

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

Regular meeting, Wednesday, March 20, 2024, 6:00pm, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella read the Open Public Meetings Act Statement of Compliance.

Scott Tirella presiding. Attending: Elaine McCrystal, Alan Avery, Debbie Beyman, John Ernst, Matt Thompson, Esq., Tony Agliata, and Veronica Tompkins.

First order of business is swearing in of Debbie Beyman, Member, of the Ocean County Planning Board, with a term of three years, term to expire 3/19/2027.

Second order of business is swearing in of Matthew Lotano, as an Alternate, to fill the unexpired term of Debbie Beyman, term to expire 12/31/2024.

Congregations to both Debbie Beyman and Matthew Lotano.

On a motion by Ms. McCrystal, seconded by Mr. Marra, the minutes of the meeting of March 6, 2024 were moved for approval. The motion was unanimously carried

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 10, 12, 14, 16, 18, 20, 22, 24 Block 1367 (BT708) Iskowitz, Rosemarie

This two-lot minor subdivision is located on a local road, Birch Street. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Avery this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) rotate the final plat so that north is up or to the right in accordance with industry standard, (2) identify the proposed lot numbers and proposed lot size on the final plat, (3) provide 3 corner coordinates in accordance with the Recordation Act. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BRICK: Lot 6 Block 1108 (BRT1989A) Selman Savino Properties, LLC

This amended site plan is for a 6,000 s.f. facility to be used for the storage of new vehicles and vehicle washing/preparation with 113 proposed parking spaces to be located on Burnt Tavern Road (CR 632). The plans indicate that the existing right-of-way half width of the County road is 50' from centerline. The applicant provided a sight right easement at the egress point in the previous application. The trip generation statement is acceptable. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter was read dated March 8, 2024 from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report and a drainage report. The applicant provided a trip generation statement, as the proposed project will not significantly increase traffic. A stormwater narrative was provided in lieu of a full drainage report, including calculations.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board grant a waiver from providing a full traffic report and accept the submitted trip generation statement. The Board accepted the stormwater narrative as the proposed treatment of stormwater is acceptable. This site plan was given final approval. The motion was unanimously carried.

BRICK: Lot 17.04 Block 768 (BRT2048) Brick Tower Holdings, LLC

This site plan is for a two-story 13,441 s.f. commercial office building with 49 parking spaces to be located on Route 88. The NJDOT desired typical section is shown on the plans. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report

(waiver requested), (2) submit a copy of the NJDOT Access permit. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter was read dated February 26, 2024 by Mr. Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. The property is located along NJSH Route 88 which is under the jurisdiction of the NJDT and a minor access permit application will be submitted.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, a waiver was granted from providing a full traffic report and accept a trip generation statement. Ocean County requires the applicant to: 1) submit a copy of the NJDOT Access Permit. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKWOOD: Lots 33.01, 33.02, 56.01 Block 778.06 (LAT2226A) Block 190, LLC

This five-lot minor subdivision is located on local roads, Sherwood Drive and Spruce Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Avery this minor subdivision was given final approval. The motion was unanimously carried.

LAKWOOD: Lot 20.09 Block 174 (LAT2239) Congregation Mishkan Hatorah, Inc.

This site plan is for a 6,188 s.f. building addition at a school with six parking spaces located on East County Line Road and Luscerne Drive. This application is to formalize a previous change of use from 2 single family residential dwellings into a school and the addition, which has already been constructed. Ocean County requires the applicant to address the following conditions of approval: (1) since the existing right-of-way half width of the County road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline and corner clip from the point of curvature to the point of tangency of the curb return to Ocean County, (2) submit a sight right easement form and metes and bounds description for the sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show the existing location of the edge of pavement, curb, sidewalk, and drainage inlets, dimension the County road pavement full width, and revise the plans to show the Maser baseline and stationing, (4) submit a traffic 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), (7) revise the plans to incorporate current topography and revise grading plan to match into existing conditions, (8) construct additional pavement widening to 26' from Maser baseline at station 52+00 and to 29.5' from baseline at the eastern property line with a paved taper starting at the property line extending back to the existing edge of pavement at 30.5' from baseline at station 54+65 along the County road in accordance with section 611:E-1, (9) revise the plans to show the inlets to be reconstructed at the proposed edge of pavement, (10) submit County road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of full depth pavement reconstruction, and cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with section 611.B.1.- to be reviewed and approved by the Ocean County Engineer, (11) provide a pavement detail for the County road that shows the standard cross section to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (12) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/20/2024). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

Three waiver requests were read dated March 4, 2024 from Glenn Lines of NewLines Engineering requesting waivers from providing a traffic report, County road improvement plans and from providing a CAFRA Permit or Jurisdictional Letter. Per the applicant the Congregation Mishkan Hatorah is an existing school, proposing a 3,453 s.f. addition as well as a parking area with an additional six parking spaces. A waiver is requested from providing County road improvement plans as this section of County Line Road has recently been improved by the County. A waiver is requested from providing a CAFRA Permit as a residential development having 75 or more dwelling units, this is not a residential development. A commercial development having 150 or more than parking spaces. This project proposes less than 150 parking spaces and a public development or industrial development. This is not a public development or an industrial development.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, it was recommended that the Board deny the waiver from providing a traffic report. A full traffic report is required. The Board denied the waiver from providing County road improvement plans. It was recommended that the Board acknowledge and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Ocean County requires the applicant to: (1) since the existing right-of-way half width of the County road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline and corner clip from the point of curvature to the point of tangency of the curb return to Ocean County, (2) submit a sight right easement form and metes and bounds description for the sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show the existing location of the edge of pavement, curb, sidewalk, and drainage inlets, dimension the County road pavement full width, and revise the plans to show the Maser baseline and stationing, (4) revise the plans to incorporate current topography and revise grading plan to match into existing conditions, (5) construct additional pavement widening to 26' from Maser baseline at station 52+00 and to 29.5' from baseline at the eastern property line with a paved taper starting at the property line extending back to the existing edge of pavement at 30.5' from baseline at station 54+65 along the County road in accordance with section 611:E-1, (6) revise the plans to show the inlets to be reconstructed at the proposed edge of pavement, (10) submit County road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of full depth pavement reconstruction, and cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with section 611.B.1.- to be reviewed and approved by the Ocean County Engineer, (7) provide a pavement detail for the County road that shows the standard cross section to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 3/20/2024). 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 38 & 74 Block 778 (LAT2240) Finkelstein, Mordechai

This three-lot minor subdivision is for one single family residential dwelling and two duplex units to be located on Sherwood Ave. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Avery this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 1, 8, 10 & 1, 4, 7 Block 1123 & 1130 (LAT2241) Congregation Birchas Chaim, Inc. & Mesivta Nezer Hatorah, Inc.

This three-lot minor subdivision is located on Essex Avenue, Vine Avenue, Mermaid Avenue, and Vermont Avenue (local section). On a motion by Ms. McCrystal, seconded by Ms. Beyman this minor subdivision was given final contingent upon the applicant to address the following condition of approval: (1) revise the final plat so that the lot lines to be removed are in gray scale. 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: Lot 6 Block 548 (LAT2242) Salzberg, Hershel

This two-lot minor subdivision is located on a local road, Laurel Avenue, and adjacent to Lake Shenandoah County Park. On a motion by Ms. McCrystal, seconded by Mr. Avery this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to show corner monuments to be set at the rear property line, (2) rotate the final plat so that north is up or to the right in accordance with industry standard. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

SEASIDE HTS: Lots 18 & 20 Block 22 (SHB181) Barsch, Thomas & Linda

This two-lot minor subdivision is for a lot line adjustment on a local road, Wester Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the

Recordation Act. On a motion by Ms. McCrystal, seconded by Ms. Beyman this minor subdivision was given final approval. The motion was unanimously carried.

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

JACKSON: Lot 24.02 Block 1102 (JT1613A.02) WB Ocean 26 LLC

JACKSON: Lots 31, 32, & 33 Block 2101 (JT760B) Jackson Land 1 Ventures, LLC

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CORRESPONDENCE:

JACKSON: Block 301 Lot 5 (JT1156E) Merkler, William

This site plan was given final approval on 5/3/2023. The minutes are amended to add a condition that the applicant add a note to the plans that states "Certificate of Occupancy shall not be issued until off-site intersection improvements at Commodore Boulevard and Wright-Debow Road have been constructed by this applicant or by others in accordance with the "Off-Site Intersection Plan for Wright-Debow Road and West Commodore Boulevard (CR526) prepared by PDS last revised on 9/18/2023 for Ocean County Planning Board application # JT1733A."

Condition #5 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The Engineer has determined that the off-tract traffic improvement fee to be \$8,021.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, Mr. Avery abstaining, and the off-tract traffic improvement fee to be \$8,021.00. The motion was unanimously carried.

JACKSON: Block 2603 Lot 18 (JT1721A) Miles II, LLC

This site plan was given final approval on 7/6/2023. Condition #9 was to pay an off-tract drainage improvement fee and condition #10 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$2,917.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$2,917.00. The motion was unanimously carried.

LAKEWOOD: Block 1160.01 Lot 2; (LAT1857A) Lakeside Holdings, LLC

This site plan was given final approval on 12/7/2022. Condition #5 was to pay an off-tract drainage improvement fee and condition #6 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$25,417.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee to be \$25,417.00. The motion was unanimously carried.

LAKEWOOD: Block 251.05 Lots 18 & 93 (LAT2196A.01) Bet Midrash Ohel Torah

This site plan was given final approval on 7/6/2023. During a meeting with the applicant on 3/18/2024, the applicant requested the County requirements to be amended to remove the applicant's responsibility to construct County road pavement widening. A Developers Agreement and cost estimate are to be revised to include pavement widening from the existing edge of pavement to 31' from centerline. The frontage improvements will be built by the County as part of the Cross Street improvement project. The Developer's Agreement should include all frontage improvements along Cross Street consistent with the 5 lane section. The motion was unanimously carried.

LAKEWOOD: Block 439 Lot 3 (LAT2225) Lacey River Debt, LLC.

This site plan was given final approval on 9/20/2023. The minutes are amended to change the description to a two-story 8,400 s.f. footprint (18,392 s.f. total) commercial building and one existing two story 21,450 s.f. commercial building with 148 parking spaces. Condition #4 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee is \$2,188.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$2,188.00. The motion was unanimously carried.

LAKEWOOD: Block 104.02 Lot 16 (LAT2228) Park Ave. Group, LLC

This minor subdivision was given final approval on 10/18/2023. A letter was read dated March 12, 2024 from Glenn Lines of New Lines Engineering requesting a waiver from providing a full 13' right-of-way dedication to Ocean County. A dedication of 13' would exceed ten percent of the lot area and will only serve to further encumber an undersized lot. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted the waiver from providing a full 13' right-of-way dedication and accept a right-of-way dedication from existing right-of-way of 6.5' with an additional 6.5' road easement for a total of 13'. The motion was unanimously carried.

POINT PLEASANT: Block 338 Lots 1 & 3 (PPB720B) Lenny's Colonial Ranch Market

This site plan was given final approval on 10/18/2023. A letter was read dated March 7, 2024 from Jason Regan of Hammer Engineering requesting a waiver from providing a right-of-way dedication to not escalate existing variances. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a right-of-way dedication and will accept a road easement. 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:
JACKSON JT1746	1	7310	02/01/2023	03/14/2024
LACEY LT833A	37.01, 39.01	176	12/6/2023	3/14/2024
LAKEWOOD LAT1785B.01	44.01	246	06/21/2023	03/11/2024
TOMS RIVER TRT3231D	16.01	171	02/07/2024	03/15/2024

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Tony Agliata discussed the 2024-2029 Capital Improvement Program (CIP) and distributed a memorandum and draft Resolution for consideration by the Board. The CIP has been reviewed for consistency with the Ocean County Comprehensive Master Plan. On a motion by Ms. McCrystal, seconded by Mr. Avery, the Board adopted the following Resolution endorsing the 2024-2029 Capital Improvement Plan and Budget.

WHEREAS, a coordinated and consistent program of capital improvements and public improvements are necessary to provide the infrastructure and public services required to meet the existing and future needs of County residents; and

WHEREAS, the Ocean County Board of Commissioners with the assistance of the Administrator, the Department of Finance, the Office of Management and Budget, the Engineering Department, the Planning Board and the County Auditor has developed a six year Capital Improvement Program and Budget; and

WHEREAS, the 2024 – 2029 Capital Improvement Program presents a program budget implementation schedule for capital improvement projects in Ocean County; and

WHEREAS, the capital projects and expenditures identified in the 2024 – 2029 Capital Improvement Program are consistent with the goals and policies contained in the Ocean County Comprehensive Master Plan, adopted by the Planning Board in 2011.

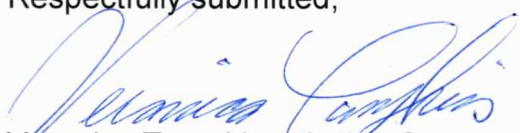
NOW, THEREFORE BE IT RESOLVED that the Ocean County Planning Board endorses the 2024 – 2029 Ocean County Capital Improvement Program and Budget which establishes an orderly financing and implementation schedule for needed capital improvements.

BE IT FURTHER RESOLVED that certified copies of this Resolution be sent to the Ocean County Board of Commissioners, the Administrator, Clerk of the Board, Director of Management and Budget, the Planning Director, the County Engineer, the County Auditor and the Director of Finance

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

Respectfully submitted,


Veronica Tompkins, Acting Secretary
Ocean County Planning Board