

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

Regular meeting, Wednesday, October 2, 2019, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Joseph Bilotta, Scott Tirella, John Ernst, Laura Benson, Steve Simone 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. Tirella, the minutes of the meeting of were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 56 Block 882.14 (BT420C) Bayville Commons, LLC

This site plan application is for the construction of a 30' high illuminated sign on pillars at the Baywick Plaza shopping center located on Route 9. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, with Mr. Tirella abstaining, 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 9 in accordance with the current NJDOT access code and locate the proposed sign outside of the desired typical section. 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.

LAKESWOOD: Lots 1 Block 172.01 (LAT1093C.01) 3G Corporation

This site plan is for the construction of a 5,600 s.f. independent one-story retail building and 11 proposed parking spaces to be located behind the existing WaWa and retail facilities at the intersection of East County Line Road and Squankum Road. The project includes modification of the existing signalized intersection of Squankum Road and Kennedy Boulevard. The plans indicate that the existing right-of-way of East County Line Road is 19.7' from centerline and that the proposed right-of-way is 36.75' from centerline, where 43' from centerline is required by the September 2018 Master Plan Update. The plans indicate that the existing half width right-of-way of Squankum Road is 37.5' from centerline, where 30' is required by the September 2018 Master Plan Update. The applicant has provided a right-of-way deed of dedication, sight easements at two of the three the existing access points to Ocean County, and a traffic signal easement at the Squankum Road access point. Ocean County requires the applicant to address the following items: (1) since the existing half width right-of-way of East County Line Road is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County (waiver requested), (2) dimension the full width right-of-way of both County roads and provide the metes and bounds and total square footage of the right-of-way area to be dedicated to Ocean County, (3) submit metes and bounds descriptions for sight triangle easements at all three access points to the County roads in accordance with County standards to Ocean County, (4) disconnect the proposed drainage system in the parking lot at the northern curb line from the existing County drainage system, (5) pay an off-tract traffic improvement fee in an amount of \$3,392.00. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 3, 2019 was read from John Rea and Scott Kennell of McDonough & Rea Associates requesting a waiver from providing the 43' half-section right-of-way since the 36.75' right-of-way was established by the County and the dedication would impact 33 parking spaces. The existing right-of-way was set at 36.75' from centerline by the County in conjunction with the County sponsored 2007 East County Line Road and Squankum Road intersection improvements along the site frontage. The applicant does not propose to modify the East County Line Road right-of-way. Furthermore, the existing parking lot curblines is located along the right-of-way line.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a right-of-way dedication along East County Line Road; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the full width right-of-way of both County roads and provide the metes and bounds and total square footage of the right-of-way area to be dedicated to Ocean County, (2) submit metes and bounds descriptions for sight triangle easements at all three access points to the County roads in accordance with County standards to Ocean County, (3) disconnect the proposed drainage system in the parking lot at the northern curb line from the existing County drainage system, (4) pay an off-tract traffic improvement fee in an amount of \$3,392.00. 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.

LAKWOOD: Lots 9 Block 1606 (LAT594.67C) Lakewood Industrial Commission

This two-lot minor subdivision is on a vacant lot owned by the Lakewood Industrial Commission located on Swarthmore Avenue in the Lakewood Industrial Park. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

SHIP BOTTOM: Lots 14,15, 16 Block 45 (SBB230) Triton Partners, LLC

This site plan is for the demolition of an existing restaurant and apartment and the construction of a 2,116 s.f. retail office and four apartments with 17 proposed parking spaces located at the intersection of Long Beach Boulevard spur and 21st Street. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit County road improvement plans (waiver requested), (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/2/19), (5) 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), (6) reconstruct the existing intersection curb radius in accordance with Section 610:E, (waiver requested), (7) provide a boundary survey showing existing conditions on site, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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 July 23, 2019 was read from James Brzozowski of Horn, Tyson & Yoder requesting waivers from County standards regarding sight triangle easements and curb radius at intersections. The proposed retail and/or office use is a less intense use than the existing 125 seat restaurant. Per the requirements of the Borough of Ship Bottom, the existing uses would require 32 off-street parking spaces, whereas the proposed uses require only 18 off-street parking spaces. Adequate off-street parking is provided in a parking lot accessed only from 21st Street. An existing driveway that provides access to Long Beach Boulevard is to be eliminated permitting two additional on-street parking spaces. The proposed development will not significantly increase traffic along 21st Street or Long Beach Boulevard, therefore, a waiver is requested from submitting a traffic report. The applicant requests a waiver from providing County road improvement plans. The only improvements proposed within the right-of way of Long Beach Boulevard are the raising of a previously depressed curb to a full 6" face where a driveway previously existed, and the addition of two on-street parking spaces in front of the same. Long Beach Boulevard is a 170' right-of-way improved as previously described in this letter. A waiver is requested from submitting a CAFRA Jurisdictional Determination. This project does not require a NJDEP CAFRA permit as the site is well over 150 feet from a regulated body of water and proposes less than 25 new residential dwelling units and less than 50 parking spaces. A waiver is requested from County standard 610:E requiring a 25' radius at the intersection of the easterly side of Long Beach Boulevard and the northerly side of 21st Street and allow the existing 10' curb radius at this intersection. An existing storm water inlet, a utility pole and fire hydrant prevent increasing the radius further. Increasing the curb radius at this intersection would require the relocation of the existing storm water inlet, the utility pole and fire hydrant. A waiver is requested from County standard 610:D at the intersection of Long Beach Boulevard and 21st Street. The applicant is requesting the use of AASHTO standards for an intersection with stop control on the minor road be substituted. The County standard sight triangle at this intersection would severely limit the

development of the subject property. Long Beach Boulevard is a two lane undivided road with a posted speed limit of 40 mph. This intersection is controlled by a traffic signal between Memorial Day and the first week of October. The AASHTO sight triangle is an accepted and safe standard for this intersection.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, with Mr. Tirella abstaining, the Board granted a waiver from submitting a traffic report, and required the applicant submit a trip generation statement comparing existing and proposed uses, granted a waiver from submitting County road improvement plans, a waiver from submitting a CAFRA Jurisdictional Determination, granted a waiver from providing a 25' curb radius and allowing the 10' radius to remain due to the existing conditions and accepted the use of AASHTO sight triangle standards at the intersection of Long Beach Boulevard and 21st Street in lieu of County standards; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement comparing existing and proposed uses, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/2/19), (3) provide a boundary survey showing existing conditions on site, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (5) 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.

STAFFORD: Lots 36.03, 36.04 Block 120.29 (ST217L) Cellco Partnership d/b/a Verizon Wireless

This site plan is for a wireless communication facility at the existing St. Mary's Roman Catholic Church on McKinley Avenue. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, with Mr. Tirella abstaining, this site plan was given final approval. The motion was unanimously carried.

STAFFORD: Lots 24 Block 123.01 (ST507A) Dr. Catherine Dreskin, DVM

This site plan is for the change of use of an existing general office space to a Veterinarian office with nine parking spaces located on the corner of Route 9 and Oak Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, 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 9 in accordance with the current NJDOT access code and show that the proposed sign will be located outside of the DTS. 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.

TOMS RIVER: Lots 1 & 2 Block 513.02 (TRT3441) Pinnacle Commercial Development, Inc.

This two-lot minor subdivision is located at the corner of two local roads. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Ms. McCrystal, 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

- BRICK:** Lots 2 Block 1171 (BRT1935C) The Kamson Corporation
- JACKSON:** Lots 5.01; 52, 69 Block 10401; 11404 (JT358J) EL at Jackson, LLC
- LAKESWOOD:** Lots 35,36,37,38,86,89/ 25,26,28,29.01 Block 1159/ 1159.04 (LAT1991D.01) Congregation Maalos Hatorah
- LAKESWOOD:** Lots 8.01 Block 190.04 (LAT568B.02) Bais Reuven Kamenetz of Lakewood, Inc.

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CORRESPONDENCE:

PT. PLEASANT BCH: Block 11.02, Lots 12 & 14 (PPBB280) 2005 Route 35, LLC. This site plan received contingent approval on September 4, 2019. A letter dated September 30, 2019 was read from Timothy Lurie of DW Smith Associates stating that a CAFRA permit is not needed for this project per N.J.A.C. 7:7-2.2. The project is located more than 500 feet from the mean high water line and proposes 14 residential units; 22 spaces are provided for commercial development. It is not an urban aid municipality. Therefore, no CAFRA permit is needed. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a CAFRA permit since the project does not exceed the CAFRA thresholds; therefore, this site plan was given final approval. The motion was unanimously carried.

TOMS RIVER: Block 615, Lot 11 (TRT3411) 619 Main Street, LLC. This site plan received conditional approval on April 18, 2018. Condition #2 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #3 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 off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board did not require the payment of an off-tract drainage improvement fee or an off-tract traffic improvement fee; therefore this site plan was given final approval. 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:
LAKEWOOD LAT527F.03	73	187	03/06/19	10/01/19
LAKEWOOD LAT1991	31, 32, 46, 47, 48	1159	02/07/18	10/01/19
MANCHESTER MT498	621, 622, 1712	21	09/05/18	09/24/19
OCEAN OT271	7.01, 13.01	65	09/18/19	10/02/19
PLUMSTED PT402	1, 10, 18	40	06/21/17	09/25/19
PLUMSTED PT402A	1, 10, 18	40	06/21/17	09/25/19
PT. PLEASANT BCH PPBB280	12, 14	11.02	09/14/19	10/02/19
SEASIDE HGHTS SHB148	25	20	02/06/19	10/02/19
STAFFORD ST147J10	142.04	147.110	08/21/18	09/30/19
TOMS RIVER TRT3411	11	615	04/18/18	10/02/19

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

Respectfully submitted,

 Robin L. Florio, Secretary
 Ocean County Planning Board