

OCEAN COUNTY PLANNING BOARD

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

Regular meeting, Wednesday, February 19, 2025, 6:00 PM, 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 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, Debbie Beyman abstaining, the minutes of the meeting of February 5, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lot 214 Block 1708 (BT719) Rotonda, Gerald; Jablonski, Gary; Mintz, Howard

This six-lot major subdivision is located on Central Avenue (State Highway Route 35) and 22nd 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, Mr. Tirella abstaining, this major subdivision was given final approval. The motion was unanimously carried.

BRICK: Lot 1 Block 878 (BRT1834B) Dolan Contractors, Inc.

This site plan is for a three-layer boat rack, a 1,008 s.f. garage, and the paving of the parking lot at an existing marina on Princeton Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing pavement half width and full width of Princeton Avenue on the plan, (2) since the right-of-way 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) submit a drainage report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 21, 2025, was read from William Stevens of Professional Design Services was read requesting a waiver from providing a drainage analysis. The project involves installing asphalt paving over existing crushed stone surfaces.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, the waiver was granted from providing a drainage report as there is no increase in impervious coverage. This site plan was given final approval contingent upon the applicant to address the following conditions: (1) dimension the existing pavement half width and full width of Princeton Avenue on the plan, (2) since the right-of-way 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. 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 25 Block 2507 (JT1216D) Falzarano Group, LLC c/o Pasquale Falzarano

This site plan is for an existing restaurant to remain and a single-family house to be converted into a sales office to conduct outdoor shed sales and to convert building into a multi-tenant warehouse with 37 parking spaces located on West Commodore Boulevard. The plans indicate that the right-of-way half width of West Commodore Boulevard is 38.5', which is greater than the desired Master Plan width. Ocean County requires the applicant to address the following conditions of approval: (1) rotate the plans so that north is up or to the right in accordance with industry standards, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the access point in accordance with County standards to Ocean County, (3) dimension the County road pavement half width and full width, (4) revise the plans to show County road striping and underground drainage, (5) address the following traffic comment: provide a vehicle circulation plan for the proposed use of the site, (6) submit County road improvement plans (waiver requested), (7) submit a drainage report (waiver requested), (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 and the Board's decision on the waiver request.

A letter dated February 18, 2025 from Graham MacFarlane of Professional Design Services was read requesting a waiver from submitting County Road plans. The project is for Use Variance with minimal on-site improvements. West Commodore Boulevard along the site frontage is improved with curb and shoulder. A waiver is requested from providing the existing impervious cover and proposed impervious coverage amounts since there is no additional impervious cover proposed for this application.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board grant a waiver from providing County Road improvements plans for West Commodore Boulevard as no County road improvements are required as the road is already constructed to Master Plan width. It was recommended the waiver from providing a drainage report be granted as there is no increase in impervious surface; this site plan was given final approval contingent upon the applicant to address the following items: (1) rotate the plans so that north is up or to the right in accordance with industry standards, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the access point in accordance with County standards to Ocean County, (3) dimension the County road pavement half width and full width, (4) revise the plans to show County road striping and underground drainage, (5) address the following traffic comment: provide a vehicle circulation plan for the proposed use of the site, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LACEY: Lots 2.08, 2.10, 2.12 Block 3500 (LT923) Ocean View Solar Farm, LLC

This site plan is for a proposed floating solar farm at an existing mining operation located on Lacey Road. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. The plans indicate that the existing half width right-of-way is 50' which is greater than the Master Plan width. Ocean County requires the applicant to address the following conditions of approval: (1) submit a Pinelands Commission "no further review" letter, (2) dimension the County road pavement half width and full width, (3) submit a traffic report (waiver requested), (4) submit County road improvement plans for pavement widening to 25' from centerline across the frontage of the site (waiver requested), (5) provide design vehicle turning templates for the existing access drive. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated December 6, 2024, from Richard Procanik of Colliers Engineering and Design was read requesting a waiver from providing a traffic report as there is no additional traffic anticipated or will be generated as the use is a proposed solar farm. A waiver from County road improvement plans is requested as there will be minimum traffic generated by this project.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board grant the waiver from providing a traffic report as there will be no increase in traffic from this project. The Board denied the waiver from providing County road improvement plans and requires the applicant to enter into a developers agreement for construction of the County road improvements, provide road improvement plans for pavement widening to 25' from centerline across frontage of the site, and provide a cost estimate for the construction of the County road improvement to be bonded thru the developers agreement. This site plan was given final approval contingent upon the applicant to address the following conditions: (1) submit a Pinelands Commission "no further review" letter, (2) dimension the County road pavement half width and full width, (3) submit County road improvement plans for pavement widening to 25' from centerline across the frontage of the site, (4) provide design vehicle turning templates for the existing 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.

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

This two-lot minor subdivision is for two single family dwellings to be located on Manchester Avenue. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant address the following conditions of approval: (1) since the right-of-way half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) dimension County road pavement half width and full width, (3) label the dashed line across the lot frontage, (4) add the following standard County notes to the final plat: a) Driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, b) 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.

LAKEWOOD: Lots 13.13, 83 Block 11.05 (LAT1085C) Mendlowitz, Chaim Y.

This two-lot minor subdivision is for a lot line adjustment on local roads, Gudz Road and Clayton Court. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. Approval recommended. On a motion by Mr. Liberatore, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 1.06, 9.03, 9.04, 9.05 Block 251 (LAT1447J2) Kollel Kinyan Torah Inc.

This site plan includes a Lot consolidation for a campus including an existing 17,036 s.f. school located on Whitesville Road (CR528) and a proposed 42,274 s.f. daycare with 96 parking spaces to be located on White Street. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the deed of lot consolidation recorded in the Ocean County Clerk's office, (2) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the County road, pavement half width and full width dimensions, and County right-of-way half width and full width dimensions, (3) if the right-of-way 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, (4) provide a copy of the Lakewood Township ordinance restricting parking along the County road within the AASHTO line of sight of the school's egress drive to Whitesville Road (CR528), (5) address the following traffic comments: a) site area has tripled since last submission but the number of children the daycare will service has remained the same, revise or provide an explanation, b) provide additional detailed trip distribution to New Egypt Road and James Street, (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.

LAKEWOOD: Lots 3, 12 Block 141 (LAT1714B) Cong. Satmar of Lakewood

This site plan is for the demolition of two existing residences and the construction of a two-story 16,016 s.f. total Mikvah building with 18 parking spaces to be located on East County Line Road and Kennedy Boulevard East. The right-of-way half width of Kennedy Boulevard East is 40', which is greater than the desired master plan width and the AASHTO line of sight from the proposed access drive falls within the existing right-of-way. 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 full width right-of-way and pavement of both County roads, (2) submit a right-of-way deed of dedication to 43' from centerline along East County Line Road to Ocean County, (3) dimension and label the decision point of the AASHTO sight line at the proposed access drive, (4) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A., (5) address the following traffic comments: a) proposed building area on traffic analysis does not match proposed building area on plans, revise as required, b) provide a vehicle circulation plan with turning templates demonstrating entering and exiting vehicles will not conflict and demonstrate vehicles can turn around on site, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/19/2025), (7) add the following standard County 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, (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.

LAKEWOOD: Lots 14, 8.18 Block 190.04 (LAT568D) Bais Reuven Kamenitz

This site plan is for a two-story 6,410 square footprint daycare with 20 parking spaces to be located on Ridge Avenue. The daycare is part of the Bais Reuven Kamenitz school on Lot 8.18. 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, (2) since 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) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (4) submit County road improvement plans for pavement widening to 25' from centerline with 15:1 paved taper back to existing edge of pavement (waiver requested), (5) remove the proposed parking from within 5' of the future County right-of-way in accordance with Section 603.B, (6) address the following traffic comment: traffic circulation plan shows the vehicle crossing over the curb. Show design vehicle exiting by right turn and show roadway striping on plan, revise as required, (7) provide a County road striping plan showing a three-lane section for Ridge Avenue, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/19/2025), (9) add to the plans the following 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, (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 and the Board's decision on the waiver request.

A letter dated January 24, 2025, from Yehuda Back of NewLines Engineering was read requesting a waiver from providing road widening plans for this site as the taper that is necessary for Lot 14 is not feasible. Previously, road widening was done under project LAT568B. During that project Lot 14 was utilized to accommodate the required 15:1 taper. A resident, Monte Israel from 34 Gaffin Lane, Lakewood spoke to the Board regarding the increase in traffic that this project would produce which he believes would be detrimental to surrounding neighborhoods. He said with all the schools that are being built in this area, traffic has increased dramatically. County Counsel spoke and explained that the Ocean County Planning Board does not have the authority to deny a project, the zoning department of the Township would be the government agency in which to discuss his concerns.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, the waiver from providing road widening plans was denied as road improvement plans for Ridge Avenue is not constructed to Master Plan. 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 half width and full width of the County road on the plan, (2) since 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) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (4) submit County road improvement plans for pavement widening to 25' from centerline with 15:1 paved taper back to existing edge of pavement (waiver requested), (5) remove the proposed parking from within 5' of the future County right-of-way in accordance with Section 603.B, (6) address the following traffic comment: traffic circulation plan shows the vehicle crossing over the curb. Show design vehicle exiting by right turn and show roadway striping on plan, revise as required, (7) provide a County road striping plan showing a three-lane section for Ridge Avenue, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/19/2025), (9) add to the plans the following 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, (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.

LITTLE EGG HARBOR: Lot 13.01 Block 278 (LEHT422C) WalMart Real Estate Business Trust

This site plan is for a 3,456 s.f. building expansion and pick up signing and striping improvements at an existing Walmart on Route 9. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Ms. Beyman, Mr. Sutton abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) indicate the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code across the frontage of the site on the plan, (2) submit a copy of the CAFRA individual permit from the NJDEP. 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 15 Block 133 (ST606) Mel-John Developers, LLC

This site plan is for six 7,200 s.f., one 5,000 s.f., and one 1,750 s.f. commercial self-storage and U-Haul truck rental facility with 11 new parking spaces to be located on Route 9. County facilities will not be impacted. The NJDOT "desired typical section" for this section of NJ Route 9 is indicated on the plans. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) rotate the plans so that north is up or to the right in accordance with industry standard (waiver requested), (3) submit a copy of the NJDOT Access permit. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 23, 2025 from Bruce Jacobs of Gravatt Consulting was read requesting a waiver from submitting a traffic report, as a traffic report is not required for a NJDOT minor access permit. A waiver is also requested from rotating the north arrow up or to the right.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the waiver from providing a full traffic report was granted and accept the trip generation statement provided by the applicant. The waiver request from moving the north arrow was denied as this is not consistent with industry standards. This site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) rotate the plans so that north is up or to the right in accordance with industry standards, (2) submit a copy of the NJDOT Access permit. 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, 2 Block 44.29 (ST607) Gresham, William

This two-lot minor subdivision is located at the intersection of local roads, Inlet Avenue and Dune Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. Approval recommended. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lot 8.26 Block 410 (TRT3297D) Kellner, Lipa

This two-lot minor subdivision is located at the corner of Church Road and Feldmus Lane. The County right-of-way is at the desired master plan full width of 66' and there is an existing sight easement at the intersection. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant to address the following condition of approval: (1) add a note to the plat stating, "Off-street parking on new Lot 8.28 shall be situated 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.

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

LAKEWOOD: Lots 1, 2, 4, 5, 6, 8, 10 / 1, 2 / 190 / 191 Block 1246 / 1247 / 1248.19 / 1248.20 (LAT2273C) Stone Mountain Estates, LLC

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CORRESPONDENCE:

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

This site plan received conditional approval on June 19, 2024. Condition #8 was to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$11,042.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the off-tract traffic improvement fee to be \$11,042.00. The motion was unanimously carried.

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

This site plan received conditional approval on November 6, 2024. Condition #5 was to pay an off-tract drainage improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$3,600.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the off-tract drainage improvement fee to be \$3,600.00. The motion was unanimously carried.

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

This major subdivision received conditional preliminary and final approval on August 2, 2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to include: a) the project description has changed from 28 units to 26 units, b) require the applicant to enter into a Hold Harmless Agreement for co-mingling stormwater as the applicant has submitted a revised stormwater report. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 29 Block 40 (SHB190) Pereira Concrete

This minor subdivision received conditional approval on February 5, 2025. A letter dated February 11, 2025, from Thomas D. Mianulli of Blue Marsh Associates, Inc. was read requesting a waiver from providing a right-of-way dedication. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a waiver from providing a right-of-way dedication to 30' from centerline and require the applicant to provide a 5' wide road easement in lieu of right-of-way dedication consistent with the character of the surrounding neighborhood. The motion was unanimously carried.

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

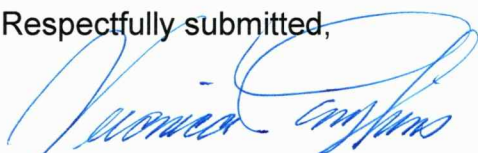
This site plan received conditional approval on October 16, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to reflect removal of condition #1 as the applicant is no longer proposing access from Route 72 and therefore the applicant does not need to obtain a NJDOT Access permit. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BRICK BRT1854D	19	321.02	03/06/2024	02/18/2025
BRICK BRT2048	17.04	768	03/20/2024	02/18/2025
EAGLESWOOD ET72D	3.04, 3.05	21	07/17/2024	02/07/2025
JACKSON JT1464D	4.02	22010	06/05/2024	02/13/2025
LACEY LT921	10, 11; 4	279; 1000	01/15/2025	02/10/2025
SEASIDE HEIGHTS SHB186	42, 47	38	11/18/2024	02/10/2025
TOMS RIVER TRT3538	19	444.28	11/18/2024	02/10/2025

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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