

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

Regular meeting, Wednesday, March 20, 2019, 6:00 PM ,Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Charles Jobes, Jr., Alan Avery, Scott Tirella, John Ernst, Robert Budesa, Mark Villingner 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 Mr. Jobes, seconded by Mr. Avery, the minutes of the meeting of March 6, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 18 Block 673 (BRT1118C) Beacon 70

This site plan is for an outdoor dining area and 18 additional employee gravel parking spaces at an existing marina on Route 70. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Avery, this site plan was given final approval. The motion was unanimously carried.

BRICK: Lots 1.02 Block 380.19 (BRT1251F) True Colors Ministry International

This site plan is for a change of use in one unit of a multi-building office complex on Brick Boulevard. The proposed use includes a counseling center and assembly area. There are no proposed changes to the outside of the building, the parking lot, the County roadway, or the access drive. On a motion by Mr. Tirella, seconded by Mr. Jobes, this site plan was given final approval. The motion was unanimously carried.

BRICK: Lots 1.01 Block 671 (BRT733V) Federal Realty Investment Trust

This site plan application is for a minor modification to an approved plan (BRT733U) for reconstruction of a parking lot at an existing shopping center located at the intersection of Route 70, Chambers Bridge Road, Brick Boulevard, and Cedar Bridge Road. This application proposes 98 new parking spaces, which is less than the number of proposed parking spaces on the previous site plan approval. Ocean County conditions were addressed under the previous application. On a motion by Mr. Avery, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

HARVEY CEDARS: Lots 2, 2.01, 3 & 3.01 Block 71 (HCB134) Monnig, Justin

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

JACKSON: Lots 7.01 Block 11501 (JT751E.02) Pushkin Estates, LLC

This 19-lot major subdivision is for the creation of 16 residential lots, two detention basin lots, and one lot to be dedicated to Jackson Township for open space located on Thompson Bridge Road and Freehold Road. The plans show the proposed curb is to be built 26' feet from centerline on Freehold Road and 20' from centerline on Thompson Bridge Road along the frontage of future Lot 7.03. On a motion by Mr. Jobes, seconded by Mr. Avery, with Mr. Tirella abstaining, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) dimension the right-of-way half widths and full widths of both County roads on final plat, and dimension the half width and full width pavement dimensions on the site development plans, (2) submit a deed of dedication and metes and bounds description for an

additional right-of-way dedication to 30' from centerline of Freehold Road to Ocean County, (3) submit sight triangle easement forms and metes and bounds descriptions for sight triangle easements at the proposed intersection to Freehold Road in accordance with County standards to Ocean County, (4) label on the final plat and development plans the sight easement at the Thompson Bridge Road intersection as existing as per the most recent tax map, (5) correct the number of proposed lots in Note 5 on the final plat and revise the proposed lot numbers so that there will only be one Lot 20 within Block 11501, (6) show utility poles on Freehold Road to be relocated, (7) revise the plans to show 15:1 paved tapers starting at the outbound property line of future Lot 7.03 on Thompson Bridge Road, and starting at Stations 16+50 and 22+00 from the proposed curb line back to existing edge of pavement on Freehold Road in accordance with Section 611:E-1, (8) address the following traffic comments: a) show centerline striping on the design vehicle turning templates at all County intersections, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/20/19), (10) revise the cross sections to show the limit of pavement reconstruction necessary to maintain a 2% cross slope, correct the edge of pavement elevations at Station 12+50, and show existing centerline elevations, to be reviewed and approved by the Ocean County Engineer, (11) design the curb radius at the intersection of Thompson Bridge Road and Sunnybrook Road in accordance with Section 610:E, (12) revise 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, (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.

LAKEWOOD: Lots 30, 35, 36, 40, 43 Block 411 (LAT1713C) Prospect 54 LLC

This 39-lot major subdivision is Phase II of Prospect 54, LLC., for 38 duplex units with 152 parking spaces and one playground lot to be located on Prospect Street with access to James Street through the newly constructed Railroad Street. On a motion by Mr. Tirella, seconded by Mr. Jobes, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) dimension the full width and half width right-of-way of Prospect Street on the final plat - Phase II, (2) correct the scales on the key maps, (3) provide soil borings that indicate a minimum of 2' between the bottom of the underground detention system and the seasonal high ground water table, (4) submit a copy a Jurisdictional Determination letter from the NJDEP or a CAFRA permit required as a result of the construction of new roads and the expansion of the existing development, (5) provide an executed NJ Transit Authorization to Construct and a copy of the NJ Transit Temporary Access Permit (TAP) which indicates that all the required improvements identified during the diagnostic team meeting have been implemented by the applicant, (6) revise the plans to show the proposed improvements to the James Street and Williams Street intersection as shown on the NV5 plans (to be provided), and (7) pay an off-tract traffic improvement fee in the amount of \$36,727.50 (paid). 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, 2 & 4 Block 183 (LAT1981.02) Herzog, David

This six-lot major subdivision is for six single-family homes and 24 proposed parking spaces to be located on East County Line Road. This project falls within the limits of "Reconstruction of East County Line Road" by Maser. The plans show the proposed curb to be built 24 feet from the Maser baseline. The plans show a right-of-way dedication to 43' from the Maser baseline in accordance with the September 2018 Master Plan Update. The location of baseline and/or right-of-way line on the Morgan plans does not match the baseline on the Maser plans. Based on the County surveyors review, there is no direct relationship shown between the subject property and the County baseline. The applicant's Engineer will need to field locate D.W. Smith's traverse points to be able to create the construction baseline and properly show the takings from these lots. The County right-of-way plans have been provided to the applicant's Engineer. The final plat appears to have been prepared in accordance with the Recordation Act. The trip generation statement is acceptable. The applicant intends to improve both sides of the paper Clayton Street to provide access to the proposed subdivision, therefore the applicant is required to improve the intersection of Clayton Street and East County Line Road. Providing the appropriate curb return

radius on the opposite side of the intersection will require the applicant to acquire property from the opposite corner property which is owned by Lakewood Township for the required road improvements. On a motion by Mr. Avery, seconded by Mr. Jobes, with Mr. Tirella abstaining, this major subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the final plat and on the site layout plan and accurately depict the location of the Maser baseline and the existing right-of-way line, (2) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from the Maser baseline from Block 183, Lots 2 & 4 to Ocean County, and for a right-of-way corner clip deed of dedication or road easement from Block 175.02, Lot 83 from the point of curvature to the point of tangency of the intersection radius and across the entire frontage of Block 175.02, Lot 83 to 43' from the Maser baseline to Ocean County, (3) submit a sight triangle easement form and metes and bounds description for sight triangle easement at the proposed intersection measured from the future right-of-way line in accordance with County standards to Ocean County, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per memo dated 3/19/19), (5) address the following traffic comment: a) show the proposed future County road striping on the vehicle turning templates at proposed Clayton Street and East County Line Road intersection in accordance with the roadway configuration on the Maser Plans referenced above, (6) revise the plans to show proposed curb to the west of the proposed intersection in accordance with Section 612.A and provide a 15:1 paved taper back to existing edge of pavement in accordance with Section 611:E-1, (7) revise the County road cross-sections to: a) be at a 1"=5" scale in both directions, b) provide a cross-section within the area of the 15:1 paved tapers back to existing edge of pavement, c) show full depth pavement reconstruction in the County road where necessary to achieve 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, and d) show pavement reconstruction meeting the existing pavement at the centerline of East County Line Road, and e) maintain a uniform 1%-3% cross slope for the entire half width of the roadway in accordance with Section 611.B.1, (8) construct drainage facilities behind the curb along the County road to address the increase of stormwater runoff volume from the road widening consistent with the Maser plans, in a design to be reviewed and approved by the Ocean County Engineer, (9) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer (per ADA memo dated 3/19/19), (10) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the comingling of stormwater, (11) identify on the final plat the entity responsible for maintaining the proposed underground drainage system, (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. 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.

LAKWOOD: Lots 4 Block 158 (LAT2055) Zafrani, Yosef

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

LAKWOOD: Lots 174 Block 189 (LAT2056) Quinn, Eliezer

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

LAKWOOD: Lots 2.10 & 2.11 Block 961 (LAT944Y4.02) CSR Equity, LLC

This site plan is for two 80,000 s.f. office buildings with 674 proposed parking spaces to be located on Boulevard of the Americas in the Cedar Bridge Corporate Campus. Ocean County requires the applicant to address the following items: (1) pay an off-tract drainage improvement fee in an amount of \$6,000.00, and (2) pay an off-tract traffic improvement fee in an amount of \$138,170.00. 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.

LONG BEACH: Lots 1 Block 1.61 (LBT773A) Shapiro, Mark

This four-lot major subdivision is located on three local roads. 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. Avery, seconded by Mr. Jobes, with Mr. Tirella abstaining, this major subdivision was given final approval. The motion was unanimously carried.

S TOMS RIVER: Lots 2.01 Block 8.01 (STRB6E) Viking Supply Co., Inc.

This site plan is for the demolition of an existing commercial automotive and paint supply store and the construction of a two-story 7,396 s.f. dance studio with 36 proposed parking spaces to be located on Flint Road. Ocean County requires the applicant to address the following items: (1) revise the plans to properly reference the existing deed of easement recorded on 2/23/2010 in deed book 14353, page 1641 which provides a road easement to Ocean County to 40' from centerline, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (waiver requested), (3) provide a drainage report for the site (waiver requested), (4) revise the plans to show all existing features within 200 feet of the site, including County road striping and existing pavement half and full widths, (5) indicate the proposed curb is to be built 20 feet from centerline and concentric with the centerline across the entire frontage in accordance with Section 612:B, (6) remove the proposed parking from within 20 feet of the County right-of-way in accordance with Section 603.A, (7) design the proposed access point along the County road in accordance with Table 600-4, (8) provide design vehicle turning templates for both driveways, (9) provide a 9"x18" concrete curb detail in accordance with County standards, (10) add the standard Ocean County notes for projects located on County roads, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated February 28, 2019 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing a full 30' x 100' sight triangle at the one way exit driveway. A reduced sight triangle is proposed. A full sight triangle would encompass a large percentage of this rather small site. The plans show a set of sight distance lines. The sight distance to the west is per AASHTO calculations for this 25 MPH road. The sight distance to the east goes to the far side of the nearest street, Admiral Avenue. The proposed sight triangle easement provides for safe turns at this stop sign controlled one way driveway. A waiver is requested from submission of drainage calculations and a stormwater management report due to the developed nature of the site. The site has been developed with a paved parking lot and commercial building since the late 50's or early 60's. Currently, the site drains overland generally from the east to the west. The southwest corner of the pavement allows runoff to discharge to the adjoining residence and the northwest corner discharges runoff into Flint Road. Flint Road drains westerly to Lakeview Drive and then southerly to the existing catch basin at the next corner. The proposed site eliminates the drainage onto the neighboring property and only discharges into Flint Road similar to the existing site. There is an overall decrease of impervious surface of 4,203 s.f. while maintaining the same general drainage patterns.

On a motion by Mr. Ernst, seconded by Mr. Avery, the Board will accept the use of AASHTO sight triangle standards in lieu of County standards for the exit driveway and waived providing a drainage report provided the applicant provide an underground recharge system for the roof runoff; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to properly reference the existing deed of easement recorded on 2/23/2010 in deed book 14353, page 1641 which provides a road easement to Ocean County to 40' from centerline, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the exit driveway in accordance with AASHTO standards, (3) (3) revise the plans to show all existing features within 200 feet of the site, including County road striping and existing pavement half and full widths, (4) indicate the proposed curb is to be built 20 feet from centerline and concentric with the centerline across the entire frontage in accordance with Section 612:B, (5) remove the proposed parking from within 20 feet of the County right-of-way in accordance with Section 603.A, (6) design the proposed access point along the County road in

accordance with Table 600-4, (7) provide design vehicle turning templates for both driveways, (8) provide a 9"x18" concrete curb detail in accordance with County standards, (9) add the standard Ocean County notes for projects located on County roads, (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. 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 14 Block 67 (SBB229) Kai Property One, LLC

This site plan is for a proposed three-story 850 s.f. office building with five parking spaces to be located at the corner of Long Beach Boulevard and 16th Street. 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 sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (waiver requested), (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), and (7) reconstruct the existing intersection curb radius in accordance with Section 610:E (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated March 12, 2019 was read from James Brzozowski of Horn, Tyson & Yoder requesting several waivers. A waiver is requested fro submitting a traffic report. The site plan proposes to construct a new three-story building in place of a two-story office that has been removed. The site is located to the northeast of the intersection of Long Beach Boulevard and 16th Street. The portion of Long Beach Boulevard upon which this site fronts, is a four-lane road with left turn areas provided between the four lanes of traffic. A traffic light exists one block to the south at the intersection of Long Beach Boulevard and 17th Street. No access to the site is to be provided from Long Beach Boulevard. Access to the parking areas are provided from 1th Street. The traffic control devices that are currently in place in the vicinity of the site adequately controls the movement of traffic through this area. The surrounding roads are all improved and provide sufficient width to provide access to the proposed development. A waiver is requested from providing road improvement plans as no improvements are proposed within the right-of-way of Long Beach Boulevard. A waiver is requested from submitting a drainage report. The development of this site as proposed will significantly increase storm water run-off. A waiver is requested from submitting a CAFRA Jurisdiction Determination. This project does not require a NJDEP CAFRA permit as the site is located well over 150 feet from a regulated body of water and proposes less than 25 new units. A waiver is requested to permit the sight triangle to be measured along the curb, rather than along the right-of-way line. The sight triangle as prescribed by Section 610:D would prevent any significant use of the property and be an unnecessary burden. The 20' that exists between the curb and the right-of-way lines is adequate to meet the minor road leg dimension of the sight triangle and provides sufficient visual clearance for vehicles turning off of 16th Street. The applicant requests the use of AASHTO standards for sight triangles for an intersection with stop control on the minor road in lieu of County standards. The AASHTO sight triangle is an accepted and safe standard and is suggested as an alternative at this intersection. A waiver is requested from Section 610:E requiring a 25' radius at the intersection of Sixteenth Street and Long Beach Boulevard. A 10' curb radius exists at this intersection and an existing utility pole which supports overhead wires and a storm water inlet prevents the curb radius from being increased. Increasing the radius to 25' at this intersection would require the relocation of the existing utility pole and inlet.

On a motion by Mr. Ernst, seconded by Mr. Avery, with Mr. Tirella abstaining, the Board granted a waiver from submitting a traffic report based on the minimal impacts from this development, waived the submission of County road improvement plans, denied the request to waive submission of a drainage report; granted a waiver from submitting a CAFRA Jurisdictional Determination since the application does not exceed the CAFRA parking threshold, granted the use of AASHTO sight triangle standards at the intersection in lieu of County standards, and will permit the existing 10' curb radius to remain in lieu of the 25' radius; 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) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with AASHTO standards to Ocean County, and (3) submit a drainage report. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

STAFFORD: Lots 44 Block 229 (ST142B) Scangarello, Thomas & Jessica

This site plan application is for the construction of two pole barns (1,200 s.f. and 1,980 s.f.) for a landscape company storage area and 12 new parking spaces along with associated site improvements at an existing office / commercial building on East Bay Avenue. The applicant has provided an NJDEP Letter of Interpretation, NJDEP Freshwater Wetlands Transition Area Reduction Waiver, and a recorded Conservation Easement. No improvements are proposed along Bay Avenue. 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 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, (2) provide dimensions for the pavement half width and full width, (3) submit a traffic report for the site (waiver requested), and (4) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated February 25, 2019 was read from Thomas Scangarello of Scangarello, LLC requesting a waiver from providing a traffic report and County road improvement plans. The applicant intends to only use the rear of the property for storage of landscape materials. There will be no new employees on site except for pickup of materials in the morning and truck return in the afternoon, therefore a waiver is requested from submitting a traffic report. No improvements are proposed, therefore a waiver is requested from providing County road improvement plans.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from providing a traffic report and County road improvement plans; 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 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, and (2) provide dimensions for the pavement half width and full width. 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.

STAFFORD: Lots 4 & 8 Block 7 (ST575) Wilson Farm Holdings, LLC

This minor subdivision is for a lot line adjustment at the corner of County Route 539 and Simm Place Road. The applicant has provided a Pinelands Certificate of Filing. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Jobes, seconded by Mr. Avery, with Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of the Simm Place on the plan, and since the right-of-half width is less than 30 feet 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 the existing right-of-way full width of County Route 539 on the plan, (3) submit a deed of dedication and metes and bounds description for the corner clip right-of-way dedication to Ocean County, and (4) 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. 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 6,7,8, 15.03 Block 166 (TRT2033G.02) Nobility Crest @ Dover, LLC

This site plan application is for the construction of 42 apartment units, 30,778 s.f. retail, and a 32,776 s.f. office, with 339 proposed parking spaces and associated site improvements on the northwest side of Cox Cro Road and Route 9. The plans show an existing variable half width

right-of-way varying from 35.5' from centerline to 41.5 feet from centerline, where 40' from centerline is required across the entire frontage. The applicant has applied for a CAFRA modification. The applicant proposes access to the County road thru an existing access drive on the adjoining Lot 3. Ocean County requires the applicant to address the following items: (1) provide a right-of-way deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) submit a copy of the NJDEP CAFRA Modification, (3) address the following traffic comments: a) provide a single plan that shows the existing/proposed striping on Cox Cro Road from Route 9 to Ticonderoga Drive, (4) revise the plans to show existing conditions along the County road, including the recently constructed road improvements, (5) indicate the proposed edge of pavement is to be built 32' feet from centerline on the east side of the existing access drive on Lot 3 and provide curb for a distance of 125' from the end of the curb return set at an offset of 32' from centerline with a 15:1 paved transition back to the existing edge of pavement in accordance with Section 612, (6) provide cross sections for Cox Cro Road indicating the limit of pavement reconstruction to maintain a 2% cross slope and positive gutter flow, to be drawn at a scale 1" = 5', (7) provide road improvement plans for Cox Cro Road at 20 scale that show County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, proposed striping, and limit of pavement reconstruction, to be reviewed and approved by the Ocean County Engineer, (8) 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, (9) pay an off-tract traffic improvement fee in an amount to be determined 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) show Route 9 on the location map on the cover sheet. 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.

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

LAKESWOOD: Lots 20 Block 1086 (LAT423D.01) 485 Locust Holdings, LLC

CORRESPONDENCE:

BRICK: Block 701, Lots 7, 8.03 (BRT426U) Bricktown UE c/o Judith Knop. This site plan received conditional approval on September 20, 2017. Condition #8 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 \$6,042.00. On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board required the payment of an off-tract traffic improvement fee in the amount of \$6,042.00. The motion was unanimously carried.

PLUMSTED: Block 40, Lots 4.02 & 4.01 (PT401) Plumsted Municipal Utilities Authority. This minor subdivision received conditional approval on March 15, 2017. A letter date March 12, 2019 was read from Peter Ylvisaker of Plumsted Municipal Utilities Authority requesting a one-year extension. In May 2018 all bids received for the combined Downtown New Egypt Collection and Treatment System were rejected since they exceeded the funds available for the project. The projects will now be rebid separately. A contract was just recently awarded for the Collection System and Temporary Sludge Holding Tank and are in the process of reviewing Request for Proposals recently received for the Wastewater Treatment Plan. We hope to award a contract for the Wastewater Treatment Plant in late June or early July 2019. These delays in the bidding of the project placed us behind our schedule and therefore are requesting the extension. On a motion by Mr. Avery, seconded by Mr. Tirella, the Board granted an approval of the minor subdivision application with the same conditions as the previous approval. The motion was unanimously carried.

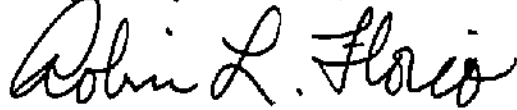
PLUMSTED: Block 40, Lots 4.02 & 4.01 (PT401A) Plumsted Municipal Utilities Authority. This site plan received conditional approval on March 15, 2017. A letter date March 12, 2019 was read from Peter Ylvisaker of Plumsted Municipal Utilities Authority requesting a one-year extension. In May 2018 all bids received for the combined Downtown New Egypt Collection and Treatment

System were rejected since they exceeded the funds available for the project. The projects will now be rebid separately. A contract was just recently awarded for the Collection System and Temporary Sludge Holding Tank and are in the process of reviewing Request for Proposals recently received for the Wastewater Treatment Plan. We hope to award a contract for the Wastewater Treatment Plant in late June or early July 2019. These delays in the bidding of the project placed us behind our schedule and therefore are requesting the extension. On a motion by Mr. Avery, seconded by Mr. Tirella, the Board granted an approval of the site plan application with the same conditions as the previous approval. The motion was unanimously carried.

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 BRT1690E.01	15 & 16	868.01	04/05/17	03/19/19
JACKSON JT1689	18 & 33	7001	11/01/17	03/20/19
TOMS RIVER TRT3425	45	608	09/19/18	03/20/19

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

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