

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

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

Chairman Tirella presiding. Attending: Earl Sutton, Debbie Beyman, Dennis Liberatore, Elaine McCrystal, Joseph Marra, Alan Avery, Matt Lotano, Mark Jehnke, Laura Benson, Esq., Tony Agliata, 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. Liberatore, Ms. Beyman abstaining, the minutes of the meeting of 10/16/2024 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BRICK: Lot 9 Block 446.25 (BRT2052) Ferro, Pete**

This site plan is for a 4,860 s.f. parking lot addition for 20 parking spaces located at the intersection of University Court and Brick Boulevard. The parking lot has already been constructed. 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 Brick Boulevard on the plan, and if the half width is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200' of the site, including existing edge of pavement of the median of Brick Boulevard and pavement width dimension, (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) submit a traffic report, (6) submit County road improvement plans, (7) submit a drainage report, (8) design the commercial driveway to the University Court in accordance with Figure 600-2 and Table 600-4, (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 and the Boards decision on the waiver request.

A letter dated October 15, 2024, was read from Christopher P. Rosati of FWH Associates requesting a waiver from submitting a CAFRA letter. CAFRA regulations (NJAC 7:7-2.2(a)3) exempt commercial developments containing less than fifty (50) parking spaces.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledged 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) dimension the existing right-of-way half width and full width of Brick Boulevard on the plan, and if the half width is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200' of the site, including existing edge of pavement of the median of Brick Boulevard and pavement width dimension, (4) submit a traffic report, (5) submit County road improvement plans, (6) submit a drainage report, (7) design the commercial driveway to the University Court in accordance with Figure 600-2 and Table 600-4, (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. The motion was unanimously carried.

**LACEY: Lots 17.02, 17.03, 17.04 Block 225 (LT239F) Lacey Plaza, LLC**

This amended site plan is for a 31,700 s.f. retail building and two 3,000 s.f. quick-serve restaurants to be located at the Lacey Plaza Shopping Center on Route 9 and Lakeside Drive South. The applicant proposes a reduction in total square footage, a reduction in parking, and a reduction in impervious coverage as compared to the previously approved site plan. An off-tract drainage improvement fee in the amount of \$2,400 has already been paid. The applicant has provided an NJDOT Letter of No Interest. 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 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) show the recorded sight right easement at the access point to Lakeside Drive South and reference deed book and page number on the plans, (3) submit a traffic report (waiver requested), (4) since the project is considered a "Major Development" having more than one acre of disturbance and creating one-quarter acre or more of regulated impervious/motor vehicle surface, provide stormwater management calculations demonstrating compliance with the most current Stormwater Management Rules, N.J.A.C. 7:8, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Boards decision on the waiver request.

A letter dated October 8, 2024, was read from William C. Viola of North Star Design LLC requesting a waiver from submitting a traffic report. The proposed improvements seek to develop and reconfigure the property with two 3,000 s.f. quick serve restaurants with drive-thru facilities and a retail building of 31,700 s.f. adjacent to the existing retail building. This proposed site plan reflects a reduction in total building square footage, impervious coverage, and parking spaces compared to the previous approvals.

On a motion by Mr. Jehnke, seconded by Mr. Marra, it was recommended the Board deny the waiver from providing a traffic report and require a traffic report including distribution and traffic impact analysis to County facilities. 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 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) show the recorded sight right easement at the access point to Lakeside Drive South and reference deed book and page number on the plans, (3) submit a traffic report, (4) since the project is considered a "Major Development" having more than one acre of disturbance and creating one-quarter acre or more of regulated impervious/motor vehicle surface, provide stormwater management calculations demonstrating compliance with the most current Stormwater Management Rules, N.J.A.C. 7:8, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. 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.

**LACEY: Lots 14 & 15 Block 166 (LT917) Lenkauskas, Edgaras**

This two-lot minor subdivision is for a lot line adjustment located on a local road, Inland 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.

**LACEY: Lot 29.01, 45, 46, 47, 48 Block 1189 (LT918) Lenox, Kathy**

This two-lot minor subdivision is for a lot line adjustment located on a local roads, Earie Way and Leguene 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.

**LACEY: Lot 27 Block 1610 (LT919) Macedonia Baptist Church of Lakewood, NJ, Inc.**

This site plan is for a change of use from a medical office to the Macedonia Church of Lakewood, including interior renovations and parking lot modifications located on Lacey Road, Penn Avenue North, and Adolphus Street. There will be a net decrease in parking on-site. 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 Lacey 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) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (3) provide 5' wide sidewalk behind the curb, (4) 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, (5) submit a drainage report (waiver requested), (6) address the following traffic comments: a) depict existing roadway striping on plans, b) provide turning templates for Lacey Road access point to demonstrate that entering and exiting passenger vehicles will not conflict. Also demonstrate that vehicles do not encroach into the turning lane on Lacey Road, and c) label the radius of the Lacey Road driveway returns, (7) dimension the County road pavement half and full width. Approval recommended upon fulfillment of the above contingencies and the Boards decision on the waiver request.

A letter dated October 24, 2024, was read from Edwin A. Reimon from Edwin A. Reimon Engineering Services requesting a waiver from providing a stormwater management report. The site overall is reducing impervious coverage therefore there will be a reduction in stormwater flow leaving the site in the proposed condition.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a motion was made the Board grant the waiver from providing a stormwater report as there is a reduction in impervious coverage on the site. 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 Lacey 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) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (3) provide 5' wide sidewalk behind the curb, (4) 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 (5) address the following traffic comments: a) depict existing roadway striping on plans, b) provide turning templates for Lacey Road access point to demonstrate that entering and exiting passenger vehicles will not conflict. Also, demonstrate that vehicles do not encroach into the turning lane on Lacey Road, and c) label the radius of the Lacey Road driveway returns, (6) dimension the County road pavement half 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.

**LAKWOOD: Lot 120.02 Block 2 (LAT1293A) PL, LLC**

This two-lot minor subdivision is located on a local road, Clearstream Road. County facilities will not be impacted. On a motion by Mr. Marra, seconded by Mr. Sutton, Ms. McCrystal abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following condition of approval: (1) revise the final plat to include three corner coordinates 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.

**LAKWOOD: Lots 32 & 114 Block 12.04 (LAT2261) Arem, Rachel**

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

**LAKWOOD: Lot 1 Block 409 (LAT597E.02) Excel Business Park IIA, LLC**

This site plan is for a 27,772 s.f. industrial warehouse at Excel II to be located at the northwest corner of Prospect Street and Massachusetts Avenue. There will be a net reduction in parking spaces. The plans indicate that the existing right-of-way half width is 33' from centerline. This project falls within the limits of the KMA plans for the intersection of Massachusetts Avenue and Prospect Street. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Prospect Street 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) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) revise the plans to show County road pavement widening to 23' from centerline consistent with sheets 17 and 18 of the KMA plans dated September 2024 (15-010-0106) to accommodate the 3-lane section with 5' shoulders, (4) provide dimensions for the proposed full pavement width of Prospect Street, (5) address the following traffic comments: a) update traffic report to current counts and standards, b) update Plan and Traffic report to show consistent building square footage, c) topographic information to depict existing conditions, and d) depict westbound-50 truck turns at County intersections, (6) submit road improvement plans for County road pavement widening indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, cross-sections maintaining 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 limit of pavement reconstruction - to be reviewed and approved by the Ocean County Engineer, (7) provide a pavement detail for the County road showing the standard cross section for County roads to be 6" dense-graded aggregate base course, 4" hot mix asphalt 19M64 base course, and 2" hot mix asphalt 12.5M64 surface course in accordance with Section 611:B-2, (8) provide a guiderail warrant analysis along Prospect Street due to the location of the existing on-site retaining wall, (9) provide a 9"x18" concrete curb detail in accordance with County standards, (10) add the following Ocean County standard notes for projects located on County roads: a) 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, b) 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, c) 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, d) 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, e) County road improvements must have base pavement course prior to the issuance of certificate of occupancies, f) The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements. Approval recommended upon fulfillment of the above contingencies and the Boards decision on the waiver request.

A letter dated October 15, 2024, was read from Timothy Lurie of Newlines Engineering requesting a waiver from providing a CARFRA Permit. In accordance with the CAFRA regulations 7:7-2.2 (a) 4, a development located in the CAFRA area beyond 500' landward of the mean high water line of any tidal waters or the landward limit of a beach of dune, whichever

is most landward, and which is located within the boundaries of a qualifying municipality of the fourth class with a population over 30,000 persons. A residential development having 74 or more dwelling units. This project is for a warehouse. A commercial development having 150 or more parking spaces. The parking spots are all existing. A public development or industrial development. This is not a public development or an industrial development. Based on the three triggers for a CAFRA Permit, the development does not meet any of the triggers; therefore a CAFRA Permit is not required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board deny the waiver request from providing CAFRA Permit. Per CAFRA 7:7-2.2 (a) 4 definition, a warehouse is identified as industrial. 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 Prospect Street 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) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (3) revise the plans to show County road pavement widening to 23' from centerline consistent with sheets 17 and 18 of the KMA plans dated September 2024 (15-010-0106) to accommodate the 3-lane section with 5' shoulders, (4) provide dimensions for the proposed full pavement width of Prospect Street, (5) address the following traffic comments: a) update traffic report to current counts and standards, b) update Plan and Traffic report to show consistent building square footage, c) topographic information to depict existing conditions, and d) depict westbound-50 truck turns at County intersections, (6) submit road improvement plans for County road pavement widening indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, cross-sections maintaining 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 limit of pavement reconstruction - to be reviewed and approved by the Ocean County Engineer, (7) provide a pavement detail for the County road showing the standard cross section for County roads to be 6" dense-graded aggregate base course, 4" hot mix asphalt 19M64 base course, and 2" hot mix asphalt 12.5M64 surface course in accordance with Section 611:B-2, (8) provide a guiderail warrant analysis along Prospect Street due to the location of the existing on-site retaining wall, (9) provide a 9"x18" concrete curb detail in accordance with County standards, (10) add the following Ocean County standard notes for projects located on County roads: a) 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, b) 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, c) 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, d) 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, e) County road improvements must have base pavement course prior to the issuance of certificate of occupancies, f) The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements. 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 9.04, 9.03 Block 4 (LAT905C) Ingber, Dina**

This two-lot minor subdivision is for a lot line adjustment located on local roads, Buchanan Street, Van Buren Avenue North, and Garfield 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.

**OCEAN: Lots 4 & 5 Block 52.01 (OT272C) 123 Wells Mill Road**

This site plan is for a 22-space parking lot at an existing 2,400 s.f. commercial office building and accessory garage on Wells Mills Road (CR 532). The plans show the proposed edge of pavement to be built concentric with the centerline of Wells Mill Road and in line with the existing curb in front of Lot 4. The applicant has provided an acceptable trip generation statement. Ocean County requires the applicant to address the following conditions of approval: (1) properly show the existing right-of-way line in front of Lot 4 consistently on all three plan views on sheet two, (2) show the existing right-of-way line in front of Lot 5 on the layout and dimension plan view and dimension the existing right-of-way half width, (3) show the opposite right-of-way line on the "County road widening layout" detail on sheet three, rename the detail to be called "Right-of-Way Dedication and County Road Easement", and provide existing and proposed half and full width right-of-way dimensions on the detail, (4) revise the label to say "County Road Easement", not "County R.O.W. Easement", (5) since the existing right-of-way half width is less than 33' from centerline in front of Lot 5, submit a deed of right-of-way dedication and metes and bounds description for an additional right-of-way dedication to 26' concentric from the right-of-way centerline plus a 7' road easement beyond the right-of-way line to Ocean County, (6) construct 15:1 paved taper back to existing edge of pavement to the west in accordance with section 611:E-1, (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 11/6/2024), (9) revise the County road cross sections to indicate County road stationing, (10) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water and reference the existing Hold Harmless Agreement for Lot 4 recorded in deed book 18261 page 214, (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. Approval recommended upon fulfillment of the above contingencies and the Boards decision on the waiver request.

A letter dated September 3, 2024, was read from Tim Laurie of Newlines Engineering requesting a waiver from providing a CAFRA Permit. In accordance with CAFRA regulations 7:7-2.2 (a) 4, a development located in the CAFRA area beyond 500' landward of the mean high-water line of any tidal waters or the landward limit of a beach of dune, whichever is most landward, and which is located within the boundaries of a qualifying municipality of the fourth class with a population over 30,000 persons. A residential development having 25 or more dwelling units. This project is not a residential development. A commercial development having 50 or more parking spaces. This project proposed 22 parking spots. A public development or industrial development. Based on the three triggers for a CAFRA Permit, the development does not meet any of the triggers; therefore, a CAFRA Permit is not required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledged 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) properly show the existing right-of-way line in front of Lot 4 consistently on all three plan views on sheet two, (2) show the existing right-of-way line in front of Lot 5 on the layout and dimension plan view and dimension the existing right-of-way half width, (3) show the opposite right-of-way line on the "County road widening layout" detail on sheet three, rename the detail to be called "Right-of-Way Dedication and County Road Easement", and provide existing and proposed half and full width right-of-way dimensions on the detail, (4) revise the label to say "County Road Easement", not "County R.O.W. Easement", (5) since the existing right-of-way half width is less than 33' from centerline in front of Lot 5, submit a deed of

right-of-way dedication and metes and bounds description for an additional right-of-way dedication to 26' concentric from the right-of-way centerline plus a 7' road easement beyond the right-of-way line to Ocean County, (6) construct 15:1 paved taper back to existing edge of pavement to the west in accordance with section 611:E-1, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 11/6/2024), (8) revise the County road cross sections to indicate County road stationing, (9) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the comingling of storm water and reference the existing Hold Harmless Agreement for Lot 4 recorded in deed book 18261 page 214, (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. 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.

**OCEAN: Lot 6 Block 169 (OT289) Milevski, Zoran**

This two-lot minor subdivision is located on local roads, Pennsylvania Avenue and Acorn Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this minor subdivision was given final approval. The motion was unanimously carried.

**SEASIDE HEIGHTS: Lot 22 Block 39 (SHB185) Irizarry, Salvador Jr.,**

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

**TOMS RIVER: Lots 66, 67, 68 / 73-75 Block 1098.40 / 1098.41 (TRT3537) Caruso, John & Maria**

This two-lot minor subdivision is for a lot line adjustment located on Bay Boulevard and Tunney Avenue. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this minor subdivision was given final approval contingent upon the applicant to address the following condition of approval: (1) revise the key map to include all lots subject to the subdivision (2) dimension the existing right-of-way half width and full width of Bay 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) revise the plans to show the Bay Boulevard median and the pavement half width dimension, (4) provide a final plat that is signed and sealed by a Professional Land Surveyor. 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.

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

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**CORRESPONDENCE:****Jackson: Lot 7 Block 22902 (JT1422F) Earle Asphalt**

This site plan was given conditional approval on 11/16/2022. A letter dated 10/24/2024 was read from Williams A. Stevens of PDS, LLC requesting a waiver for a one-year extension. The applicant is working to resolve one condition with the Pinelands Commission. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a one-year extension was granted, to expire on 11/16/2025. The motion was unanimously carried.

**Jackson: Lot 15 Block 4.01 (JT1739B) 135 Commadore, LLC**

This site plan was given conditional approval on 3/6/2024. The minutes are amended for the applicant to enter into a Developers Agreement with the Ocean County Board of Commissions with regard to the condemnation of a portion of Lot 16 for the County road improvements. The motion was unanimously carried.

**Lakewood: Lot 16.01 Block 208.01 (LAT1651B) Prime Insurance Agency Inc.**

This site plan was given conditional approval on 8/21/2024. A letter dated 9/16/2024 was read from Yehuda Back of Newlines Engineering requesting a waiver from providing a 43' right-of-way dedication from the centerline. The applicant is proposing a dedication of 8.7', in addition to the existing 24.30' of half right-of-way, along with a 10' roadway easement. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a waiver from providing a 43' right-of-way dedication and require the applicant to submit an executed 10' road easement and metes and bounds description. Include language in the road easement which states that the property owner acknowledges the potential requirement of removal of the parking and will be solely responsible for the removal of these parking spaces. Provide an exhibit depicting the existing features, the proposed right-of-way line, and the 10' wide road easement area and attach the exhibit to the Road Easement document. The motion was unanimously carried.

**Lakewood: Lot 1 Block 1602 (LAT594R.04) 525 Oberlin Avenue**

This site plan was given conditional approval on 2/1/2023. Condition #5 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the that off-tract traffic improvement fee to be \$5,625.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract traffic improvement fee to be \$5,625.00. The motion was unanimously carried.

**Point Pleasant Borough: Lots 36, 48 Block 113 (PPB292) Schlegel, Christopher & Danielle**

This minor subdivision was given conditional approval on 2/21/2024. A letter dated 10/25/2024 was read from William A. Stevens of PDS, LLC requesting a waiver from providing a right-of-way dedication and instead be given in the form of a road easement. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a waiver as the right-of-way dedication will create hardship to owners of property and accept a 5' road easement. The motion was unanimously carried.

**Point Pleasant Borough: Lots 1, 3 Block 338 (PPB720B) Lenny's Colonial Ranch Market**

This site plan was given conditional approval on 10/18/2023. Condition #10 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the that off-tract traffic improvement fee to be \$1,042.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract traffic improvement fee to be \$5,625.00. The motion was unanimously carried.



**Stafford: Lot 2 Block 145.02 (ST603) Shore Heart Group**

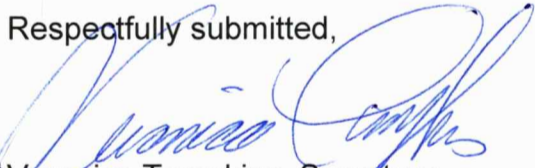
This site plan was given conditional approval on 10/1/2024. A letter dated 10/28/2024 was read from Michael B. Intile from Crest Engineering requesting a waiver from providing a 30'x100' sight triangle, due to the existing parking spaces and AASHTO sight triangle falls with the right-of-way to be dedicated to Ocean County. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a motion was made to grant a waiver from providing 30'x100' sight triangle easement because the AASHTO sight triangle falls within the existing right-of-way. The motion was unanimously carried.

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<b>THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:</b>				
<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
BRICK BRT788E2	20	1026	07/02/2024	11/06/2024
JACKSON JT1525H	10.01	21301	12/21/2022	10/31/2024
JACKSON JT594C.02	18, 22, 23	8701	11/01/2023	10/23/2024
STAFFORD ST603	2	145.02	10/01/2024	11/06/2024
SHIP BOTTOM BOROUGH SHB165A	29.02, 29.03, 29.04, 29.05	26	10/01/2024	10/28/2024

\* \* \* \* \*

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

Respectfully submitted,  
  
 Veronica Tompkins, Secretary  
 Ocean County Planning Board