidation for four duplex units and eight proposed parking spaces to be located at the intersection of Bay Boulevard and Lincoln Avenue. Bay Boulevard is not a County road, although the drainage system within Bay Boulevard remains under County jurisdiction. The applicant has provided calculations showing that the increase in storm water

runoff from the pre-developed vacant grass lot has been present for at least the past five years and is being controlled prior to release into the County drainage system within the Bay Boulevard and will therefore, have a negligible effect on the County drainage system. The applicant previously paid off-tract improvement fees. Ocean County requires the applicant to address the following conditions of approval: (1) provide a copy of the deed of lot consolidation, (2) provide a traffic report (waiver requested), (3) submit a CAFRA Permit or Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

On a letter dated September 18, 2024, was read from Donna M. Bullock of Morgan Engineering requesting a waiver from submitting a traffic report and a waiver from submitting a CAFRA Permit. A waiver was requested from providing a traffic report as this portion of Bay Boulevard is under the jurisdiction of Seaside Heights and therefore, the driveways are under municipal (Seaside Heights) authority. The proposed residential development is consistent with the existing development patterns in the areas. The proposed site plan creates two new two-family duplex dwelling units which, based upon the Residential Site Improvement Standards, correlates to 40.4 new trips. These trips will be spread across multiple surrounding roadways which will limit any singular impact from the proposed development on the existing roadway infrastructure. A waiver is requested from submitting a CAFRA Permit as this proposed development does not meet the statutory criteria which would require a CAFRA Permit. Based upon the site's location, a CAFRA approval would be required for a residential development with 25 or more units or a sewer main.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board granted a waiver from providing a full traffic report and accept the trip generation statement provided by the applicant. The Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold. Ocean County requires the applicant to address the following conditions of approval: (1) provide a copy of the deed of lot consolidation. 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.

STAFFORD: Lots 1.03,1.04,1.05,1.06,1.20/1 Block 77/77.01 (ST411S2) Saker Properties of Manahawkin, LLC

This site plan is for the renovation of the existing K-Mart building to accommodate a supermarket and retail tenants at the Manahawkin Village Shopping Center on Route 72 and Doc Cramer Boulevard. Minor changes to the existing parking, loading, and utilities are proposed. The applicant is proposing to re-open an ingress only driveway site access from Route 72. County facilities are not affected. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the NJDOT Access Permit, (2) submit a traffic report. 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.

STAFFORD: Lot 2 Block 145.02 (ST603) Shore Heart Group

This site plan is for a medical trailer, a new awning, a concrete pad, and striping modifications to provide three handicap parking spaces at an existing doctor's office at the intersection of East Bay Avenue and South Union Street. 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) provide a deed of dedication and metes and bounds description for a corner clip right-of-way dedication to Ocean County, (3) 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, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit a County road

improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Boards decision on the waiver request to obtain Ocean County Planning Board approval stamp signature.

A letter dated October 2, 2024, was read from Michael B. Intile of Crest Engineering requesting waivers from submitting a traffic report, drainage report and County road improvement plans. A waiver is requested from providing a traffic report as no change is anticipated in traffic entering or leaving the site. Patient traffic will remain as per the pervious facility. A waiver is requested from submitting a drainage report as no additional impervious surfaces of change in drainage patterns are proposed. A waiver is requested from providing County road improvement plans as the scope of work is limited and simply replaces the existing trailer with a new more advanced trailer (same size). There is no impact to a County road.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, a motion was made the Board grant the waiver request from providing a traffic report as no additional trips are planned. Grant a waiver from providing a drainage report as no additional impervious coverage is planned and grant a waiver from providing County road improvement plans as no widening is required. The site plan was given final approval contingent upon the applicant to address the following conditions: (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) provide a deed of dedication and metes and bounds description for a corner clip right-of-way dedication to Ocean County, (3) 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. 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 signature. The motion was unanimously carried.

TOMS RIVER: Lot 68 Block 410 (TRT3535) 1602 Old Freehold Holdings LLC

This two-lot minor subdivision is located at the corner of Old Freehold Road and Wilkinson Drive. 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) since the existing 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, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easements at the intersection in accordance with County standards to Ocean County. 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: Lot 31 Block 159 (TRT3536) Westwood Two, LLC

This site plan is for a 2,200 s.f. vestibule addition for a hotel lobby at an existing office/hotel banquet hall with 414 existing parking spaces located on Route 9 (Lakewood Road). There will be no additional parking spaces. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval. 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 15, 109 Block 2 (LAT1669B.02) Sebbag, David

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CORRESPONDENCE:

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

This site plan was given conditional approval on 3/6/2022. Condition #4 was to pay an off-tract drainage improvement fee and condition #5 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer had determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee is to be \$12,292.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the off-tract drainage improvement is \$6,000.00 and the off-tract traffic improvement fee is \$12,292.00. The motion was unanimously carried.

Brick: Lot 2 Block 1171 (BRT1935D.01) Brightview Senior Living Development

This site plan was given conditional approval on 11/16/2022. A letter dated October 11, 2024 was read from Michael P. Castore from Giordano, Halleran & Ciesla, P.C. requesting a one-year extension. The applicant is in the process of finalizing the developer's agreement for the project. The main condition that necessitates this extension is the need to acquire additional right-of-way from the adjacent property owner in order to widen the County roadway to accommodate the proposed development. On a motion by Mr. Jehnke, seconded by Ms. McCrystal this site plan was given a one-year extension to 11/16/2025. The motion was unanimously carried.

Brick: Lot 1 Block 565 (BRT2049) APM Office Space, LLC

This site plan was given conditional approval on 5/1/2024. Condition #10 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer had determined that the off-tract traffic improvement fee to be \$1,669.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the off-tract traffic improvement fee is \$1,669.00. The motion was unanimously approved.

Jackson: Lot 4.02 Block 22010 (JT1464D) Coastal Classics, LLC

This site plan was given conditional approval on 6/5/2024. A letter dated September 17, 2024 was read from Jared M. Pape of Heilbrunn Pape, Counsellors at law requesting a waiver from the requirement to install County road improvements on Faraday Avenue. Specifically as to road widening and installation of curb and sidewalk, as described in the minutes of the Ocean County Planning Board meeting on June 5, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the waiver was denied as the site is not in compliance and the Board requires the applicant to make County road improvements as per previous approval. The motion was unanimously carried.

Jackson: Lot 10.01 Block 21301 (JT1525H) Dachs, Sharon

This site plan was given conditional approval on 12/21/2022. Condition #8 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County engineer had determined that the off-tract traffic improvement fee is \$5,417.00. On a motion by Mr. Jenke, seconded by Ms. McCrystal, the off-tract traffic improvement fee is \$5,417.00. The motion was unanimously carried.

Jackson: Lots 4.01 5, 6.01 Block 13801 (JT1657B.01) 1235 East Veterans Hwy

This minor subdivision was given conditional approval on 10/19/2022. A letter dated October 9, 2024, was read from Brian P. Murphy of FWH Associates requesting a one-year extension. The County is currently redesigning the intersection across the frontage of the subject project. This design process has taken a substantial amount of time and as a result the subject application has not been able to proceed as they have to incorporate the improvements that will be proposed by the County. On a motion by Mr. Jehnke, seconded by Ms. McCrystal this minor subdivision was given a one-year extension to 10/19/2025. The motion was unanimously carried.

Lakewood: Lots 1-5 Block 1086 (LAT1999B.02) MLMS Holdings, LLC

This major subdivision was given conditional approval on 8/7/2024. Condition #2 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer had determined that the off-tract traffic improvement fee to be \$3,333.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the off-tract traffic improvement fee is \$3,333.00. The motion was unanimously carried.

Point Pleasant Borough: Lots 6&7 Block 47 (PPB818) Warken, Guy c/o Executor Warnken

This minor subdivision was given conditional approval on 8/7/2024. A letter dated October 4, 2024, was read from Brian P. Murphy of FWH Associates requesting a waiver from submitting a deed of dedication or easement for Herbertsville Road. This is a residential area/neighborhood section of Herbertsville Road with established homes. A waiver is requested from submitting a 30’x100’ AASHTO sight triangle easement at the intersection as this would severely impact the usability of the single family homes lots. In lieu we propose to provide an AASHTO compliant easement. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has granted waiver from providing a right-of-way dedication to 30’ from center line plus a 10’ wide road easement. The board granted waiver from providing a 30’x100’ AASHTO sight triangle easement. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT275J3	2.06,2.08,5/34/ 35/2	90.22/90.41/90.433/ 90.54	07/02/2024	09/24/2024
BERKELEY BT266P	4	13	09/06/2023	10/15/2024
LAKEWOOD LAT1354A	23,24.01,34	24	02/02/2022	09/30/2024
LAKEWOOD LAT2246	22	415	05/01/2024	10/15/2024
OCEAN OT287	1.01	7	04/17/2024	09/26/2024
PT. PLEASANT BEACH BOROUGH PPBB293	6, 7/3	7/8	05/15/2024	10/15/2024
TOMS RIVER TRT3529	31	848	04/03/2024	10/07/2024

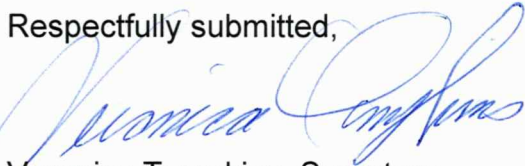
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Items from the floor:

Andy Verma from Honda Fields owner of BP Gas Station, 300 Dover Road, South Toms River, NJ expressed his concerns over the divider that was installed in front of his gas station on Dover Road. The divider was meant to prevent vehicles from making a left hand turn into the Wawa, which is located across the street from his BP Gas Station. Installing the divider inadvertently affected his business because now vehicles only have access to his gas station from Dover Road East Bound. County Engineer, Mark Jehnke, requested that Mr. Verma schedule a meeting with Ocean County Engineering Department to discuss this situation.

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

Respectfully submitted,

Veronica Tompkins, Secretary
Ocean County Planning Board