

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

Regular meeting, Wednesday, May 16, 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, Charles Jobes, Jr., Joseph Bilotta, Scott Tirella, John Ernst, Robert Budesza, 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 May 2, 2018 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BEACH HAVEN: Lots 1.01 Block 158 (BHAB89D) Long, William G.

This two-lot minor subdivision is located at the intersection of Beach Avenue and Second Street. Ocean County requires the applicant to address the following items: (1) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (waiver requested), and (2) reconstruct the existing intersection curb radius in accordance with Section 610:E, (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated May 2, 2018 was read from Leon Tyszka of Nelke/Tyszka Land Surveyors requesting a waiver from the right-of-way dedication to 30' from centerline of Beach Avenue. There is an existing 16.5' right-of-way and a 13.5' wide easement. The applicant was previously granted a road easement in lieu of a dedication on May 1, 2013. This property is located in the historic overlay district. The right-of-way encroaches into the existing buildings on all the adjoining properties including the historic Beach Haven library. For this reason, it would be unlikely that the road will ever be widened and the right-of-way dedication would create a hardship for this historic property. The applicant would also like to request a waiver from designing the intersection curb radius in accordance with Section 610:E requiring a 25' curb radius at the intersection of Beach Avenue and Second Street. A 5' radius exists now with an existing handicap ramp within that radius. Also, there are existing structures, a utility pole, fire hydrant and a catch basin which would have to be relocated if the radius is expanded, therefore creating a hardship. All the adjacent corners have the same radius and were all recently upgraded to new handicap ramps.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing an additional right-of-way dedication to 30' from centerline and allowed the previous easement to remain, and granted a waiver from reconstructing the existing intersection curb radius in accordance with Section 610:E, therefore, this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lots 72 & 66 Block 382.20 (BRT1886B) New Beginnings Christian Fellowship Church

This site plan is for interior reconstruction of an existing 23,990 s.f. building for a proposed House of Worship for the New Beginnings Christian Fellowship Church, existing teen center, and existing thrift shop with 67 existing parking spaces and proposed parking lot restriping located on Brick Boulevard. No improvements are proposed along Brick Boulevard. The plans indicate that the existing half width of the County right-of-way is 46 feet from centerline plus a 14' wide road easement to Ocean County. Ocean County requires the applicant to address the following items: (1) dimension the existing full width right-of-way of the County road and dimension the pavement half width and full width of the County road, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the existing intersection in accordance with County standards to Ocean County, and (3) submit a drainage report (waiver requested). Approval

recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated May 8, 2018 was read from Michael Intile of Crest Engineering requesting a waiver from providing a stormwater management report and stormwater management facilities for this development. There will be additional impervious area added as a result of the proposed site improvements. No drainage pattern change is proposed and all runoff will continue to flow to the existing road system. The area of the site currently drains to the existing drainage infrastructure within the Township roadways. No change in the current drainage patterns is proposed.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing full width right-of-way of the County road and dimension the pavement half width and full width of the County road, and (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the existing intersection in accordance with County standards to Ocean County. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

JACKSON: Lots 26 Block 2301 (JT1692A.02) Jackson Township MUA

This site plan application is for a 900 s.f. water booster pump site for the Jackson Township Municipal Utilities Authority on East Commodore Boulevard. Ocean County requires the applicant to address the following items: (1) show the proposed property line outbounds of proposed Lot 26.02, (2) address the conditions of minor subdivision application JT1692, (3) dimension the existing right-of-way full width of the County road on the site plan, (4) submit a deed of dedication and metes and bounds description for a right-of-way dedication to 50' from centerline to Ocean County, (5) revise the plans to provide a 20' space for a vehicle to park between the right-of-way line and the proposed fence line, (6) provide a sight right easement at the proposed access point (waiver requested), and (7) submit a traffic report (waiver requested), (8) 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 dated April 25, 2018 was read from Susan Brasefield of Maser Consulting requesting a waiver from submitting a traffic report. The water booster station will have one (1) driveway entrance for use by Jackson Township MUA operations personnel. It will be accessed by one (1) employee in a small truck one (1) time per day. There will not be public access to the site and once construction is completed, there should be no need for delivery trucks. A waiver is requested from providing a drainage report. The only site improvements proposed is the pump station building and driveway. The total building and driveway area is 4,879 s.f. Therefore, there is an increase in impervious coverage of less than 0.25 acre and there will be less than once acre of disturbance. A waiver is requested from providing a sight right easement at the proposed access point. The sight triangle for the proposed driveway lies within the limits of the proposed right-of-way boundary, which is 50 feet from the centerline of East Commodore Boulevard.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from submitting a traffic report, drainage report and sight right easement; this site plan was given final approval contingent upon the applicant to address the following items: (1) show the proposed property line outbounds of proposed Lot 26.02, (2) address the conditions of minor subdivision application JT1692, (3) dimension the existing right-of-way full width of the County road on the site plan, (4) submit a deed of dedication and metes and bounds description for a right-of-way dedication to 50' from centerline to Ocean County, and (5) revise the plans to provide a 20' space for a vehicle to park between the right-of-way line and the proposed fence line. 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 1/1 Block 529/530 (LAT1181B.01) Yeshiva Ohr Yissoscher Academy Inc.

This site plan is for a 18,656 s.f. school and 7,137 s.f. gym with 42 proposed parking spaces to be located on Cross Street. The plans indicated that the right-of-way of Cross Street is at the desired master plan width of 66 feet. Plans show Cross Street to be widened to 26' from centerline. Ocean

County requires the applicant to address the following items: (1) revise the 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 at the new curb line in accordance with Section 611.B.1, (2) address the following traffic comments: a) utilize trip generation rates based upon number of students, b) provide turning templates utilizing future striping configuration of Cross Street, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per memo dated 5/14/18), (4) 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, (5) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer (per memo dated 5/14/18), (6) submit deeds of dedication and metes and bounds descriptions for additional right-of-way dedication for both corner clips to Ocean County (waiver requested), (7) design the proposed access drives taking into consideration the curb returns for both paper streets assuming 30' wide improved roads with radii of 35' in accordance with Sections 606 and 610 (waiver requested), and (8) provide a drainage easement to Ocean County to a distance of 25' from the centerline of the natural drainage swale that traverses the property. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated April 23, 2018 was read from Glenn Lines of NewLines Engineering requesting a waiver from providing right-of-way dedications at the corners of Baker and Weber Avenues with Cross Street. Lakewood Township does not wish these streets to be improved. A waiver is requested from designing curb returns into the paper streets. The Yeshiva is not using Baker or Weber Avenues as access to the site. Lakewood Township does not wish these streets to be improved. Also, there was heavy opposition from the residents of the Fairways at Lake Ridge to the opening and paving of Baker and Weber Avenues.

On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board granted a waiver from providing an additional right-of-way dedication for both corner clips provided the Township provide a letter indicating the paper streets Baker and Weber Avenues will not be developed, a waiver was granted from designing the proposed access drives taking into the consideration the curb returns for both paper streets, providing the applicant provides curb across the right-of-ways; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the 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 at the new curb line in accordance with Section 611.B.1, (2) address the following traffic comments: a) utilize trip generation rates based upon number of students, b) provide turning templates utilizing future striping configuration of Cross Street, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per memo dated 5/14/18), (4) 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, (5) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer (per memo dated 5/14/18), and (6) provide a drainage easement to Ocean County to a distance of 25' from the centerline of the natural drainage swale that traverses the property. If Baker Avenue and Weber Avenue are ever improved, this applicant will need to relocate the access drives. 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 9 & 19 Block 445 (LAT1998.01) Prospect St. Holdings, LLC

This five-lot minor subdivision is for four duplex buildings with 16 proposed parking spaces and a synagogue with 33 proposed parking spaces to be located on a local road. The trip generation statement submitted is acceptable. On a motion by Mr. Jobes, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a final plat prepared in accordance with the Recordation Act, including existing lot numbers, adjoining lots numbers, street names on the key map, and a Land Surveyor's original signature, (2) provide a legend on the final plat that identifies the shading and cross-hatching shown on the plat, and (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKEWOOD: Lots 10, 11, 12 Block 249 (LAT2009) Birnbaum, David

This six-lot minor subdivision is located on Ocean Avenue (State Route 88). County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) The NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code shall be indicated on the plans. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 19, 34, 41 & 42 Block 500 (LAT2011) Yeshiva Ohr Yehuda Inc.

This site plan is for a 23,838 s.f. school with 62 proposed parking spaces to be located on Franklin Boulevard, a local road. Ocean 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.

LAKEWOOD: Lots 4 Block 1051.09 (LAT2012) Mark Properties, LLC

This five-lot major subdivision is for two duplex buildings and one single family house with 20 proposed parking spaces on Providence Avenue, a local road. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), and (2) pay an off-tract traffic improvement fee in the amount of \$4,167.00. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated May 16, 2018 was read from Brian Flannery of FWH Associates requesting a waiver from submitting a CAFRA permit. The subject lot fronts on Providence Avenue which has been constructed in a Township right-of-way which was created by a subdivision more than ninety years ago. The roadway was constructed by the Oak Street JV pursuant to CAFRA permit #1514-14-0005.1 CAF 140001. This tract was not part of the aforementioned CAFRA permit but it fronts on Providence Avenue, which was included in the permit. The residential development on the adjacent side of Providence Avenue was also included in the CAFRA permit. A waiver is requested from submitting a traffic report. This project consists of a five lot residential subdivision; two duplex structures and one single family detached dwelling. The five residential lots will only result in seven AM peak hour trips and ten PM peak hour trips. The nearest Ocean County roadway is Cross Street, which is more than four thousand feet to the south. Since there is virtually no impact to the Ocean County facilities, a waiver is requested.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from submitting a traffic report; this preliminary and final major subdivision was given final approval contingent upon the applicant to pay an off-tract traffic improvement fee in the amount of \$4,167.00. This 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.

LAKEWOOD: Lots 6 Block 1025 (LAT2013) Wadsworth Properties, LLC

This two-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 one duplex building (two units) on two proposed lots with eight proposed parking spaces. Ocean County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lots 43, 44 & 45 Block 120.20 (ST448O) Manahawkin Family Apartments

This minor subdivision application is for the consolidation of three lots into two lots for the construction of 60 affordable residential apartment units with 108 parking spaces on a local road. Ocean County requires the applicant to address the following items: (1) withdraw site plan application ST448N, and (2) revise the final plat to include three corner coordinates in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

TOMS RIVER: Lots 24 Block 393.03 (TRT3412) St. Joseph Roman Catholic Church

This site plan is for the construction of two athletic domes for a total of 54,720 s.f. at the St. Joseph's Athletic fields on Whitty Road. One of the domes is to be installed over top of the existing tennis courts. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Old Freehold 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 deed of dedication and metes and bounds description for an additional right-of-way dedication from the point of curvature to the point of tangency at the intersection to Ocean County, and (3) submit a traffic report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated April 25, 2018 was read from Millis Looney of O'Donnell Stanton and Associates requesting a waiver from providing a traffic report. The applicant is proposing to install two domes (one over the existing tennis courts) to be used for indoor sports such as soccer, baseball, softball, volleyball, lacrosse, etc.) These activities will involve mostly training. The operation of the domes will primarily be used after the outdoor activities have been completed. Thus, there should be very little vehicular traffic generated from the project, if any, on to Whitty Road.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a traffic 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 Old Freehold 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, and (2) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication from the point of curvature to the point of tangency at the intersection to Ocean County. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

TOMS RIVER: Lots 7,8,9 Block 697 (TRT3413) Erbe, Patrick

This two-lot minor subdivision is 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 contingent upon the applicant to (1) clarify the Block and Lots on the plan. 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 7 Block 439 (LAT1786B) ARM Land Group, LLC

LAKEWOOD: Lots 48 Block 12.04 (LAT1859A) Torah Links

LAKEWOOD: Lots 2.01, 3 & 4 Block 494 (LAT1979.02) Cheder Toras Zev

LAKEWOOD: Lots 37 Block 855.03 (LAT2010) Herzkowitz, Chaim Tzvi

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CORRESPONDENCE:

JACKSON: Block 22401, Lot 6 (JT1656.01) Feldchild, LLP. This site plan received conditional approval on October 4, 2017. Condition #9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and Condition #10 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$8,333.00. 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 \$8,333.00. The motion was unanimously carried.

JACKSON: Block 14001, Lots 32.01 – 32.07 (JT1676) County Line Construction. This preliminary and final major subdivision received conditional approval on May 3, 2017. Condition #13 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and Condition #14 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$5,000.00. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$5,000.00. The motion was unanimously carried.

LAKEWOOD: Block 1608 / 1609, Lots 1 & 2 / 28.01 (LAT594.93A) Cedarbridge Properties, LLC. This site plan received conditional approval on June 3, 2015. A letter dated May 16, 2018 was read from Sebastiano Pulvirenti of Challoner & Associates requesting a one-year extension for this application. Condition #9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and Condition #10 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$58,542.00. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the payment of an off-tract traffic improvement fee in the amount of \$58,542.00. The off-tract traffic improvement fee is assessed in lieu of Condition #8, which required the applicant enter into an agreement with the Ocean County Board of Chosen Freeholders with regard to the developer's share to upgrade the signalized intersection of Cedarbridge Avenue/Airport Road to accommodate the additional volume being generated by the site and the payment of the off-tract traffic fee addresses this condition; the Board granted a one-year extension of the site plan application to June 3, 2019. The motion was unanimously carried.

LAKEWOOD: Block 1609, Lot 11 (LAT594B) JAYG Enterprises, LLC. This site plan received conditional approval on April 4, 2018. Condition #4 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer and Condition #5 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined the off-tract traffic improvement fee to be \$7,708.00 and the off-tract drainage improvement fee to be \$6,000.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board required the payment of an off-tract traffic improvement fee in the amount of \$7,708.00 and the payment of an off-tract drainage improvement fee in the amount of \$6,000.00. The motion was unanimously carried.

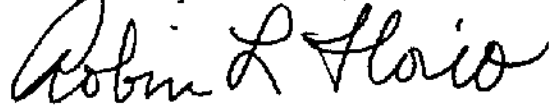
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
EAGLESWOOD ET21D	163 & 163.01	4	04/04/18	05/14/18
JACKSON JT1656.01	6	22401	10/04/17	05/15/18
JACKSON JT1676	32.01-32.07	14001	05/03/17	05/16/18
LACEY LT874	14 – 18	944	10/18/17	05/16/18
LAKEWOOD LAT1993	177	189.03	02/07/18	05/14/18
LITTLE EGG LEHT422B	13.02	278	02/07/18	05/16/18

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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,

A handwritten signature in black ink, reading "Robin L. Florio". The signature is written in a cursive, flowing style.

Robin L. Florio, Secretary
Ocean County Planning Board

/rlf