

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

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

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Earl Sutton, Joseph Bilotta, 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 Mr. Bertrand, seconded by Ms. McCrystal, the minutes of the meeting of February 6, 2019 were moved for approval. The motion was unanimously carried.

Correction to the minutes of March 26, 2018 for **Lakewood: Lots 3 & 4, Block 236.02 (LAT2003) Congregation Anshei Ridge** to remove the following: "2) pay an off-tract traffic improvement fee in the amount of \$5,625.00. The above 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." This was related to LAT2002 and erroneously appeared in the minutes for LAT2003. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, the Board accepted the correction to the minutes. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BAY HEAD: Lots 12 Block 58 (BHB141) Kiely Development Co., LLC

This two-lot minor subdivision is located on a local road. County facilities are not impacted. On a motion by Mr. Bertrand, 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 and a key map in accordance with the Recordation Act. The above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BEACH HAVEN: Lots 4 Block 86 (BHAB228) Johnson, Erik

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

BRICK: Lots 6.01 Block 318 (BRT1298B) Bravo Realty & Development, LLC

This site plan is for a 714 s.f. contractors office, a one-bedroom apartment and a two-bedroom apartment with eight proposed parking spaces to be located on Drum Point Road. The plans indicate the proposed curb is to be built 18 feet from centerline and that the right-of-way half width is 30' from centerline in accordance with the County Master Plan. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the plan, (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, and full width pavement dimensions, (3) submit a traffic report for the site (waiver requested), (4) submit a drainage report for the site (waiver requested), (5) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (6) add the following Ocean County standard notes for projects located on County roads: "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies.", (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) 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 received February 26, 2019 was read from James Giordano of TEC Engineering requesting a waiver from providing a traffic report and drainage report. The proposal simply involves the construction of a small contractor's office and two small apartments. An increase of 21 average daily trips may be expected based upon current ITE statistics for these mixed uses. This will have a nominal effect on the roadway, and therefore a waiver is also requested from providing an off-tract traffic improvement fee. The applicant is requesting a waiver from providing an off-tract drainage improvement fee since no connection to County drainage facilities are proposed for this site. This project is not classified as a major facility per the NJDEP Stormwater Management rules under N.J.A.C. 7:8 et seq. A waiver is requested to utilize the AASHTO sight triangle standards in lieu of the County sight triangle for the existing intersection. This sight triangle lies entirely within the existing right-of-way of Drum Point Road and as such no proposed sight easement is necessary. The access road onto Drum Point Road has adequate sight distance.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report and drainage report, granted a waiver from providing an off-tract traffic improvement fee and granted a waiver from providing an off-tract drainage improvement fee provided the applicant eliminate the run-off to the County road, and will accept the AASHTO sight triangle standards in lieu of the County sight triangle at the existing intersection; this site plan was given final approval contingent upon the applicant to: (1) dimension the existing right-of-way full width of the County road on the plan, (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, and full width pavement dimensions, (3) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (6) add the following Ocean County standard note for projects located on County roads: "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies." and (7) the off-tract drainage improvement fee will be waived provided the applicant eliminate the run-off to 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.

BRICK: Lots 28 Block 1422.15 (BRT1389C) Bliesman, Robert & Loretta

This three-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. Bertrand, seconded by Ms. McCrystal, this major subdivision was given preliminary and 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 and Chambers Bridge Road, Brick Boulevard, and Cedar Bridge Road. The proposed adjustments will result in a reduction of parking spaces and impervious coverage from what was previously approved. There will be an overall net increase in parking of 98 spaces. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this site plan was tabled until the next Ocean County Planning Board meeting for further staff review and clarification. The motion was unanimously carried.

EAGLESWOOD: Lots 8 Block 29 (ET120C) Celco Partnership d/b/a Verizon Wireless

This site plan application is for the installation of six antennas to be mounted on an existing 214' lattice tower and a proposed 4' x 8' concrete pad at the Atlantic City Electric Operations Center. County facilities are not affected. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following item: (1) indicate the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code on the plan. 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 17 Block 23103 (JT1699) MP Realty Partners, LLC

This three-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. Bilotta, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 7, 8, 8.01 Block 26 (LAT1808A.02) Cong. Kol Aryeh of Lakewood Inc.

This six-lot major subdivision application is for the creation of five new single family lots with 20 proposed parking spaces and a cul-de-sac on Hope Chapel Road. The trip generation statement is acceptable. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, 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 deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30' x 100' sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/6/19), (4) indicate the proposed curb is to be built 23 feet from centerline across the entire frontage of the subject property in accordance with Section 612 to accommodate a future three-lane section of Hope Chapel Road, (5) construct 15:1 paved tapers starting at the property line extending to the existing edge of pavement along the County road in accordance with Section 611:E-1, (6) address the following traffic comment: a) provide vehicle turning templates at proposed access point, (7) add the following Ocean County standard notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the road opening permit from the Ocean County Engineer's Office and b) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies.", (8) specify that proposed County curb will be 9"x18" concrete curb in accordance with County standards, (9) construct handicap ramps perpendicular to the proposed access point in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (10) revise County road improvement plans to indicate proposed pavement width at 23' from centerline, to be reviewed and approved by the Ocean County Engineer, (11) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4, in a design to be reviewed and approved by the Ocean County Engineer, (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.

LAKEWOOD: Lots 29 & 30 Block 1159.04 (LAT1991C) Congregation Maalos Hatorah

This two-lot minor subdivision is for a lot line adjustment located on local road. County facilities are not impacted. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to show the 50' wetlands buffer for the intermediate resource value wetlands in accordance with the NJDEP LOI # 1514-05-00191.1 referenced on the final plat. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 176 Block 189 (LAT2052) Chizuk 186 LLC

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. Bertrand, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 52 Block 536 (LAT2053) Wolhendler, Pinchos

This two-lot minor subdivision is located on a local road. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) add a vicinity map and a location map to the final plat, and (2) submit a final plat signed and sealed by a licensed Land Surveyor prepared in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 12 Block 151 (LAT2054) RRR Holdings, LLC

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. Sutton, seconded by Mr. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 73 Block 187 (LAT527F.03) Hatalmud, Noam

This site plan is for a two-story 25,873 s.f. high school with 23 proposed parking spaces to be located on Lanes Mill Road (CR 526). This project lies within the project limit for the "Reconstruction of Ocean County Route 526" by Maser Consulting. The proposed improvements along Lanes Mill Road are to be built in accordance with the above referenced project. The September 2018 Master Plan update requires a full width right-of-way of 86' of Lanes Mills Road. Based upon discussions with the applicant, a right-of-way dedication to 41' from Maser baseline will be required. 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 items: (1) the minor subdivision application LAT527E prepared by KBA Engineering Services, LLC for this same lot needs to be withdrawn by the prior applicant, (2) since the existing right-of-way half width of the County road is less than 41 feet from the Maser baseline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 41' from the Maser baseline to Ocean County, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/20/19), (4) revise the plans to provide perforated pipe behind the curb line along the County road, (5) provide a deed restriction to be recorded by the owner 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, (6) submit sight right easement forms and metes and bounds description for sight triangle easement at the existing intersection of Lanes Mills Road and Cindy Court in accordance with County standards to Ocean County, (7) revise the cross-sections to show the existing edge of pavement elevations, to maintain a uniform cross slope for the entire half width of the roadway, and to show the proposed pavement meeting existing pavement at the centerline of Lanes Mills Road, to be reviewed and approved by the Ocean County Engineer, and (8) indicate the proposed pavement widening is to be constructed at 24' from the Maser baseline across the entire frontage of the site to the eastern property line and construct 15:1 tapers back to existing edge of pavement in accordance with Section 611:E. 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 2.08 Block 961 (LAT944Y1.01) CSR Equity, LLC

This three-lot major subdivision is located on the Boulevard of Americas in the Cedar Bridge Corporate Campus. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

LITTLE EGG HBR: Lots p.o 1.02 Block 251 (LEHT285G) Andwin Realty Investors, LLC

This site plan is for a 29,400 s.f. expansion of an existing self storage facility located on North Green Street (CR 539). Plans show an existing sight easement at the access drive. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, with Mr. Sutton abstaining, this site plan was given

final approval contingent upon the applicant to address the following item: (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. The above 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.

MANCHESTER: Lots 20.05 Block 44 (MT321E) Suncrest Village, LLC

This site plan is for a proposed recreational picnic area and dog run at Briar Hill Apartments off Route 37. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following item: (1) revise the site plan to show the correct lot numbers. The above 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.

PT. PLEASANT: Lots 29.01 & 29.02 Block 386 (PPB276M) Stankewicz, Nicole; Gulino, Lauren

This minor subdivision is for a lot line adjustment 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. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 622,622.01,623,625,625.01,628,630,630.02/ 652,652.01 Block 712/ 712.01 (TRT2656D) Toms River Yacht Club, Inc.

This minor subdivision is for a lot line adjustment to transfer a portion of residential Lot 630.02 to the Toms River Yacht Club and lot consolidation to combine eight lots that comprise the yacht club into one lot. County facilities are not affected. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Mr. Sutton, this minor subdivision was given final approval. *County Counsel did not participate in discussion.* The motion was unanimously carried.

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

- JACKSON:** Lots 2, 3 & 4 Block 3001 (JT1675A) Cardinale & Jackson Crossing #2
- JACKSON:** Lots 3 Block 2501 (JT1700) 340 West Commodore LLC
- JACKSON:** Lots 3 Block 4201 (JT1701) Cedar Swamp Plaza LLC. c/o Samuel Pica III
- LAKESIDE:** Lots 53.03, 50.04, 50.05 Block 189.16 (LAT1306C.01) She'erit Ezra
- MANCHESTER:** Lots 5 Block 109 (MT76B.01) 141 Office Park, LLC
- PT. PLEASANT BH:** Lots 5,6,47 & 48/ 2.01 & 3 Block 17.01/17.02 (PPBB278) Ippolito Corporation
- SEASIDE HTS:** Lots 15 Block 76 (SHB149) Moonchild Properties, LLC
- TOMS RIVER:** Lots 3 & 4 Block 389 (TRT3433) Toms River Commerce Park, LLC

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CORRESPONDENCE:

BERKELEY: Block 344, Lots 19 & 20 (BT673) Northeast Passage Corporation. This site plan received conditional approval on April 18, 2018. The applicant submitted an updated drainage plan on March 5, 2019. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are hereby amended to accept the field change allowing the E inlet to remain in accordance with the revised plans. The motion was unanimously carried.

BRICK: Block 645, Lot 1.02 (BRT1958) ARYA Properties, LLC. This major subdivision received conditional preliminary and final approval on April 5, 2019. Condition #4 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 traffic improvement fee to be \$7,813.00. On a motion by Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract traffic improvement fee in the amount of \$7,813.00. The motion was unanimously carried.

JACKSON: Block 7001, Lots 18 & 33 (JT1689) Valley Ridge Estates, LLC. This major subdivision received conditional preliminary and final approval on November 1, 2017. Condition #1 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 traffic improvement fee to be \$4,167.00. On a motion by Ernst, seconded by Mr. Sutton, the Board required the payment of an off-tract traffic improvement fee in the amount of \$4,167.00. The motion was unanimously carried.

LAKEWOOD: Block 961, Lot 2.09 (LAT944Y3.01) Cornerstone Equities, LLC. This site plan received conditional approval on December 5, 2018. Condition #3 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #4 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 \$37,500.00. On a motion by Ernst, seconded by Mr. Bertrand, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and an off-tract traffic improvement fee in the amount of \$37,500.00. The motion was unanimously carried.

LAKEWOOD: Block 1 / 1.01, Lots 3 / 5 (LAT1003C.03) Congregation Bnos Yaakov. This site plan received conditional approval on April 1, 2015. On June 17, 2015 the minutes were amended to include the condition that the applicant agrees that the school adopt staggered arrival and departure times for their students to minimize the overflow from the site and ensure the safe operation of the County facilities adjacent to the site. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board hereby accepts the staggered bus schedule submitted by the applicant. The motion was unanimously carried.

TOMS RIVER: Block 410, Lot 25 (TRT2507C) Dover Shopping Center Associates, LLC. This site plan received conditional approval on July 19, 2017. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are hereby amended to reduce the off-tract traffic improvement fee to zero as the applicant has constructed substantial off-site improvements and no additional off-tract drainage improvement fee will be assessed. The applicant is reminded to provide a right-of-way dedication to 30' from centerline of Clayton Avenue. The motion was unanimously carried.

TOMS RIVER: Block 654.01, Lot 21 (TRT3379.01) Crisalli, Jeffrey & Daria. This site plan received conditional approval on July 3, 2018. A letter dated January 14, 2019 was read from Jason Marciano of East Coast Engineering requesting a waiver from full compliance with Section 606:A. Section 606:A permits one driveway for a site with less than 100 feet of frontage. Two narrow driveways exist and are proposed to remain. The driveways are approximately 15 feet in width. The northerly driveway shall be marked "Entrance Only" and the southerly driveway shall be marked "Exit Only". The exit driveway shall also have a "No Left Turn" sign. All parking has been eliminated from the front yard to avoid conflicts with vehicles entering the site. A benefit of having separation between the entrance driveway at the northern end of the site and the driveway along the south side of the existing building is the provided vehicle stacking area, if needed, as vehicles exit from the rear parking lot. Maintaining the current driveways, aprons and sidewalk also reduces the need for unnecessary construction in the County right-of-way. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from full compliance with Section 606:A to allow the two narrow driveways to remain. The motion was unanimously carried.

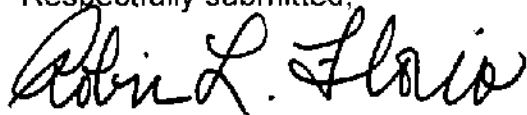
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT325	24 & 25	92.17	12/05/18	02/19/19
BARNEGAT BAT324	16 & 17	92.19	12/05/18	02/19/19
BARNEGAT BAT323	1 & 2	92.19	12/05/18	02/19/19
BARNEGAT BAT326	1, 2, 3, 23, 24, 25	92.18	12/05/18	02/19/19
BRICK BRT832E	5	1446.03	07/18/18	02/08/19
BRICK BRT1930B.01	16	68	06/06/18	03/06/19
HARVEY CEDARS HCB133	9 & 10	83	01/17/18	02/19/19
LAKWOOD LAT1438B	41, 52, 56	25.05	11/07/18	02/25/18
LAKWOOD LAT1895	3	402	04/19/17	02/19/19
LAKWOOD LAT1003C.03	3 / 5	1 / 1.01	04/01/15	03/06/19
LITTLE EGG HBR LEHT430A	264	5, 6, 7	01/16/19	02/15/19
LITTLE EGG HBR LEHT430B	26	78	01/16/19	02/15/19
PT. PLEASANT PPB358K	1	96	10/03/18	03/04/19
PT. PLEASANT PPB779	28, 39, 40, 41	105	04/05/17	02/15/19
TOMS RIVER TRT3431	18 & 19	825	11/07/18	02/08/19
TOMS RIVER TRT3385	21	646	07/19/17	02/20/19
TOMS RIVER TRT2894G.01	1.04, 1.05	145.01	10/17/18	10/17/19
TOMS RIVER TRT3371A.01	4	173	01/17/18	02/19/19

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board