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

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

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Joseph Bilotta, Alan W. Avery, Charles E. Jobes, Jr., John Ernst, Laura Benson, Anthony Agliata 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.

Ms. Florio brought to the attention of the Board, a correction to the minutes of November 15, 2017; wherein under the Contingencies Met column, MT492 was listed; it should have been listed as MT492A. The correction is duly noted into the minutes and accepted on a motion by Mr. Bertrand, seconded by Mr. Bilotta. The motion was unanimously carried.

On a motion by Mr. Bertrand, seconded by Mr. Bilotta, the minutes of the meeting of December 20, 2017 were moved for approval. The motion was unanimously carried.

## SUBDIVISION AND SITE PLAN REVIEW

### BEACHWOOD: Lots 2,3,4, 5 & 6 Block 5.57 (BB128A) Abramski Properties

This site plan application is for a 9,000 s.f. contractor warehouse and 30 proposed parking spaces on Pinewald Road. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road. Since the right-of-way half width is less than 30 feet from centerline of the filed map right-of-way, submit a deed of dedication for an additional right-of-way dedication to 30' from centerline of the filed map right-of-way and for the right-of-way corner clip concentric to the proposed intersection to Ocean County. Course 2 of the metes and bounds description does not match the plans and the latest revision date of the referenced plan needs to be provided on the metes and bounds description, (2) submit an executed sight right easement form for sight triangle easements at the proposed access point in accordance with County standards to Ocean County. The metes and bounds description does not match the plan set and the latest revision date of the referenced plan needs to be provided on the metes and bounds description, (3) submit a traffic report; ITE trip generation data form submitted (waiver requested), (4) accurately identify the number of proposed parking spots (CAFRA letter says 35, application says 30, variance says 11, plans show 6), (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/17/18), (6) provide curbing for a distance of 125 from the end of the curb return from both sides of the intersection in accordance with Section 612.A. (waiver requested), (7) dimension the distance from both curb ends to the centerline, (8) revise the plans to show a proposed curb return radius to 20' from centerline on Block 5.56, Lot 3 with a 15:1 pavement taper in accordance with Section 611:E.1, (9) revise the cross-sections to show the existing cross-slope and provide a uniform cross-slope from centerline to the limits of proposed pavement widening, (10) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the commingling of stormwater run-off from the County road, (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 request.

A letter dated December 13, 2017 was read from Eric Danielsen of FWH Associates requesting a waiver from submitting a traffic report. An ITE trip generation data form has been submitted in lieu of a traffic report. A waiver is requested from providing curb along the frontage of the adjacent property, the last ten feet of the curb return is proposed to taper to depressed curb. The proposed intersection has been designed to line up with Halliard Avenue on the opposite side of Pinewald Road and the radius of the curb returns has been increased to 35 feet. Proposed curb has been provided along the site's Pinewald Road frontage at 20 feet from centerline for the required length of 125 feet.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board accepted the ITE trip generation statement in lieu of a traffic report and the Board granted a waiver from constructing curb across the adjacent property; this site plan 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. Since the right-of-way half width is less than 30 feet from centerline of the filed map right-of-way, submit a deed of dedication for an additional right-of-way dedication to 30' from centerline of the filed map right-of-way and for the right-of-way corner clip concentric to the proposed intersection to Ocean County. Course 2 of the metes and bounds description does not match the plans and the latest revision date of the referenced plan needs to be provided on the metes and bounds description, (2) submit an executed sight right easement form for sight triangle easements at the proposed access point in accordance with County standards to Ocean County. The metes and bounds description does not match the plan set and the latest revision date of the referenced plan needs to be provided on the metes and bounds description, (3) accurately identify the number of proposed parking spots (CAFRA letter says 35, application says 30, variance says 11, plans show 6), (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/17/18), (5) dimension the distance from both curb ends to the centerline, (6) revise the plans to show a proposed curb return radius to 20' from centerline on Block 5.56, Lot 3 with a 15:1 pavement taper in accordance with Section 611:E.1, (7) revise the cross-sections to show the existing cross-slope and provide a uniform cross-slope from centerline to the limits of proposed pavement widening, (8) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the commingling of stormwater run-off from the County road, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) 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.

**BERKELEY: Lots 1 - 48 Block 615 (BT487B) 245 Hickory Lane, LLC**

This site plan is for a 2,400 sf addition to an existing light industrial warehouse building and a proposed gravel access drive on Hickory Lane. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

**BRICK: Lots 16.08 & 29.01 Block 322 (BRT1753C) Gass, Joe**

This three-lot major subdivision is located on Cherry Quay Road and a local road. Ocean County requires the applicant to address the following items: (1) indicate the existing right-of-way half width and full width of Cherry Quay Road on the plan, if less than 30 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a traffic report (waiver requested), (3) submit a drainage report (waiver requested), (4) revise the final plat to be signed and sealed by a land surveyor in accordance with the Map Filing Law. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 2, 2018 was read from Ray Carpenter of R.C. Associates requesting a waiver from providing a traffic report since the application is for only one proposed new dwelling. A waiver is requested from providing a drainage report since the application does not qualify as a major development per N.J.A.C. 7-8 and the Township did not require one. The proposed development does not affect any County drainage system.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a traffic report and a drainage report; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) indicate the existing right-of-way half width and full width of Cherry Quay Road on the plan, if less than 30 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) revise the final plat to be signed and sealed by a land surveyor in accordance with the Map Filing Law. 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 1 Block 702.01 (BRT1963.01) WCS Properties**

This site plan application is for an existing 1,300 s.f. commercial building renovation with a 75 s.f. building expansion for a stair tower with 12 proposed parking spaces located on Chambers Bridge Road. Ocean County requires the applicant to address the following items: (1) since the existing right-of-way half width is less than 40 feet from centerline, submit a 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 sight right easement form and metes and bounds description for a sight triangle easement at the existing side street in accordance with County standards to Ocean County, (3) address the following traffic comments: a) provide trip generation statement summarizing existing and proposed conditions, b) plans submitted contradict plan included in traffic report in regards to the median island on Salmon Street, please clarify, c) provide R3-2 (No Left Turn) signs for east bound Chambersbridge Road at driveway and in median island for eastbound Chambersbridge Road traffic, (4) submit a drainage report for the site (waiver requested), (5) remove the concrete curb detail on sheet 3 of 7 because it conflicts with the County standard curb detail on sheet 1 of 4 of the County road plans, (6) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (7) design the proposed parking in accordance with Section 603.A, (8) address the increase in runoff from the new impervious coverage directed toward the County road, (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 January 2, 2018 was read from William Stevens of Professional Design Services requesting a waiver from providing a drainage report since no drainage system exists, nor is one proposed.

On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board denied the request to waive submitting the required drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width is less than 40 feet from centerline, submit a 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 sight right easement form and metes and bounds description for a sight triangle easement at the existing side street in accordance with County standards to Ocean County, (3) address the following traffic comments: a) provide trip generation statement summarizing existing and proposed conditions, b) plans submitted contradict plan included in traffic report in regards to the median island on Salmon Street, please clarify, c) provide R3-2 (No Left Turn) signs for east bound Chambersbridge Road at driveway and in median island for eastbound Chambersbridge Road traffic, (4) submit a drainage report for the site, (5) remove the concrete curb detail on sheet 3 of 7 because it conflicts with the County standard curb detail on sheet 1 of 4 of the County road plans, (6) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (7) design the proposed parking in accordance with Section 603.A, (8) address the increase in runoff from the new impervious coverage directed toward the County road, (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.

**BRICK: Lots 40 & 41.01 Block 252.19 (BRT1968) Bauer Properties 5, LLC**

This three-lot minor subdivision is located on a local road. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**BRICK: Lots 46 Block 1422 (BRT1969) Bendel, Steven**

This three-lot minor subdivision is located on two local roads. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Mr. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

**HARVEY CEDARS: Lots 9 & 10 Block 83 (HCB133) Walters, Edward**

This two-lot minor subdivision is for a lot line adjustment on a local road. County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Jobes, this minor subdivision was given final approval contingent upon the final plat being revised to include three corner coordinates in accordance with the Map Filing Law prior to receiving Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LACEY: Lots 10, 11, 12 & 13 Block 468 (LT877) Groeschke, Charles & Kathy**

This two-lot minor subdivision is for a lot consolidation on a local road. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Mr. Jobes, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 9 Block 1081 (LAT1587.02) Congregation Yeshiva Mkor Chaim**

This site plan application is for a proposed 46,846 s.f. school with 30 proposed parking spaces and associated site improvements to be located on Locust Street. The desired right-of-way width of Locust Street is 66' full width and the plans show that there is an existing half width right-of-way of 33'. On a motion by Mr. Bilotta, seconded by Mr. Jobes, this site plan was given final approval contingent upon the applicant to address the following items: (1) address the following traffic comments: a) demonstrate how the site will accommodate the anticipated bus traffic and vehicular traffic (drop off/pick up trips), (2) submit a sight right easement form for a sight triangle at the proposed driveways on Locust Street in accordance with County standards to Ocean County, (3) submit road improvement plans for Locust Street indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, existing striping, cross sections maintaining a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow, and the limit of pavement reconstruction, to be reviewed and approved by the Ocean County Engineer, (4) provide the County standard pavement widening detail showing 6" dense-graded aggregate base course, 4" hot mix asphalt 19M64 base course, and 2" hot mix asphalt 12.5M64 surface course. 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 182 Block 189 (LAT1984) Finkelstein, Mordechai**

This two-lot minor subdivision is located on a local road. County facilities are not 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 item: (1) add three corner coordinates to the final plat in accordance with the Map Filing Law. Approval recommended upon fulfillment of the above contingency. 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 185 Block 189 (LAT1985) Finkelstein, Mordechai**

This two-lot minor subdivision is located on a local road. County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 90 Block 1159 (LAT1986) Gordon, Noah**

This two-lot minor subdivision is located on Chestnut Street. 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 items: (1) indicate the existing right-of-way half width and full width of the County road on the plan, if less than 30 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (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, (3) 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 striping in the County road, (4) indicate the proposed curb is to be built 20 feet from centerline in accordance with Section 612:B, (5) provide a concrete curb and pavement widening detail in accordance with County standards, (6) construct the handicap ramps at the driveway in accordance with the current

Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (7) construct 15:1 tapers along the County road in accordance with Section 611:E-1, (8) locate the catch basin in the gutter line of the County road on the plans, (9) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (10) provide a final plat prepared in accordance with the Map Filing Law, (11) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) "Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable", and d) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies." All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 91 Block 1159 (LAT1987) Gordon, Noah**

This two-lot minor subdivision is located on Chestnut Street. Ocean County requires the applicant to address the following items: (1) indicate the existing right-of-way half width and full width of the County road on the plan, if less than 30 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (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, (3) 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 show striping in the County road, (4) indicate the proposed curb is to be built 20 feet from centerline in accordance with Section 612:B, (5) provide a concrete curb and pavement widening detail in accordance with County standards, (6) construct the handicap ramps at the driveway in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (7) construct 15:1 tapers along the County road in accordance with Section 611:E-1, (8) locate the catch basin in the gutter line of the County road on the plans, (9) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (10) provide a final plat prepared in accordance with the Map Filing Law, (11) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) "Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable", d) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies." All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 1, 2 & 6 Block 1032 (LAT1988) Mark Properties, 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. Bilota, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 1 Block 230 (LAT1989) Lipschitz, Yosef**

This four-lot minor subdivision is located on a local road. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Mr. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 3.03 & 4.07 Block 11.01 (LAT1990) Eiechenstein, Barry**

This two-lot minor subdivision is for a lot line adjustment located on a local road. County facilities are not impacted. On a motion by Mr. Avery, seconded by Mr. Jobes, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 263, 263.01, 263.02 Block 1160.12 (LAT293X20.01) 36 Airport Rd LLC**

This site plan is for a 59,849 s.f. expansion of an existing office building with 172 proposed parking spaces (54 existing and 118 proposed) on Airport Road. Most of the Planning Board conditions have been addressed under LAT293X20. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this site plan was given final approval contingent upon the applicant to address the payment an off-tract traffic improvement fee in the amount of $24,583.00, which was paid on January 10, 2018; therefore this site plan was given final approval. The motion was unanimously carried.

**LONG BEACH: Lots 1.02 & 1.03 Block 18.39 (LBT765) Cantor, Richard & Joan**

This two-lot minor subdivision is for a lot line adjustment on the ocean side of Long Beach Boulevard. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Jobes, this minor subdivision was given final approval. The motion was unanimously carried.

**PLUMSTED: Lots 9 Block 80 (PT384B) Treadwell Investment Property, LLC**

This four-lot major subdivision is for the creation of three residential lots and one conservation lot located on Pinehurst Road [aka O.C. Route 539]. Ocean County requires the applicant to address the following items: (1) provide a right-of-way deed of dedication and metes and bounds description to 40' from centerline along O.C. Route 539 to Ocean County as indicated on the final map, (2) submit a copy of the N.J.D.E.P. letter of interpretation for the wetland delineation as shown on the plan, (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), (5) construct additional pavement widening to 25 feet from centerline and 15:1 tapers along the County road in accordance with Section 611:E-1, (6) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and cross-sections maintaining a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow, to be reviewed and approved by the Ocean County Engineer (waiver requested), and (7) provide a driveway apron detail. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated December 22, 2017 was read from William Stevens of Professional Design Services requesting a waiver from providing a traffic report, drainage report and County road improvement plans as this application has already been approved for a minor subdivision.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a traffic report and drainage report and upheld the request to provide County road improvement plans; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) provide a right-of-way deed of dedication and metes and bounds description to 40' from centerline along O.C. Route 539 to Ocean County as indicated

on the final map, (2) submit a copy of the N.J.D.E.P. letter of interpretation for the wetland delineation as shown on the plan, (3) construct additional pavement widening to 25 feet from centerline and 15:1 tapers along the County road in accordance with Section 611:E-1, (4) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and cross-sections maintaining a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow, to be reviewed and approved by the Ocean County Engineer, and (5) provide a driveway apron detail. 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.

**PT. PLEASANT: Lots 1 Block 278 (PPB767A) The CAM Trust**

This site plan is for the demolition of a two-story residential dwelling and detached garage and the construction of three three-story townhouse with nine proposed parking spaces to be located on a local road section of Bay Avenue. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 4 Block 173 (TRT3371A.01) Schwab, Eli**

This site plan application is for four new buildings for a total of 21,870 s.f. of contractor's office, equipment storage, and warehouse and 49 proposed parking spaces to be located on Route 9. This site plan was previously approved under TRT3371. An off-tract traffic Improvement fee of $5,104.00 was previously paid. Ocean County conditions have been addressed. On a motion by Ms. McCrystal, seconded by Mr. Jobes, this site plan was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 398, 399, 400, 402, 403, 405 Block 708 (TRT3398) Horrocks, Carl & Molly**

This two-lot minor subdivision is located on a local road. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 31 Block 413 (TRT3399) Gasviani, Salome & George**

This site plan is for a 15-bed community residence with 11 proposed parking spaces to be located on North Bay Avenue. On a motion by Mr. Jobes, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) indicate the existing right-of-way half width and full width of the County road on the plan, if less than 30 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for the proposed sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, (4) address the following traffic comment: (a) demonstrate truck turning movements at driveway, (5) add the following standard County notes to the plan: a) "The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way", b)The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (6) construct the handicap ramps at the proposed driveway in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, and (7) 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. 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 5 Block 662 (TRT3400) 27 Washington St., LLC**

This site plan is for five-story 20-unit mid-rise residential building with 15 proposed parking spaces to be located on the corner of Washington Street and Robbin's Street. 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) indicate 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) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, (4) submit a drainage report, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer, (6) provide a concrete curb and driveway apron detail in accordance with County standards, (7) reconstruct the existing intersection curb radius in accordance with Section 610:E, (8) construct the handicap ramps at the driveway and intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (9) add the Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (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.

**TOMS RIVER: Lots 17 & 18 Block 1080.16 (TRT3401) Szczur, Henryk**

This two-lot minor subdivision is for a lot line adjustment at the corner of two local roads. County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Avery, this minor subdivision was given final approval. The motion wes unanimously carried.

**TOMS RIVER: Lots 103.01 Block 394 (TRT3402) Hooper Partners, LLC**

This site plan application is for the renovation of an existing motor vehicle repair garage (9,043 s.f.) to include a proposed fitness gym and pool supply retail store with 22 new parking spaces located on Hooper Avenue. Ocean County requires the applicant to address the following items: (1) indicate the existing right-of-way half width and full width of the County road on the plan, if less than 60' feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for a sight triangle easement at the egress point in accordance with County standards to Ocean County, (3) submit a drainage report for the site (waiver requested), (4) remove proposed parking from within the County road easement, and (5) 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 December 22, 2017 was read from Joshua Sewald and Michael Amodio of Dynamic Engineering requesting a waiver from the submission of a drainage report. The proposed development consists of less than one acre of land disturbance and proposes less than one-quarter acre increase in impervious surface, therefore it does not qualify as a major development and is not subject to the NJDEP stormwater management, water quality or groundwater recharge regulations set for by NJAC 7:8. Further, the proposed development consists of less than 5,000 s.f. of land disturbance and is not subject to the New Jersey standards for soil erosion and sediment control. The proposed site improvements will result in 666 s.f. increase in impervious coverage which is considered de minimus. The stormwater runoff generated by the slight increase in impervious cover is tributary to the existing on-site stormwater collection and infiltration facilities. Therefore, no stormwater impact to the County drainage facilities is anticipated.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1) indicate the existing right-of-way half width and full width of the County road on the plan, if less than 60' feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for a sight triangle easement at the egress point in accordance with County standards to Ocean County, (3) remove proposed parking from within the County road easement, and (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**TOMS RIVER: Lots 4 Block 1108.40 (TRT3403) Oak Tree Holdings, LLC**

This site plan application is for a proposed canopy addition to an existing Modern Propane retail store on Fischer Boulevard. No new parking spaces are proposed. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan 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**

**LAKEWOOD:** Lots 6, 9.01 & 41 Block 490 (LAT979D.03) Rishon Associates, LLC
**LAKEWOOD:** Lots 9 Block 208 (LAT997F) Kiddie Care NJ LLC

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**CORRESPONDENCE:**

**LAKEHURST: Block 68, Lot 1 (LB12C) 29 Union, LLC.** This site plan received conditional approval on November 1, 2017. A letter dated December 21, 2017 was read from Matthew Hockenbury of MCH Engineering requesting a waiver from providing new handicap ramps at the intersections adjacent to the site based on the fact that depressed curb and ramps currently exist. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board denied the request to waive the condition to construct the handicap ramps at the intersections in accordance with current Federal ADA standards. The motion was unanimously carried.

**JACKSON: Block 21202, Lots 6.01, 7 & 8 (JT1622A.01) J. Gordon Milnes.** This site plan received conditional approval on July 5, 2017. Condition #5 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #6 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be the $6,000.00 and the off-tract traffic improvement fee to be $37,790.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract drainage improvement fee in the amount of $6,000.00 and the payment of an off-tract traffic improvement fee in the amount of $37,790.00. The motion was unanimously cerried.

**LAKEWOOD: Block 11.02, Lots 9, 10 & 27 (LAT1843.01) Yechezkel, Pam.** This major subdivision received conditional preliminary and final approval on February 15, 2017. Condition #10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #11 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be the $6,000.00 and the off-tract traffic improvement fee to be $3,333.00. On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board required the payment of an off-tract drainage improvement fee in the amount of $6,000.00 and the payment of an off-tract traffic improvement fee in the amount of $3,333.00. The motion was unanimously carried.

**OCEAN: Block 169 / 191, Lots 8.01, 12, 13 / 13 (OT267A.01) Amboy Bank Realty, LLC.** This site plan received conditional approval on August 16, 2017. Condition #3 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be $9,583.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract traffic improvement fee in the amount of $9,583.00. 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 LIGHT BLB113C | 1.01 - 1.07 | 10.01 | 07/19/17 | 01/17/18 |
| LAKEWOOD LAT1957A | 130, 131, 178.01, 178.02, 179.01, 179.02 | 189 | 11/15/17 | 01/12/18 |
| OCEAN OT268 | 1.02 | 109 | 10/18/17 | 01/02/18 |

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Planning Director Agliata introduced the Resolution authorizing the adoption of the Ocean County Comprehensive Master Plan Amendments by the Ocean County Planning Board. Chairman Russell thanked the Planning and Engineering staff for the their efforts to complete the amendments. Mr. Agliata stated that the public hearing was held on January 11, 2018. On a motion by Mr. Jobes, seconded by Mr. Bertrand, the Board adopted the following Resolution authorizing the adoption of the Ocean County Comprehensive Master Plan Amendments. Roll call of the membership: Mr. Bertrand, yes; Ms. McCrystal, yes; Mr. Jobes, yes; Mr. Avery, yes; Mr. Bilotta, yes; Mr. Ernst, yes; Chariman Russell, yes. Resolution passed. Master Plan Amendments adopted.

**WHEREAS,** the New Jersey County and Regional Planning Act (NJSA 40:27 et seq.) authorizes County Planning Boards to prepare and adopt master plans to guide the future development of the Counties; and,

**WHEREAS,** the Ocean County Planning Board prepared the **Ocean County Comprehensive Master Plan** which contains land use, environmental and functional recommendations to provide for the orderly and efficient growth of Ocean County; and,

**WHEREAS,** on December 21, 2011 the Ocean County Planning Board adopted the last **Ocean County Comprehensive Master Plan** and *all the maps contained* therein, following the required public hearing; and,

**WHEREAS,** the Ocean County Planning Board has prepared amendments to the **Ocean County Comprehensive Master Plan** which have been distributed to the appropriate officials of the County; and,

**WHEREAS,** copies of the amendments to the **Ocean County Comprehensive Master Plan** were distributed to each of the County's constituent municipalities for review and comment in accordance with the Statue, prior to a public hearing; and,

**WHEREAS,** on January 11, 2018 the Ocean County Planning Board conducted a public hearing on the revisions to the **Ocean County Comprehensive Master Plan.**

**NOW, THEREFORE, BE IT RESOLVED** that the Ocean County Planning Board hereby adopts the amendments to the **Ocean County Comprehensive Master Plan** dated December 21, 2011, and subsequent amendments dated January 17, 2018, and all the maps contained within.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution along with the amendments to the **Ocean County Comprehensive Master Plan** and accompanying maps be forwarded to the **Ocean County Board of Chosen Freeholders,** to each municipality in Ocean County and the New Jersey Pinelands Commission.

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

Respectfully submitted,

Robin L. Florio

Robin L. Florio, Secretary
Ocean County Planning Board

/rlf