

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

Regular meeting, Wednesday, April 18, 2018, 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, 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.

On a motion by Mr. Bertrand, seconded by Ms. McCrystal, the minutes of the meeting of April 4, 2018 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 19 & 20 Block 344 (BT673) Northeast Passage Corporation**

This site plan application is for a 2,940 s.f. convenience store with 24 proposed parking spaces to be located at the intersection of Grand Central Parkway and Forest Hills Parkway. On a motion by Mr. Bertrand, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 40 feet from centerline on Forest Hills Parkway, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, if less than 30 feet from centerline on Grand Central Parkway, 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/intersection in accordance with County standards to Ocean County, (3) construct additional pavement widening and tapers along the County road in accordance with Section 611:E-1, (4) revise the standard cross section for County roads to be 6" dense-graded aggregate base course, 4" hot mix asphalt 19M64 base course, and 2" hot mix asphalt 12.5M64 surface course. (5) address the following traffic comment: (a) use build year 2028, response may result in an additional request for information, (6) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, full and half width pavement dimensions, and the driveway on adjoining Lot 16, (7) provide a "one-way" sign on the concrete center island on Forest Hills Parkway and extend the island to the easterly edge line of the driveway on Lot 16, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**BRICK: Lots 2 Block 109.11 (BRT1972) Mantoloking Ale House**

This site plan is for the addition of a 900 s.f. outdoor patio to an existing Mantoloking Ale House on Mantoloking Road. No new parking spaces are proposed. 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 40 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (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) construct the handicap ramps at the intersection within the County right-of-way in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (4) reconstruct the existing intersection curb radius in accordance with Section 610:E, (5) provide parking in accordance with Section 603.A, (6) submit a traffic report (waiver requested), (7) submit a drainage report (waiver requested), (8) submit County road improvement plans

(waiver requested), and (9) submit a CAFRA Jurisdiction Determination (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

Letters dated March 28, 2018 and April 18, 2018 were read from Timothy Lurie of D.W. Smith requesting various waivers. A waiver is requested from providing a traffic report. The site contains 62 existing parking spaces. When the new owner took over the restaurant, they configured the interior to 121 seats and eliminated 22 seats. Therefore, only 36 parking spaces are required. The proposed outdoor patio is configured with 36 seats, and with the elimination of 22 seats, it is now a net gain of 12 seats. Based on the Brick Township Ordinance of one car per four seats, this is an increase of three cars, which is minimal. There is plenty of existing parking to meet this requirement and no new parking is proposed. A CAFRA permit is not required since no new parking spaces are proposed. The restaurant interior seating has been reduced from previous owners and the overall impervious area is reduced. A waiver is requested from submitting a drainage report and County road improvement plans as this application is for approval to add a 900 s.f. outdoor patio to the front of the building. There will be no increase in parking spots. There will be no impact on the County's drainage system, as the impervious coverage will be reduced by 622 s.f. on Lot 2, therefore a drainage report is not necessary.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a traffic report, drainage report, County road improvement plans and a CAFRA permit; 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 40 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) submit a sight triangle easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) construct the handicap ramps at the intersection within the County right-of-way in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (4) reconstruct the existing intersection curb radius in accordance with Section 610:E, and (5) provide parking in accordance with Section 603.A. 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 9, 10, 11 Block 3301 (JT1695) Dawn Developers**

This minor subdivision is for a lot consolidation at the intersection of two local roads. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) submit a final plat prepared in accordance with the Recordation Act. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LACEY: Lots 3.02 & 4.01 Block 519 (LT867A) Lidl US Operations LLC**

This site plan is for the construction of a 25,400 s.f. Lidl grocery store building along with 218 parking spaces and associated site improvements on the corner of a local road and Route 9. There are no impacts to County facilities. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 14,15,16 Block 1095 (LAT1896.02) Mansour, Aharon**

This two-lot minor subdivision (lot consolidation) is for two single family dwelling units to be located on Chestnut Street. Chestnut Street is already at the desired master plan right-of-way half width of 33'. Chestnut Street has been widened to at least 18.5' from centerline by Lakewood Township. Ocean County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 10 Block 241 (LAT2006) Congregation Ohr Elchonon**

This site plan is for a 5,200 s.f. synagogue with five proposed parking spaces to be located on East Fourth Street (local road). Ocean County requires the applicant to address the following item:

(1) submit a drainage report for the site (waiver requested). Approval recommended upon fulfillment of the above contingency and the Board's decision on the waiver request.

A letter dated April 9, 2018 was read from Joseph Kociuba of KBA Engineering requesting a waiver from providing stormwater management calculations on this project as the project does not constitute an increase in impervious cover greater than one-quarter acre and does not front on or affect any County roads or facilities. Accordingly, the site is not a major development and not subject to stormwater requirements.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a drainage report for the site due to the minor nature of the project; therefore this site plan was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 1 & 3 Block 1077.04 (LAT2007) New Jersey American Water Co., Inc.**

This site plan is for a 576 s.f. sanitary sewer lift station to be located on Chestnut Street and a proposed force main along Vermont Avenue north to Oak Street. This section of Chestnut Street was paved in 2016 and is therefore under a three year moratorium. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 33 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) 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) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), (5) provide the County standard trench repair detail, (6) provide pavement dimensions for half width and full width of the County road, (7) properly show the proposed force main on Chestnut Street. If pavement restoration crosses the centerline of Chestnut Street, the whole width of the road will need to be reconstructed due to the moratorium, (8) provide full height curb in front of the existing driveway to the facility "to be abandoned", (9) add the following standard County notes to the plans: 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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated April 9, 2018 was read from Stephanie Cuthbert of Remington & Vernick Engineers requesting a waiver from submitting a traffic report and a drainage report. The proposed project site includes the demolition of an existing residential property and the construction of a new sanitary lift station. The proposed lift station will not generate additional traffic to the facility and parking for any vehicles entering the site will be offsite. The proposed sanitary lift station is to replace an existing lift station within the same area. Specifically, the proposed lift station will be located within 400 feet of the existing station that will be demolished. Furthermore, the proposed lift station will not be accessible from the adjacent County Route 626 (Chestnut Street). Instead, the proposed lift station will only be accessible from the local road, Mountain View Drive. The proposed lift station will be constructed once the existing residential house on the property is demolished. The proposed impervious lift station will be less than the existing impervious, therefore, an increase in runoff is not anticipated from the project. The grading of the proposed lift station will not be altered. Specifically, runoff from the site will be towards the adjacent municipal road, Mountain View Drive. There will be no direct runoff to County Route 626 from the proposed site.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report and a drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 33 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (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) provide the County standard trench repair detail, (4) provide pavement dimensions for half width and full width of the County road, (5) properly show the proposed force main on Chestnut Street. If pavement restoration crosses the centerline of Chestnut Street, the

whole width of the road will need to be reconstructed due to the moratorium, (6) provide full height curb in front of the existing driveway to the facility "to be abandoned", (7) add the following standard County notes to the plans: 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. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LONG BEACH: Lots 1, 25 & 26 Block 14.05 (LBT767) Meisner, Donald**

This three-lot minor subdivision is for lot line adjustments at the intersection of Long Beach Boulevard and Surf Avenue. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (waiver requested), (3) reconstruct the existing intersection curb radius in accordance with Section 610:E, (waiver requested), (4) provide a driveway apron detail in accordance with County standards, (5) if the Township requires curb, show full height curb to be installed along Long Beach Boulevard at 32' from the physical centerline, and (6) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of both roads and the striping of Long Beach Boulevard. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated March 20, 2018 was read from James Brzozowski of Horn, Tyson & Yoder requesting waivers from County standards regarding sight triangle easements and curb radius at intersections. A waiver is requested from County standard 610:E requiring a 25' radius at the north easterly intersection of Long Beach Boulevard and Surf Avenue. The applicant proposes to install a curb at this intersection and increase the existing 5' radius to a radius of 15'. An existing utility pole and fire hydrant prevent the installation of the 25' radius curb. A waiver is requested from the County standard for sight triangle easements, 610:D at the intersection of Long Beach Boulevard and Surf Avenue. The County standard sight triangle at this intersection would severely limit the development of new Lot 1.01. A waiver is requested to permit the AASHTO standard for sight triangles for an intersection with stop control on the minor road be substituted for the County standard for sight triangle easements. Long Beach Boulevard is a four lane undivided road with a posted speed limit of 45 mph. The AASHTO sight triangle is an accepted and safe standard and is suggested as an alternative at this intersection.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board held action on the waiver requests until applicant provides additional roadway data on the County road frontage; this minor subdivision was given final approval contingent upon requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (waiver requested), (3) reconstruct the existing intersection curb radius in accordance with Section 610:E, (waiver requested), (4) provide a driveway apron detail in accordance with County standards, (5) if the Township requires curb, show full height curb to be installed along Long Beach Boulevard at 32' from the physical centerline, and (6) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of both roads and the striping of Long Beach Boulevard. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LONG BEACH: Lots 5.02 & 5.03 Block 18.46 (LBT768) O'Leary, Irene**

This minor subdivision is for a lot line consolidation and is located on an access easement to Long Beach Boulevard. The lots do not front on Long Beach Boulevard. County facilities are not impacted. 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 58, 69.02 & 70 Block 404 (TRT3215D) Saker ShopRite, Inc.**

This site plan is for an 11,470 s.f. building addition to Shop Rite (for a total of 86,501 s.f.) and 99 proposed parking spaces at the intersection of Route 166 and Route 37. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following item: (1) show the NJDOT "desired typical section" for this section of NJ Route 37 and Route 166 in accordance with the current NJDOT access code on the overall site plan. 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.

**TOMS RIVER: Lots 11 Block 615 (TRT3411) 619 Main Street, LLC**

This Site plan is to convert an existing residence to an office building with 18 proposed parking spaces to be located on Main Street (State Route 166). Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (waiver requested), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. (waiver requested), (4) The NJDOT "desired typical section" for this section of NJ Route 166 in accordance with the current NJDOT access code shall be indicated on the plans, and (5) provide 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 dated April 4, 2018 was read from Brian Murphy of FWH Associates requesting a waiver from providing a traffic report for this project. The site does not front on a County road and the parking lot is comprised of a total of 18 parking stalls. The traffic impact of the project will be de minimus. Further, a waiver is requested from paying the offsite traffic and drainage fees as the project discharges to the NJDOT roadway.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board required a trip generation statement be submitted in lieu of the traffic report. The requests to waive the off-tract drainage improvement fee and the off-tract traffic improvement fee were held until the additional information is received from the applicant; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement, (2) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (4) The NJDOT "desired typical section" for this section of NJ Route 166 in accordance with the current NJDOT access code shall be indicated on the plans, and (5) provide 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. Construction shall not commence until all conditions have been met.

\* \* \* \* \*

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

**JACKSON:** Lots 2 Block 3001 (JT1675.02) Cardinale & Jackson Crossing #2

**LAKWOOD:** Lots 50 & 53.03 Block 187.16 (LAT2005) Yeshiva Toras Yisroel Inc.

**LAKWOOD:** Lots 20 Block 1086 (LAT423D) 485 Locust Holdings, LLC

**LAKWOOD:** Lots 1 Block 409 (LAT597E) Excel Corporate Park, LLC

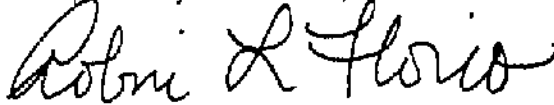
\* \* \* \* \*

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 JT1671.01	16	23201	05/03/17	04/12/18
LAKEWOOD LAT1857	2	1160.01	12/21/16	4/12/18
LONG BEACH LBT764.01	6-9, 11-19 / 2-7, 12, 14-18 / 4, 21-25	1.19 / 1.16 / 1.13	12/06/17	04/12/18

\*\*\*\*\*

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, Secretary  
Ocean County Planning Board

/rlf