

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

Regular meeting, Wednesday, November 20, 2018, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Elaine McCrystal, Joseph Bilotta, Charles Jobes, Jr., Scott Tirella, John Ernst, Laura Benson, Mark Villinger and Robin Florio.

Chairman Russell 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 Ms. McCrystal, seconded by Mr. Jobes, the minutes of the meeting of November 7, 2018 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

JACKSON: Lots 1.01 Block 13801 (JT1573B) Jackson Township Board of Education

This site plan is for a new Transportation Facility with 82 parking spaces for the Jackson Township School District to be located at the Jackson Township High school on East Veterans Highway and North Hope Chapel Road. No improvements are proposed within the County roads. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval contingent upon 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, striping in the County roads, an overall site plan, and a key map, (2) dimension the existing right-of-way half width and full width of East Veteran's Highway on the plan, if less than 40 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (3) dimension the existing right-of-way half width and full width of North Hope Chapel Road on the plan, if less than 33 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) address the following traffic comment: a) provide vehicle turning templates at both entrances for all movements, and (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/7/18). 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.

JACKSON: Lots 7,8,9,21 & 23 Block 13301 (JT1698) 300 Clearstream LLC

This nine-lot major subdivision is located on two local roads. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. On a motion by Mr. Jobes, seconded by Mr. Bilotta, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

JACKSON: Lots 9, 10, 11 Block 4601 (JT216B.01) MAZ Properties, LLC

This site plan is for the construction of a shopping center with a 81,299 s.f. retail and warehouse building and two 2-story office buildings (11,200 s.f. each) with 296 proposed parking spaces and associated site improvements to be located on North County Line Road. The plans show the existing right-of-way half width to be 51' where 50' is required. Ocean County requires 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 proposed access points 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 (waiver requested), (3) re-evaluate the proposed concentrated discharge point from the drainage system directed towards the southern property line because the existing drainage patterns direct runoff towards the low point along the western property line. In addition, the existing topography identifies an uphill slope on Lot 10 and the proposed invert of the flared end section is one foot below grade, (4) provide a

drainage easement from the downstream property to allow for the flow from the concentrated outfall discharge point from the proposed drainage system, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per memo dated 11/20/18), (6) revise the plans to show guiderail to be installed in accordance with NJDOT standards (per memo dated 11/20/18), (7) show the existing "B" inlet to be reconstructed at the future curb line as a modified "B" inlet or as a manhole and "B" inlet combination, (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated October 25, 2018 was read from Graham Macfarlane of Professional Design Services requesting a waiver from showing all existing features within 200 feet of the site on the west bound lanes since the County highway is divided with a raised median.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from showing all existing features within 200 feet of the site on the west bound lanes since the County highway is divided with a raised median; 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 proposed access points in accordance with County standards to Ocean County, (2) revise the plans to show all existing features within 200 feet of the site, with the exception of the west bound lanes, (3) re-evaluate the proposed concentrated discharge point from the drainage system directed towards the southern property line because the existing drainage patterns direct runoff towards the low point along the western property line. In addition, the existing topography identifies an uphill slope on Lot 10 and the proposed invert of the flared end section is one foot below grade, (4) provide a drainage easement from the downstream property to allow for the flow from the concentrated outfall discharge point from the proposed drainage system, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per memo dated 11/20/18), (6) revise the plans to show guiderail to be installed in accordance with NJDOT standards (per memo dated 11/20/18), (7) show the existing "B" inlet to be reconstructed at the future curb line as a modified "B" inlet or as a manhole and "B" inlet combination, (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 47.01 & 47.02 Block 1160.04 (LAT1412D) Temple Beth Am Shalom

This minor subdivision is for a lot line adjustment on Route 70. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Jobes, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) 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 plans. 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 5 Block 1034 (LAT2038) Shvat, Dreidle & Turin, LLC

This four-lot minor subdivision is located on a local road and is part of the overall Oak Street Corridor Improvement Plan for 179 duplexes (358 units) and three single family home dwellings. This application is for two duplex buildings (four units) on four proposed lots with 16 proposed parking spaces. Ocean County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 4 & 18 Block 11.04 (LAT2039) Congregation Chayei Yisroel

This site plan is for a 8,190 s.f. house of worship with 69 parking spaces to be located on Guduz Road. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following item: (1) submit a trip generation statement to be reviewed and approved by the Ocean County Engineer. This condition 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 411 (LAT2040) Birnbaum, Simcha Nathan

This two-lot minor subdivision is located on Jamescrest Court and Railroad Street (under construction). County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

OCEAN: Lots 3 Block 126 (OT270) Muermann, Bryan

This two-lot minor subdivision is located on a local road. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to include three corner coordinates 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.

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

- LAKEWOOD:** Lots 37 Block 855.03 (LAT2010.02) Chaim Tzvi Herskowitz
- LITTLE EGG HBR:** Lots 10 Block 194 (LEHT433) Green Realty Associates, LLC
- S TOMS RIVER:** Lots 11.02 & 12 Block 20 (STRB67B) M&T at STR Urban Renewal, LLC

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CORRESPONDENCE:

BRICK: Block 611.01 & 612, Lots 34 & 1.01 (BRT1981.01) DMT Enterprises, LLC. This site plan received conditional approval on October 17, 2018. A letter dated November 2, 2018 was read from Frank Baer of WSB Engineering requesting to utilize the AASHTO sight right easement criteria in lieu of providing County standards for site triangle easements at the intersection. The site access will be from Brenton Road, eliminating any and all exits to Mantoloking Road. The Brenton Road intersection with Mantoloking Road is a stop controlled intersection and any proposed trips generated will be split evenly with right and left turns at the intersection. The AASHTO sight right area will fall completely within that portion of the site that is being dedicated to the County of Ocean, thus negating the need for any sight right easement on the property. Both Brenton Road and Mantoloking Road serve a residential area to the north of the project site and provides safe ingress and egress for the residential users of the intersection. Adequate sight distance presently exists at the intersection. Sight distance is adequate, grade is fairly level and site traffic is minimal and will not adversely impact the Brenton Road/Mantoloking Road intersection. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board accepted the AASHTO sight right easement at the intersection in lieu of County standards. The motion was unanimously carried.

BRICK: Block 1321, Lot 1 (BRT1955A) SHM Crystal Point, LLC. This site plan received conditional approval on December 20, 2017. A letter dated November 12, 2018 was read from William Sullivan of Scarinci/Hollenbeck Attorneys at Law requesting the County waive the conditions related to constructing a sidewalk in light of the Resolution from the Township authorizing the applicant to make a contribution to the Pedestrian Safety Fund in an amount equal to the expense of the installation of approximately 300 feet of sidewalk in lieu of constructing the sidewalk. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board hereby amends the minutes to reflect that Conditions #2 through #6 be eliminated as the Township of Brick is not requiring sidewalks since the applicant is paying into the Pedestrian Safety Fund as required by the Township; therefore this site plan has been given final approval. The motion was unanimously carried.

LAKEWOOD: Block 396, Lot 1.01 (LAT800D) Winding River, L.P. This minor subdivision received conditional approval on September 5, 2018. A letter dated November 1, 2018 was read

from Ian Borden of Professional Design Services requesting to withdraw site plan application LAT800C. The applicant is requesting to eliminate conditions #4 through #11 since this minor subdivision application does not propose any development and the widening of Prospect Street is not warranted by this application. This application proposes to create a new Lot (1.03) at the rear of the property containing 3.5 acres having frontage on Lewin Avenue. It is intended for the storage use located along Prospect Street to remain on proposed Lot 1.01 as it currently exists with no modifications to the existing site or building improvements. On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board accepted the withdrawal of application LAT800C and denied the requested relief from Conditions #4 through #11. The motion was unanimously carried.

LAKEWOOD: Block 189.03, Lot 91.01 (LAT1396C) New Hampshire Ave., LLC. This site plan received conditional approval on December 6, 2017. Condition #11 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #12 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$30,417.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, with Mr. Jobes abstaining, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and required the payment of an off-tract traffic improvement fee in the amount of \$30,417.00. The motion was unanimously carried.

LAKEWOOD: Block 193, Lots 1, 2, 4 & 5 (LAT1816.02) Kaufman, Dov. This site plan received conditional approval on May 16, 2018. Condition #7 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #8 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$26,875.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board did not require an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$26,875.00. The motion was unanimously carried.

LAKEWOOD: Block 961.02, Lot 1 (LAT944Z.04) Ave. Of the States Office, LLC, Co AOTSR. This minor subdivision received conditional approval on October 17, 2018. On a motion by Mr. Ernst, seconded by Mr. Jobes, the minutes are hereby amended to reflect that Condition #2 shall be eliminated since the applicant has agreed to construct a raised curbed median island that prohibits the left-turn movements and ensures right-in/right-out only. Condition #3 is amended to indicate "existing" traffic signal in lieu of "future" traffic signal. Condition #4 shall be eliminated as it has been determined that no additional right-of-way is required. Therefore, this minor subdivision was given final approval. The motion was unanimously carried.

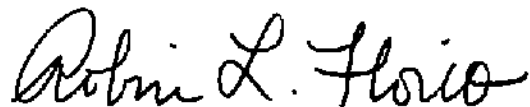
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BEACHWOOD BB129	6	2.47	09/06/17	11/19/18
BRICK BRT1955A	1	1321	12/20/17	11/20/18
LACEY LT873A	2, 5, 7	225	08/02/17	11/19/18
LAKEWOOD LAT944Z.04	1	961.02	10/17/18	11/20/18
LAKEWOOD LAT944Y2	2.06	961	09/05/18	11/14/18
LAKEWOOD LAT1424A.01	188, 189, 190	189.04	06/06/18	11/16/18

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Robin L. Florio".

Robin L. Florio, Secretary
Ocean County Planning Board

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