

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

Regular meeting, Wednesday, June 20, 2018, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Earl Sutton, Joseph Bilotta, Charles Jobes, Jr, John Ernst, Robert Budes, 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 Mr. Jobes, the minutes of the meeting of June 6, 2018 were moved for approval.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 109 Block 46 (BT674) Koenig, Ronald**

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

**BRICK: Lots 22.01 Block 31 (BRT1978) Shippee, Robert**

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. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**BRICK: Lots 31 Block 646 (BRT1979) Agar Construction**

This five-lot major subdivision is located on a local road. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), and (3) pay an off-tract traffic improvement fee in the amount of \$2,083.00. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated May 30, 2018 was read from Douglas Grysko and Kyle Kavinski of Dynamic Engineering requesting a waiver from submission of a traffic report and drainage report as no site improvements are proposed to be constructed at this time.

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 preliminary and final approval contingent upon the application to address the following item: (1) pay an off-tract traffic improvement fee in the amount of \$2,083.00. 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.

**JACKSON: Lots 10.02 Block 21301 (JT1525G) Wawa, Inc.**

This site plan is for a diesel fuel tank and pump addition to an existing Wawa at the corner of East Veterans Highway and South Hope Chapel Road. This site lies within the limits for the "Reconstruction of Route 528 from West of Hope Chapel Road to East of Cross Street, Jackson and Lakewood Townships". On a motion by Mr. Jobes, 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 roads on the plan, if less than 45 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 45' from centerline to Ocean County, (2) revise the sight right easement on East Veteran Highway to be in the proper location in relation to the access drive and



submit a sight right easement form and metes and bounds 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 existing striping in the County road, (4) revise the existing access point to South Hope Chapel Road to be "right-in right-out only" with a raised concrete island set back 2' from the existing curb line, (5) 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, (6) submit a trip generation statement, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) 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.

**JACKSON: Lots 3 & 4 Block 22301 (JT1680.03) Whitesville Commons Partners, LLC**

This site plan is for six proposed office buildings (total 100,000 square feet) and 481 proposed parking spaces on Whitesville Road (County Route 527). The half width right-of way of Whitesville Road is 33' from centerline. 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) provide a copy of the boundary and topographic survey listed in the supplemental drawings, (2) submit an executed deed of dedication with a signed and sealed metes and bounds description for the right-of-way dedication to 40' from centerline to Ocean County for the accel/decel lanes (draft is acceptable), (3) revise the metes and bounds descriptions of the sight easements to describe the sight triangles drawn in accordance with County standards at 30' x 100' from the proposed right-of-way line at both proposed access points and submit executed sight right easement forms and signed and sealed metes and bounds descriptions for the sight easements to Ocean County, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 6/20/18), (5) indicate the proposed full width pavement width of the County road on the plan, (6) address the following traffic comment: mitigate level of service "F" northbound left east driveway, (7) construct drainage facilities behind the curb line with a modified B inlet along the County road sized appropriately to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4, in a design to be reviewed and approved by the Ocean County Engineer, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer once the other conditions have been addressed, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer once the other conditions have been addressed. 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 11.07 & 11.08 Block 245 (LAT1745A) KCO Investments, LLC**

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

**LAKEWOOD: Lots 41.01, 42, 43.07 & 45.01 Block 174.11 (LAT662C) Somerset Management LLC**

This minor subdivision is for a lot consolidation from four to two lots on the corner of East County Line Road and Twin Oaks Drive. This site lies within the project limit for the "Reconstruction of East County Line Road". Plans indicate that parking will increase from 85 spaces to 133 spaces. On a motion by Mr. Sutton, seconded by Mr. Jobes, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) withdraw the site plan application LAT662B, (2) submit a site plan application for the proposed improvements to the parking lot shown in the plan set, (3) submit a final plat prepared in accordance with the Recordation Act, (4) identify all existing easements on the final plat, (5) dimension the existing right-of-way half width and full width of the County road on the plan in front of each lot, and if less than 30 feet from Maser baseline or the physical centerline, whichever creates the larger half width, then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' to Ocean County across the entire frontage of the site, and provide a dimension for the proposed right-of-way line, (6) provide a 3' wide road easement and metes and



bounds description to Ocean County behind the proposed right-of-way line, (7) label existing lot numbers and show existing lot lines to be removed, (8) submit a sight right easement form for a sight triangle easement at the driveway to East County Line Road in accordance with County standards to Ocean County, (9) remove parking spaces from within the sight triangle easement area, and (10) properly identify the number of existing and proposed parking spaces. 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 63 Block 27 (LAT686F) Lakewood Plaza 9 Associates, LP**

This site plan is for a 5,011 s.f. bank as part of the Lakewood Plaza redevelopment located on Route 9 and West Kennedy Boulevard. There are 102 proposed parking spaces. On a motion by Mr. Bertrand, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to: (1) dimension 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) The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code shall be indicated on the plans, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the County road, 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 1, 61 & 78 Block 192.05 (TRT3202B) State Liquors LLC/Retail LLC**

This site plan is for an amendment to a previously approved application for a 4,140 s.f. retail building, a 43,830 s.f. retail building, and a 10,800 s.f. warehouse and office building with 241 proposed parking spaces to be located on Hooper Avenue and Church Road. Traffic and drainage fees were paid under the previously approved application. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way full width of the County roads on the plan, since the half-width right-of-way of Church Road is less than 33 feet from centerline, 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 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 Church Road, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County Road Improvement Plans (waiver requested), (7) submit CAFRA permit or Jurisdictional Determination letter from the NJDEP (waiver requested), (8) evaluate the condition of the existing 36" CMP and 48" CMP pipes within the drainage easement and if necessary replace the pipe that will be under the proposed two-way access drive, (9) provide design vehicle turning templates on a striping plan, (10) design the proposed access point to Church Road in accordance with Section 606, (11) revise the proposed driveway alignment so that the driveway apron is shifted further to the east, (12) move the concrete island back 2' behind the curb line, (13) update 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, and (14) relocate the existing catch basin on Church Road to the proposed curb return. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated June 1, 2018 was read from Mathew Wilder of Morgan Engineering requesting a waiver from submitting a traffic report as the application is for a change to the driveway approval on Church Road, widening of the Church Road driveway from the approved 18' to 24' and the elimination of 31 parking spaces, therefore traffic will not be impacted. A waiver is requested from submission of a drainage report, as no drainage will be affected by the proposed driveway widening or elimination of parking spaces. A waiver is requested from submitting County Road Improvement plans as no road improvements are proposed with this amendment. A waiver is requested from submission of a CAFRA permit as the amendment is minor in nature, therefore no CAFRA permit is required.



On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board granted a waiver from submitting a traffic report and a waiver from providing a drainage report; denied the request to waive submitting County Road Improvement plans as more information is required on the driveway detail, it needs to be consistent with the original, and denied the request to waive submission of a CAFRA permit; 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 roads on the plan, since the half-width right-of-way of Church Road is less than 33 feet from centerline, 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 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 Church Road, (4) submit County Road Improvement Plans, need to realign the driveway to allow for right turns, (5) submit CAFRA permit or Jurisdictional Determination letter from the NJDEP, and/or submit a CAFRA modification and provide more detail (6) evaluate the condition of the existing 36" CMP and 48" CMP pipes within the drainage easement and if necessary replace the pipe that will be under the proposed two-way access drive, (7) provide design vehicle turning templates on a striping plan, (8) design the proposed access point to Church Road in accordance with Section 606, (9) revise the proposed driveway alignment so that the driveway apron is shifted further to the east, (10) move the concrete island back 2' behind the curb line, (11) update 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, and (12) relocate the existing catch basin on Church Road to the proposed curb return. 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 11-17 & 33-39 Block 255 (TRT3415) ARYA Properties, LLC**

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. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 49.02 Block 394 (TRT3416) McDonald's Corporation**

This site plan is for remodeling of an existing McDonalds on Hooper Avenue and the parking lot reconfiguration to accommodate two drive-thru lanes and provide ADA improvements. 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 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 sight triangle easements at the egress point in accordance with County standards to Ocean County, (3) submit a traffic report (waiver requested), and (4) 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 June 18, 2018 was read from Joseph Sparone of Tiago Duarte of Dynamic Engineering requesting a waiver from submitting a traffic report. The proposed project is limited to a building remodel including renovations to the exterior façade, customer service areas and public bathrooms. Additional building improvements include removing the existing "Play Place" and expanding the freezer at the rear of the building resulting in a net gross area increase of 147 s.f. Site improvements are limited to the construction of side-by-side drive-thru lanes, ADA access improvements and other associated site improvements as shown on the previously submitted site plans. The proposed improvements do not alter site access or circulation patterns. A waiver is requested from submitting a drainage report as the proposed improvements are limited and there are no proposed changes to the existing on-site drainage conditions or impervious coverage that would negatively impact stormwater runoff.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report and 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 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, and (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the egress point 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.

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

**JACKSON:** Lots 29 & 30 Block 19501 (JT1594B) Yerek Jackson 46, LLC

**LAKEWOOD:** Lots 189.04 Block 196 (LAT2017) ARM Land Group LLC

**LAKEWOOD:** Lots 1.05 & 1.06 Block 961.02 (LAT944Z1) Ave. of the States Office LLC, Co-applicant AOTSR, LLC

**LAKEWOOD:** Lots 1 Block 961.02 (LAT944Z.02) Ave. of the States Office, LLC; Co-applicant AOTSR, LLC

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**CORRESPONDENCE:**

**JACKSON: Block 1203, Lot 29 (JT1682.01) Highview Homes, LLC.** This site plan received conditional approval on November 15, 2017. Condition #8 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer and Condition #9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer. The Ocean County Engineer has determined the off-tract traffic improvement fee to be \$94,792.00 and the off-tract drainage improvement fee to be \$8,000.00. 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 \$94,792.00 and required the payment of an off-tract drainage improvement fee in the amount of \$8,000.00. The motion was unanimously carried.

**LAKEWOOD: Block 435, Lot 6 (LAT1897) Mark Properties.** This minor subdivision received conditional approval on April 19, 2017. Condition #7 recommended that Biltmore Avenue (a Township road) be improved to the minimum width for a Township roadway and that the intersection with Cross Street be right-in/right-out with a raised channelization island in a design to be reviewed and approved by the Ocean County Engineer. On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board hereby amends the minutes to eliminate this condition. This application pre-dates the County's efforts to improve Cross Street. The County is under contract with a consultant for improvements at Biltmore Avenue that will be incorporated into the design. The applicant is required to pay a share of the improvements, therefore an off-tract traffic improvement fee in the amount of \$1,667.00 is required. The motion was unanimously carried.

**LAKEWOOD: Block 411, Lot 82 (LAT597D) Excel Corporate Park 1A, LLC.** This site plan received conditional approval on May 18, 2016 and final approval on August 16, 2017. A letter dated June 13, 2018 was read from John Rea and Scott Kennel of McDonough & Rea Associates regarding relief on the Prospect Street frontage improvements in order to obtain a Certificate of Occupancy for the new building. The Developer Agreement states the developer is required to install Prospect Street improvements along the site frontage in accordance with Ocean County design plans. The County design plans were programmed to be completed by October 2017 so that the developer could implement the improvements prior to the completion of the new building scheduled for August 1, 2018. The County design plans have not yet been finalized and the developer is requesting relief from this condition given that the above referenced improvements have been bonded. The applicant is requesting a waiver from the Prospect Street improvements for this application and to transfer the condition and the associated bond to the Excel Corporate Park application LAT597E that considers a new warehouse building located between Excel Place and Summer Avenue. With the County's acceptance of the above request, the applicant will be in a position to obtain a Certificate of Occupancy from Lakewood Township in order to obtain financing for the building. In addition, the applicant agrees to construct additional improvements along Prospect Street east of Summer Avenue in conjunction with LAT597E. The limits of the additional Prospect Street improvements will be defined when the County sponsored Prospect Street and Massachusetts Avenue intersection improvement plans are finalized. On a motion by



Mr. Ernst, seconded by Mr. Bilotta, the Board hereby amends the minutes to reflect the transfer of the Developers Agreement requirement from this application (LAT597D) to the application for Block 409, Lot 1, Lakewood (LAT597E, Excel 2) and all the Excel 2 road improvements. The motion was unanimously carried.

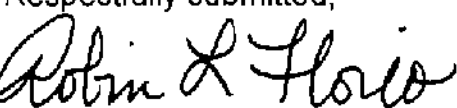
**PT. PLEASANT BH: Block 18.01, Lot 1 (PPBB275) 1031 Seashore, LLC.** This site plan received conditional approval on February 21, 2018. A letter dated June 7, 2018 was read from Anthony Maltese of Abbington Engineering requesting a waiver from a sight triangle in accordance with County standards as the site shall essentially remain the same. The required 30' x 100' is not possible due to the location of the existing building as it would go through the building and require demolition to conform. Note that this is due to the configuration of the street corner and the shape of the property. A sight triangle is being provided in accordance with AASHTO standards. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board accepted the use of AASHTO sight triangle standards in lieu of County standards. 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:
BERKELEY BT670	1	824	09/06/17	06/11/18
JACKSTON JT1694	2 & 3	13401	03/26/18	06/11/18
JACKSON JT1622A.01	6.01 & 7	21202	07/05/17	06/19/18
LAKEWOOD LAT1587.02	9	1081	01/17/18	06/20/18
LAKEWOOD LAT1823	7 & 11	12.01	07/20/16	06/11/18
LAKEWOOD LAT1265B.01	3.01, 3.02	524	12/06/17	06/14/18
OCEAN OT74M	42.01	41	05/17/17	06/19/18
TOMS RIVER TRT3215D	58, 69.02, 70	404	04/18/18	06/11/18

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

Respectfully submitted,  
  
Robin L. Florio, Secretary  
Ocean County Planning Board