

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

Regular meeting, Wednesday, September 5, 2018, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Earl Sutton, Charles Jobes, Jr., Joseph Bilotta, John Ernst, Robert Budesca, 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. Bilotta, the minutes of the meeting of August 15, 2018 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 6 & 7 Block 1386 (BRT1889B) Celco Partnership d/b/a Verizon Wireless

This site plan application is for the installation of a Verizon Wireless Celco Partnership unmanned telecommunications facility consisting of equipment cabinets on a steel platform on a concrete pad and mounting 12 antennas on a proposed 150' monopole to be located at the Brick Township Joint Board of Fire Commissioners Fire Training Center located on Herbertsville Road. The plans indicate that the right-of-way of Herbertsville Road is 40' from centerline. Ocean County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Jobes, this site plan was given final approval. The motion was unanimously carried.

BRICK: Lots 33.01 & 38 Block 273 (BRT1983) Doran, James & Veronica

This minor subdivision is for a lot line adjustment located on a local road. County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, the Board required the applicant to address the following item: (1) provide a signed and sealed Final Plat prepared in accordance with the Recordation Act. 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.

BRICK: Lots 44 & 44.01 Block 937 (BRT1984) 728 Princeton Avenue, LLC

This site plan is for a multi-family four-unit dwelling with private boat slips and 14 proposed parking spots at the intersection of Princeton Avenue and Beaver Dam Road. 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 Princeton Avenue 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 and intersection in accordance with County standards to Ocean County, (3) indicate the proposed curb is to be built 20 feet from centerline in accordance with Section 612:B, (4) construct pavement taper back to the existing edge of pavement at the edge of the concrete driveway on Lot 43, (5) provide a concrete curb detail in accordance with County standards, (6) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (7) provide a pavement widening detail showing the standard cross section for County road to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (8) add the Ocean County standard notes for projects located on County roads, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

LAKEWOOD: Lots 4.01-4.04 Block 251 (LAT1700A) Mark Properties, LLC

This minor subdivision is for a lot line adjustment on local road. The final plat appears to be prepared in accordance with the Recordation Act. The application has no effect on County facilities. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 1.01 Block 396 (LAT800D) Winding River, L.P.

This two-lot minor subdivision is located on Prospect Street. The plans indicate that the existing right-of-way of Prospect Street is 33' from centerline. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a deed for a triangular right-of-way dedication at the intersection of Prospect Street / Lewin Avenue to Ocean County, (2) submit a sight right easement form for the sight triangle easements at the existing driveway on Prospect Street in accordance with County standards to Ocean County, (3) submit easement information with regard to the existing sight triangle easement at the intersection of Prospect Street /Lewin Avenue, (4) construct pavement widening to 26' from centerline across the entire frontage of the site along Prospect Street in accordance with Section 611:E-1, (7) provide a concrete curb detail and pavement detail for Prospect Street in accordance with the Ocean County Technical Design manual and Section 611:B-2, (8) construct drainage facilities behind the curb line along the County road 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, (9) provide cross sections for Prospect Street indicating the limit of pavement reconstruction to maintain a 2% cross slope and positive gutter flow, (10) submit road improvement plans for Prospect Street indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, to be reviewed and approved by the Ocean County Engineer, (11) add the Ocean County standard notes for projects located on County roads, (12) revise the final plat to include three corner coordinates in accordance with the Recordation Act, and (13) withdraw site plan application LAT800C. 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: Block 961, Lot 2.06 (LAT944Y2) Cornerstone Equities, LLC.

This two-lot major subdivision is located on the Boulevard of Americas in the Cedar Bridge Corporate Campus. On a motion by Mr. Jobes, seconded by Mr. Sutton, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) revise the final plat to identify the subject lot on the key map. 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.

MANCHESTER: Lots 27 Block 98 (MT497) Catholic Charities, Diocese of Trenton

This site plan is for lighting upgrades to an existing women's shelter on Schoolhouse Road. No improvements to the County road are proposed or required. Schoolhouse Road full width right-of-way is 60'. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 621,622 & 1712 Block 21 (MT498) ARYA Properties, LLC

This 16-lot major subdivision is for 14 residential dwelling unit lots with 56 proposed parking spaces, a detention basin lot, a commercial lot, and a cul-de-sac to be located off of two local roads and County Route 571. The commercial lot will have frontage on Ridgeway Avenue (CR 571). Ocean County requires the applicant to address the following items: (1) revise the general note on the final plat to accurately describe the proposed project and revise the final plat to include three corner coordinates in accordance with the Recordation Act, (2) 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 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, (3) obtain and submit a CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4)

submit a traffic report (waiver requested), (5) construct additional pavement widening to 26' from centerline and tapers along the County road in accordance with Section 611:E-1, (waiver requested), (6) provide a pavement detail for the County road in accordance with Section 611:B-2, (7) construct drainage facilities behind the curb line along the County road 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) 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, 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, to be reviewed and approved by the Ocean County Engineer, (waiver requested), (9) identify on the final plat who will own and maintain the detention basin and show access to the detention basin on the plan set, (10) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/5/18), (11) add the Ocean County standard notes for projects located on County roads, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (13) 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 requests.

A letter dated August 21, 2018 was read from Mathew Wilder of Morgan Engineering requesting a waiver from submission of a traffic report as no traffic will be generated affecting the County roadway. A waiver was requested from submission of County road improvement plans since no County road improvements are proposed with this subdivision. A waiver is requested from submission of a CAFRA permit. No CAFRA permit is required based on the following: 14 single family residential lots are proposed; whereas CAFRA is triggered by 24 lots; 540 feet of roadway is proposed, whereas CAFRA is triggered by 1,200 feet of roadway. The commercial piece is for future development and will be permitted, as applicable, once designed per tenant specifications.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board required the submission of a trip generation statement in lieu of a traffic report, did not require the submission of CAFRA permit, and denied the request to waive constructing addition pavement widening to 26' from centerline and tapers along the County road in accordance with Section 611:E-1 and denied the request to waive the submission of County road improvement plans; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) revise the general note on the final plat to accurately describe the proposed project and revise the final plat to include three corner coordinates in accordance with the Recordation Act, (2) 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 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, (3) submit a trip generation statement, (4) construct additional pavement widening to 26' from centerline and tapers along the County road in accordance with Section 611:E-1, (5) provide a pavement detail for the County road in accordance with Section 611:B-2, (6) construct drainage facilities behind the curb line along the County road 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, (7) 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, 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 - to be reviewed and approved by the Ocean County Engineer, (8) identify on the final plat who will own and maintain the detention basin and show access to the detention basin on the plan set, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/5/18), (10) add the Ocean County standard notes for projects located on County roads, (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. 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.

SEASIDE HTS: Lots 33 Block 20 (SHB135A) Monesson, Greg

This site plan is for the construction of a four-unit townhouse with eight proposed parking stalls (five on-site and three on-street) to be located on a vacant lot at the corner of Hamilton Avenue

and Barnegat Boulevard. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Hamilton Avenue 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 a sight triangle easement 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 traffic report for the site (waiver requested), (5) submit a drainage report for the site (waiver requested), (6) 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, (7) remove proposed parking on Hamilton Avenue for the following reasons a) it is inconsistent with statutory Title 39 parking regulations, b) it is inconsistent with the striping throughout this section of Hamilton Avenue, and c) County road parking spaces can not be designated, (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated August 8, 2018 was read from Kenneth Schlatmann of Schlatmann Engineering requesting a waiver from the County's requirement for a traffic and drainage report. The plan was originally approved at the February 2, 2011 meeting and has since changed ownership. No changes have been made effecting the County roads or drainage systems.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from providing 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 Hamilton Avenue 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 a sight triangle easement 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) 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, (5) remove proposed parking on Hamilton Avenue for the following reasons a) it is inconsistent with statutory Title 39 parking regulations, b) it is inconsistent with the striping throughout this section of Hamilton Avenue, and c) County road parking spaces can not be designated, (6) pay an off-tract drainage improvement fee in an amount to be determined 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. 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 622, 622.01, 623, 625, 625.01, 628, 630 / 652, 652.01 Block 712 / 712.01 (TRT2656C) Toms River Yacht Club, Inc.

This site plan is for the demolition of an existing boathouse and the construction of a new 1,724 s.f. boathouse and 28 proposed parking spaces on crushed shells at the Toms River Yacht Club. County facilities are not affected. On a motion by Mr. Bilotta, seconded by Mr. Jobes, this site plan was given final approval. *County Counsel did not participate in discussion on this matter.* The motion was unanimously carried.

TOMS RIVER: Lots 6-12 Block 655.03 (TRT3207A) Polhemus, Patricia

This two-lot minor subdivision has no effect on County facilities. The final plat appears to be prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 6 Block 921.09 (TRT3421) Battista, Phillip

This four-lot minor subdivision is located on Route 35 and Surf Way and Pacific Way. The minor subdivision final plat appears to be prepared in accordance with the Recordation Ave. Ocean

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.

TOMS RIVER: Lots 12, 13 & 14 Block 724.26 (TRT3422) Cappadona, Charles

This minor subdivision is for a lot consolidation on a local road. The final plat appears to be prepared in accordance with the Recordation Act. 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.

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

- LAKEWOOD:** Lots 50.03, 50.04, 50.05 Block 189.16 (LAT1306C) She'erit Ezra
- LAKEWOOD:** Lots 50 & 53.03 Block 187.16 (LAT2005.01) Yeshiva Toras Yisroel Inc.
- LAKEWOOD:** Lots 41.01, 42, 43.07, 45.01 Block 174.11 (LAT662D) Somerset Management LLC
- LAKEWOOD:** Lots 2.06 Block 961 (LAT944Y1) CSR Equity, LLC
- LAKEWOOD:** Lots 2.06 Block 961 (LAT944Y3) Cornerstone Equities, LLC
- LAKEWOOD:** Lots 1.04, 1.05 & 1.06 Block 961.02 (LAT944Z1.01) Ave. of the States Office, LLC; Co-applicant AOTSR, LLC
- LAKEWOOD:** Lots 1 Block 961.02 (LAT944Z.03) Ave. of the States Office, LLC; Co-applicant AOTSR, LLC

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CORRESPONDENCE:

BERKELEY: Block 344, Lots 19 & 20 (BT673) Northeast Passage Corporation. This site plan received conditional approval on April 18, 2018. A letter dated August 14, 2018 was read from James Henry of Dynamic Engineering requesting a waiver from the County sight right easement requirements. Should the County standard sight triangle dimensions at the intersection of Forest Hills Parkway (CR 618) and Grand Central Parkway (CR 621) be provided, the site triangle would encroach upon proposed parking areas and proposed monument sign. It should be noted that the subject property is located to the northwesterly corner of the signalized intersection. The applicant is requesting sight triangles conforming to the 2011 AASHTO standards for sight triangle distances located in Tables 9-6 and 9-8 for Design Intersection Sight distances. As proposed, the AASHTO sight triangles at the proposed driveways and the signalized intersection of Forest Hills Parkway (CR 618) and Grand Central Parkway (CR 618) do not encroach upon the proposed site features and will provide drivers with the visibility to safely maneuver onto Forest Hills Parkway (CR 618). Condition # 8 required the payment of an off-tract drainage improvement fee to be determined by the County Engineer and Condition #9 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$5,000.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board will accept AASHTO sight triangles provided that the plans are revised to show AASHTO sight triangles at all four locations (two access drives and both County roads) and provided that the landscaping plan is revised to eliminate plantings along the proposed parking spaces close to the County roads that may obstruct the line of sight between 2' and 10' in accordance with Section 610:D. The landscaping plan must also be revised to remove the proposed trees from within the County right-of-way (specifically the Sweet Bay Magnolias); and 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 \$5,000.00. 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:
BARNEGAT LIGHT BLB131	2 & 3	21	08/15/18	08/27/18
BRICK BRT1983	33.01 & 38	273	09/05/18	09/05/18
BRICK BRT1971	3.01, 3.03, 3.05	1170.09	04/04/18	08/17/18
LAKEWOOD LAT1962	3.22, 6, 7 & 70	411	09/06/17	08/24/18
LAKEWOOD LAT1998.01	9 & 19	445	05/16/18	08/27/18

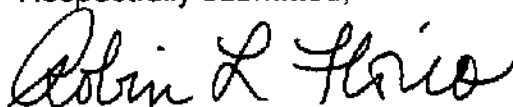
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Planning Director Agliata discussed the proposed amendment to the 2011 Comprehensive Master Plan. The update of the Transportation Model yielded improvements throughout the Townships of Jackson and Lakewood for build years of 2025 and 2040. It was determined that additional right-of-way would be required to accommodate the future roadway widths anticipated. A summary of the roadways identified with the limits and widths of the future right-of-way widths was presented along with a map depicting the changes identified. In accordance with N.J.S.A. 40:27-4. Public notice was published in the Asbury Park Press on August 24, 2018 and each municipality was provided a draft of the proposed amendments accordingly. A public hearing will be held on September 6, 2018 at 5:00 pm in the Engineering Conference Room, 129 Hooper Avenue, Toms River. Written comments will be accepted until September 12, 2018.

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

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