

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

Regular meeting, Wednesday, October 17, 2018, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Scott Tirella, John Ernst, Laura Benson, Anthony Agliata and Robin Florio.

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

On a motion by Mr. Bertrand, seconded by Ms. McCrystal, the minutes of the meeting of October 3, 2018 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT: Lots 7, 8.01, 8.02, 8.03, 8.04, 8.05, 9.01 & 10 Block 195 (BAT296B) M&T at Barneqat, LLC**

This site plan application is for the construction of a mixed use development consisting of 180 condominium units, 43,600 s.f. retail, 4,500 s.f. clubhouse, 507 parking spaces and associated site improvements to be located on Route 9 and Old Main Shore Road. The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the NJDOT access code is indicated on the plans. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

**BEACH HAVEN: Lots 1 Block 167 (BHAB227) Victoria Rose Condominiums, LLC**

This site plan is for the demolition of an existing commercial building for the construction of a three-story mixed use building for 19,110 s.f. commercial on first floor and 20 residential condominium units on second and third floors with 43 proposed parking spaces to be located on Bay Ave (CR 607) and Sixth Street. This property falls within the Borough's Redevelopment Plan dated February 2018 prepared by Owen, Little & Associates, Inc. There is no proposed vehicular access to the County road. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County Road Improvement plans (waiver requested), (4) reconstruct the existing intersection curb radius in accordance with Section 610:E (waiver requested), (5) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point / intersection in accordance with County standards to Ocean County, (waiver requested), (6) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (7) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the intersection including curb return radii, (8) indicate full height curb to be built at the existing edge of pavement in accordance with Section 612:B, (9) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Borough of Beach Haven needs to establish the proposed changes to the parking in the County road. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated September 18, 2018 was read from James Brzozowski of Horn, Tyson & Yoder requesting several waivers. The applicant requests a waiver from the requirement to submit a traffic report. The proposed development is located at the southwest corner of the intersection of Bay Avenue and Sixth Street. A traffic light exists at this intersection which adequately controls the

movement of traffic through this area during the busy summer months. Both roads are improved and provide sufficient width provide access for the proposed development. A waiver is requested from submitting a drainage report. The impervious coverage of the lot will be reduced from the current use of the lot, creating less surface runoff than already exists on the site. Surface runoff from this property travels east along Sixth Street and north along Bay Avenue where it is collected by an inlet at the intersection of the above referenced streets, water then outfalls into Little Egg Harbor Bay to the west. Permeable pavers will be installed within the parking area below the westerly portion of the building. Roof runoff will be piped to discharge onto this permeable paver surface which will permit some infiltration into the soils below further reducing the surface runoff from the property. Geotechnical studies indicate that the ground water table is as high as one foot below grade. Due to the frequency of tidally influenced flooding and the high water table typical of this barrier island, the installation of stormwater facilities is not feasible. A waiver is requested from the requirement to submit a County Road Improvement plan. No modifications or improvements are proposed within the right-of-way of Bay Avenue in conjunction with the proposed development. A waiver is requested from County standard 610:E requiring a 25' radius at the intersection of Sixth Street and Bay Avenue. A 1' foot curb radius exists at this intersection and the applicant proposes to increase the radius to 5'. An existing stormwater inlet prevents the curb radius from being increased to the required 25' radius. Increasing the radius to 25' at this intersection would require the relocation of the existing inlet, therefore the applicant requests a waiver from Section 610:E to permit the proposed 5' radius. A waiver is requested from County standards for sight triangle easements at the intersection of Sixth Street and Bay Avenue. The County standard sight triangle at this intersection would severely limit the development of the site. The applicant requests a waiver to permit the AASHTO standard for sight triangles for an intersection with stop control on the minor road be substituted for the County standard. Bay Avenue is a three lane undivided road with a posted speed limit of 40 mph and this intersection is controlled by a traffic light. The AAASHTO sight triangle is an accepted and safe standard and is suggested as an alternative at this intersection.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board required a trip generation statement in lieu of a traffic report, granted a waiver from providing a drainage report, denied the request to waive submitting Road Improvement plans, held action on the request to waive reconstructing the existing intersection curb radius in accordance with Section 610:E until the applicant provides additional information, and accepted the use of AASHTO standards for sight triangles in lieu of County standards; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement, (2) submit County Road Improvement plans, (3) reconstruct the existing intersection curb radius in accordance with Section 610:E, (4) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (5) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the intersection including curb return radii, (6) indicate full height curb to be built at the existing edge of pavement in accordance with Section 612:B, (7) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Borough of Beach Haven needs to establish the proposed changes to the parking in the County road. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**BERKELEY: Lots 1.03 Block 4.146 (BT74T.04C) Hovchild Partnership, LLC**

This site plan is for a 22,000 s.f. dialysis center and 23,000 s.f. medical office suites with 222 proposed parking spaces adjacent to an existing Rite Aid Pharmacy located at the intersection of Mule Road and Plaza Drive. There are no improvements proposed to Mule Road. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a drainage report (waiver requested), (3) dimension the existing pavement width of Mule Road, (4) submit a copy of the CAFRA permit modification from the NJDEP, (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (6) pay an off-tract drainage improvement fee in

an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 24, 2018 was read from Kenneth Schlatmann of Schlatmann Engineering requesting a waiver from submitting a drainage report. The existing impervious area of the subject parcel will not be increased as part of this modification as the total building, pavement and concrete is less than the existing and approved impervious surfaces. No modifications are to be made to the existing stormwater management system which currently controls the stormwater generated on this site via the constructed inlet system and detention basin on Plaza Drive.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) dimension the existing pavement width of Mule Road, (3) submit a copy of the CAFRA permit modification from the NJDEP, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (5) pay an off-tract drainage 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**BRICK: Lots 34 & 1.01 Block 611.01 & 612 (BRT1981.01) DMT Enterprises, LLC**

This Site plan is for a 2,450 s.f. contractor office and garage, accessory professional office and nine proposed parking spaces to be located on Mantoloking Road and Brenton Road. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver request), (2) submit a drainage report (waiver requested), (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (4) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, curb returns, pavement striping, and edge of pavement full width dimensions, (5) dimension the existing right-of-way full width of the County road on the plan, (6) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 25' from centerline to Ocean County, (7) submit an additional 5' wide road easement and metes and bounds description to 30' from centerline to Ocean County, (8) reconstruct the existing intersection curb radius in accordance with Section 610:E, (9) show the driveway access to Mantoloking Road to be removed based on the description in the traffic report, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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 requests.

A letter dated October 9, 2018 was read from Frank Baer of WSB Engineering requesting a waiver from a formal traffic study and drainage calculations. Due to the size of the site and proposed improvements, coupled with the fact that roof runoff is all being recharged and any runoff from the parking area will be directed towards Brenton Road, which grades to the north towards the Metedeconk River. No runoff is being directed to Mantoloking Road and will not impact any County facility. Similarly, all traffic for the site is accessed via Brenton Road with no site access being provided from Mantoloking Road. Any traffic for the site will utilize Mantoloking Road and Brenton Road, with an even split from Brenton Road in either direction on Mantoloking Road. Adequate sight distance is available at the intersection, which is a stop controlled intersection and will function safely. The area to the rear of the site known as Block 612, Lot 1.01 is zoned R-5 residential and is being left natural so as not to encroach upon the adjacent residential neighborhood. With this, the lot cannot be further developed in the future beyond what is currently proposed.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board will accept a trip generation statement in lieu of a traffic report and will accept the means of treatment for the stormwater and grant a waiver from providing a drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a sight right easement form and

metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (2) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, curb returns, pavement striping, and edge of pavement full width dimensions, (3) dimension the existing right-of-way full width of the County road on the plan, (4) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 25' from centerline to Ocean County, (5) submit an additional 5' wide road easement and metes and bounds description to 30' from centerline to Ocean County, (6) reconstruct the existing intersection curb radius in accordance with Section 610:E, (7) show the driveway access to Mantoloking Road to be removed based on the description in the traffic report, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 73.32-73.35, 73.38-73.41 Block 190 (LAT1229D) Adil Homes, LLC**

This seven-lot major subdivision is for Phase II of Emerald Hills for seven single family residences and a cul-de-sac located off of East County Line Road. These lots were included previously in the approved major subdivision LAT1229C.01 for 39-lots for 37 single-family homes, although the NJDEP required a reduction in the number of lots by one lot and shifting of the cul-de-sac due to Flood Hazard Area impacts. County road improvements have already been constructed. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County Road Improvement plans (waiver requested), (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) submit a copy of the NJDEP Flood Hazard Area permit for the construction within the 300' riparian buffer as shown on the plans, (6) construct 15:1 pavement taper back to existing edge of pavement along the County road as shown on the County Road Improvement plans in accordance with Section 611:E-1, (7) revise the key maps on the final plat to properly identify the lots to be resubdivided by way of this application, and (8) revise the final plat to show the 300' Riparian buffer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated October 10, 2018 was read from Michael Dipple of L2A Land Design requesting a waiver from submitting a traffic report, drainage report, County Road Improvement plans, and a CAFRA Jurisdictional Determination. A traffic report was submitted and approved under the previous application. The only change from a traffic standpoint was the elimination of one dwelling which would improve traffic conditions and no negative influence on the County roadway. A drainage report was submitted and approved under the previous application. The elimination of one dwelling and some of the proposed asphalt has only improved drainage conditions on site. The drainage is independent of the County drainage system and has been accepted and approved by the NJDEP. The County Road Improvement plans were submitted and approved under the previous application. The improvements have since been constructed, and the modifications to Phase II have no impact or influence on the plans. The original application was accepted by the County to be outside the limits of the CAFRA requirements. As the applicant has recently received approval from the NJDEP for Flood Hazard Area and Treatment Works Approval, it should be noted that the site has been cleared by the NJDEP from CAFRA restrictions. A CAFRA permit is only required for a development with 75 or more units, or a commercial development with 150 or more parking spaces, or a public/industrial development.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a traffic report and drainage report, denied the request to waive the County Road Improvement plans as the applicant needs to complete the pavement taper required under LAT1229C.01 and the applicant should provide copies documenting the NJDEP position on the CAFRA issue as stated in the waiver request; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit County Road Improvement plans, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) submit a copy of the NJDEP Flood Hazard Area permit for the construction within the 300' riparian buffer as shown on the plans, (4) construct 15:1 pavement taper back to existing edge of pavement along the County road as shown on the County Road Improvement plans in accordance with Section 611:E-1, (5) revise the key maps on the final plat to properly

identify the lots to be resubdivided by way of this application, and (6) revise the final plat to show the 300' Riparian buffer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 21 Block 1077 (LAT1404B) K-Lakewood Associates, LLC**

This two-lot minor subdivision is located on Route 70 and Vermont Avenue (local section). County facilities are not impacted by this subdivision. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) submit a final plat prepared in accordance with the Recordation Act. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lots 21 Block 1077 (LAT1404C) K-Lakewood Associates, LLC**

This site plan is for 67,350 s.f. three self storage buildings on the vacant portion of the site with 30 proposed parking spaces. This application is associated with minor subdivision LAT1404B, which will subdivide the vacant portion of the lot from the existing Wawa. Ocean County requires the applicant to address the following items: (1) address the condition of the minor subdivision LAT1404B, (2) submit a copy of the NJDOT access permit, (3) submit a copy of the CAFRA permit modification from the NJDEP (waiver requested), and (4) 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 September 27, 2018 was read from Gregory Oman of Menlo Engineering requesting a waiver from providing a CAFRA permit. The applicant received a CAFRA permit for a previously proposed design that remains valid until August 28, 2021. It is understood that the current design for the self-storage buildings require an amended CAFRA approval. However, because Lakewood currently has only conditional endorsement of their State Plan Center Designations, any applications cannot be filed with NJDEP until the plan is finalized.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board upheld the condition to submit a copy of the CAFRA permit modification, therefore, when the applicant is able to provide a copy of the CAFRA modification this condition will be met; this site plan was given final approval contingent upon the applicant to address the following items: (1) address the condition of the minor subdivision LAT1404B, (2) submit a copy of the NJDOT access permit, (3) submit a copy of the CAFRA permit modification from the NJDEP and (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 48 Block 12.04 (LAT1859A.01) Torah Links**

This site plan application is for a 30,445 s.f. two-story education center with a finished basement and 53 proposed parking spaces on Central Avenue (Route 528). The project lies within the project limit for the "Reconstruction of Route 528 from Gudz Road to Route 9". The September 2018 Master Plan update requires a full width right-of-way of 86' of Central Avenue. The traffic report indicates that there will be no students bused to this facility and no drop off/pick-up at this education center. All students are going to reside in the dormitory. On a motion by Mr. Tirella, seconded by Mr. Bertrand, this site plan was given final approval contingent upon the applicant to address the following items: (1) request that the previous applicant withdraw the previous site plan application (LAT1859), which was for a single family residential house and proposed road/cul-de-sac, (2) address the following traffic comments: a) revise the driveway geometry to either (i) provide a right turn-in from the thru travel lane without conflict within the access drive with the existing vehicle or (ii) provide a right turn-in from the shoulder without conflict within the access drive with the exiting vehicle, b) demonstrate how design vehicle can reverse direction without backing out onto Central Avenue, c) traffic impact study is acceptable, (3) since the existing right-of-way half width of the County road is less than 43 feet 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) remove the proposed parking from within 20' of the future County

right-of-way in accordance with Section 603.A, (5) revise the access point so that the design vehicle turning template does not cross the centerline of the access drive, (6) replace the existing B grate with a driveway access backplate to be located within the proposed access drive, (7) provide a deed restriction by the owner to be recorded setting forth a restriction that no school bus or similar student drop off and pick up operations are permitted, unless an amended site plan is reviewed and approved by the Ocean County Planning Board. Any future amendment must provide sufficient on site bus/vehicle stacking for student drop off and pick up safely. Central Ave (Ocean County Route 528) is not be utilized for student transportation vehicle pick up or drop off stacking purposes. 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 1.04, 1.05 & 1.06 Block 961.02 (LAT944Z1.02) Ave. of the States Office LLC, c/o AOTSR, LLC.**

This site plan is for four commercial buildings (a 23,319 s.f. one-story retail building with basement storage, a 3,300 s.f. one-story building with no basement, a 3,470 s.f. one-story Chase Bank, and a 75,180 s.f. four-story office building) with 553 proposed parking spaces to be located at the intersection of Cedar Bridge Avenue and Avenue of the States. The plans indicate that the Cedar Bridge Ave right-of-way is 45' from centerline. Ocean County requires the applicant to address the following items: (1) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, existing striping in the County road, and pavement half and full width dimensions, (2) eliminate the proposed access to Cedar Bridge Avenue as per the approved CAFRA plans and previous incomplete lists, (3) address the following traffic comments: a) provide queue analysis for Avenue of the States and Cedar Bridge signal, b) mitigate northbound left/thru (level of service F), and westbound left (level of service E), (4) provide a copy of the NJDEP Freshwater Wetlands permit for the existing outfall located within the wetlands buffer shown on the plans to be used as the outlet for the proposed development, (5) submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation indicated on the plans, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/17/18), (7) provide a right-of-way deed of dedication for a right turn lane from Cedar Bridge Avenue to Avenue of the States at a distance from the centerline to be determined by the County Engineer, (8) provide a right-of-way deed of dedication and metes and bounds description for the future traffic signal at the corner of Avenue of the States and Cedar Bridge Avenue, (9) update 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, (10) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (11) indicate the proposed curb is to be built a distance from centerline to be determined by the County Engineer in accordance with Section 612:B, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (13) 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 requests. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 1 Block 961.02 (LAT944Z.04) Ave. of the States Office LLC, Co AOTSR, LLC**

This four-lot minor subdivision is located within the Lakewood Shopping Village on County Route 528 (Cedar Bridge Avenue), Pine Street, and Avenue of the States within the Cedar Bridge Development Corporation. The plans show that the right-of-way half width of Cedar Bridge Avenue is 45' from centerline. On a motion by Mr. Bertrand, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a final subdivision plat prepared in accordance with the Recordation Act (add bearings to the proposed easements), (2) eliminate the proposed cross-access easement to Cedar Bridge Avenue as per the approved CAFRA plans and the previous incomplete lists, (3) provide a right-of-way deed of dedication and metes and bounds description for the future traffic signal at the corner of Avenue of the States and Cedar Bridge Avenue, (4) provide a right-of-way deed of dedication for a right turn lane from Cedar Bridge Avenue to Avenue of the States at a distance from the centerline to be determined by the County Engineer, and (5) submit a copy of a valid



NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 6, 9.01 & 41 Block 490 (LAT979D.05) Rishon Associates, LLC**

This 78-lot major subdivision is for the construction of four single family homes and 35 duplex buildings (70 units), a community building (Shul), an extraneous lot (Lot 9.82), and two detention basins, and 359 proposed parking spaces. The plans show both Cross Street and Prospect Street to be widened to 26' from centerline in accordance with the County Master Plan. The plans show the existing half width is 33' from centerline for Prospect Street. The September 2018 Master Plan update requires a full width right-of-way of 86' on Cross Street. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width of Cross Street is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) provide a copy of the deeds for the lot line adjustment land swap outlined in the Docket # OCN-L-2607-1, (3) the major subdivision final plat shows an existing 30' emergency access and utility easement to Lot 10, and a proposed 25' access easement to the adjoining future Lot 10.34 from future Lot 9.09 for shared access, therefore submit a copy of the NJDEP CAFRA Jurisdictional Determination for shared infrastructure to the adjoining properties, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/17/18), (5) address the following traffic comments: a) demonstrate design vehicle turning movements for all movements (turning templates shown on the circulation plan shows westbound Prospect Street lefts-in from the thru lane when it should be from the left turn lanes, left turn-out of road is shown from the right turn lane when it should be shown from the left thru-lane), b) add County pavement marking schedule to plans, c) Stripe two lane exiting on proposed side street, (6) add a note to the final plat stating that the Township of Lakewood will be responsible for the ownership and maintenance of both proposed detention basins on future Lots 9.65 and 9.26, (7) revise the plans to show guiderail to be installed along Cross Street in accordance with NJDOT standards outside the future right-of-way line, (8) provide signed and sealed sight right easement documents that reference the latest final plat revision date for the sight triangles at the proposed intersection at Prospect Street in accordance with County standards to Ocean County (second pages are not filled out), (9) provide secondary access for developments with greater than 25 units for emergency vehicles in accordance with Section 611.C.3, (10) provide accel/decel lanes for developments with over 200 parking spaces in accordance with Section 607, (11) revise the County road cross-sections to address the following items: a) north side of Prospect Street needs to be revised to provide gutter flow along the curb, b) pavement restoration note is unacceptable because it does not indicate how the pavement will be restored and who will determine the adequacy, c) reducing the pavement thickness along Prospect Street and Cross Street by milling is unacceptable. Revise accordingly, (12) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the co-mingling of stormwater, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (14) 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**SHIP BOTTOM: Lots 2 Block 93 (SBB228) LBI Partners, Inc.**

This two-lot minor subdivision is located on Barnegat Avenue and 10th Street. The plan indicates that the County right-of-way is 100', which is greater than the desired Master Plan right-of-way width of 60'. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way and pavement half and full widths of the County road on the plan, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) if the Township requires curb to be built, indicate the proposed curb is to be built 30 feet from centerline in accordance with Section 612:B, (4) provide a concrete curb detail and driveway apron detail in accordance with County standards, (5) reconstruct the existing intersection radius with a flush curb for handicap ramp in accordance with Section 610:E, (6) driveway locations on new lots shall

be spaced in accordance with Table 600-4 of Section 606, (7) add to the plans Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) "Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable". All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**TOMS RIVER: Lots 1 Block 410 (TRT1252D) Fellowship Energy, LLC c/o Vanguard Energy Partners, LLC**

This site plan is for a proposed Solar Panel Array for the existing St. Luke's Catholic Church located on Old Freehold Road. County facilities will not be impacted. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 1.04 & 1.05 Block 145.01 (TRT2894G.01) Gateway 70, LLC**

The two-lot amended major subdivision is for a lot line adjustment associated with the proposed ALDI food market and proposed Tractor Supply Co., which is associated with the amended Phase II of the Gateway 70 @ Toms River to be located on Route 70. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit a final plat for the lot line adjustment prepared in accordance with the Recordation Act, and (2) The NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT access code shall be indicated on the final plat. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**TOMS RIVER: Lots 6.02 Block 794.44 (TRT3427) Catania, Frank**

This two-lot minor subdivision is located on a local road. County facilities are not impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Mr. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 16 & 17 Block 807 (TRT3428) Sadeghi, Frank**

This two-lot minor subdivision is for a lot-line adjustment located on a local road. County facilities are not affected. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 87 Block 364.04 (TRT3429) Cotter, Travis J.**

This two-lot minor subdivision is located on Sunset Avenue. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, with Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) provide a graphic scale, provide a north arrow on the key maps, and properly locate the Ocean County Health Department, (2) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 30 feet from centerline then 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)



indicate the proposed edge of pavement is to be built 17 feet from centerline in accordance with Section 612:B, (4) provide elevations for the County road centerline, existing edge of pavement, and future edge of pavement, (5) provide a pavement widening detail 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, (6) design the proposed access points to the County road in accordance with Section 606, and (7) add the following Ocean County standard notes for projects located on County roads: a) the developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies." All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

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

**TOMS RIVER:** Lots 1.04 & 1.05 Block 145.01 (TRT2894H.01) Gateway 70, LLC  
**TOMS RIVER:** Lots 35 Block 535.08 (TRT3277B) R. Stone & Company

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**CORRESPONDENCE:**

**BRICK: Block 868.01, Lots 15 & 16 (BRT1690E.01) JSM at Martin Blvd., LLC.** This site plan received conditional approval on April 5, 2017. Condition #6 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined the off-tract traffic improvement fee to be \$25,000.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are hereby amended to reflect the project use to include the elimination of a day care facility to reduce the total square footage to 16,768 s.f. and increase the parking to 120 spots; and the Board required the payment of an off-tract traffic improvement fee in the amount of \$25,000.00. The motion was unanimously carried.

**BRICK: Block 671, Lot 1.01 (BRT733U) Federal Realty Investment Trust.** This site plan received conditional approval on October 4, 2017. Condition #7 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$21,667.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board required an off-tract traffic improvement fee in the amount of \$21,677.00. The motion was unanimously carried.

**PT. PLEASANT: Block 240, Lot 1.01 (PPB787) Ravallo Realty, LLC.** This site plan received conditional approval on September 19, 2018. A letter dated October 9, 2018 was read from Joseph Hanrahan of Hammer Engineering requesting a waiver of the 5' right-of-way dedication to allow the property owner to provide an easement to the County in lieu of the actual dedication. The 5' wide dedication, 400 s.f. of property, puts the property into a more serious variance situation regarding the front setback and the approved sign placement as part of the Borough site plan approval. The front setback would be reduced to 20.3' where 25' is required. The sign would also have to be moved back an additional 5'. The loss of 400 s.f. would bring the maximum lot coverage which is already in excess of the 50% permitted because this was a pre-existing use, by another 5%, further acerbating this variance. An easement in lieu of the dedication will serve the same purpose of providing the County access for any future road widening purposes, and insure that the County would have us of 30' of roadway in this area from the centerline. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board will accept a right-of-way easement in lieu of a dedication. The motion was unanimously carried.

**TOMS RIVER: Block 608, Lot 45 (TRT3425) St. Joseph Roman Catholic Church.** This site plan received conditional approval on September 19, 2018. A letter dated October 5, 2018 was read from Harvey York of Novins, York & Jacobus requesting a waiver from submitting a traffic report, construction of additional pavement widening and the placement of curb which will required the relocation of a utility pole. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from providing a traffic report and denied the request to waive construction of additional pavement widening and the placement of curb. The frontage improvements from the original cemetery need to be expanded to this frontage to address a drainage issue. The motion was unanimously carried.

**LAKEWOOD: Block 529/530, Lots 1/1 (LAT1181B.01) Yeshiva Ohr Yissoscher Academy, Inc.** This site plan received conditional approval on May 16, 2018. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes of May 16, 2018 are hereby amended to reflect the updated right-of-way widths adopted in the September 2018 Master Plan Amendment. Therefore, Condition #9 is added to require the applicant to submit a deed of dedication and metes and bounds description to 43' from centerline of Cross Street consistent with the Master Plan Amendment. The motion was unanimously carried.

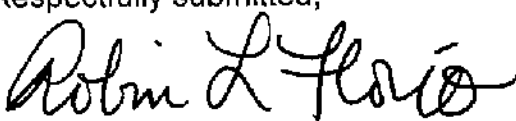
**LAKEWOOD: Block 494, Lots 2.01, 3 & 4 (LAT1979A.01) Cheder Toras Zev.** This minor subdivision received conditional approval on February 7, 2018. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes of February 7, 2018 are hereby amended to reflect the updated right-of-way widths adopted in the September 2018 Master Plan Amendment. Condition #2 is hereby amended to: (2) submit a deed of dedication and metes and bounds description for a right-of-way dedication to 43' from centerline of Cross Street consistent with the Master Plan Amendment. 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 BRT1980	49	673	07/03/18	10/16/18
LAKEWOOD LAT1834C	2	830.11	07/18/18	10/05/18
STAFFORD ST4480	43, 44, 45	120.20	05/16/18	10/15/18

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

Respectfully submitted,  
  
Robin L. Florio, Secretary  
Ocean County Planning Board

/rlf