

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

Regular meeting, Wednesday, November 20, 2019, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Elaine McCrystal, Joseph Bilotta, Alan Avery, John Ernst, Laura Benson, Anthony Agliata and Robin Florio.

Chairman Russell asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Florio advised the Chairman that adequate notice of this meeting was provided.

On a motion by Ms. McCrystal, seconded by Mr. Bilotta, the minutes of the meeting of November 6, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 128 Block 41 (BT682) Ramdeen, Leslie

This two-lot minor subdivision is located on a local road. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Avery, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add three corner coordinates to the final plat in accordance with the Recordation Act. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lots 42.03 Block 6501 (JT1711) SAFStor Land Co., LLC

This site plan is for a 34,737 s.f. self storage facility with 18 proposed parking spaces to be located on West County Line Road. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, 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 road on the plan, and since the right-of-way half width is less than 50 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the 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 drainage features within the County road, (4) address the following traffic comment: provide design vehicle turning templates with County road striping, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/20/19), (6) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (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.

LAKEWOOD: Lots 1/ 1 & 2/ 1 & 2 Block 807/ 808/ 809 (LAT1334E) NJ Housing & Neighborhood Development

This site plan application is for Lakewood Commons, Phase 6 construction of ten residential buildings to include 27 townhouses and 38 apartment units along with 178 off-street parking spaces and one community building. The overall Lakewood Commons project contains 450 affordable multi family townhouse/condominium units with 968 parking spaces. On a motion by

Mr. Bilotta, seconded by Mr. Avery, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA Minor Technical Modification permit from the NJDEP, and (2) address the following traffic comments: (a) provide updated timings for the signalized intersections of Oak Avenue/New Hampshire Avenue and Pine Street/New Hampshire Avenue, signed and sealed by a NJ Professional Engineer in County format, (b) modify the striping for the eastbound approach of Oak Avenue to "dedicated left, shared thru-right" and provide revised traffic signal plans signed and sealed by a NJ Professional 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 2, 3, 4, & 5 Block 232 (LAT2083) 910 Park LKWD LLC

This 18-lot major subdivision is for nine duplex buildings with 18 units to be located at the Point Bay fuel storage facility on Park Avenue, a local road. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit a copy of the NJDEP permits for the proposed construction within the riparian zone of the Category One waterway, (2) add three corner coordinates to the final plat in accordance with the Recordation Act, (3) address the following traffic comment: a) provide traffic counts supporting the existing counts and trip generation for the existing site, b) provide proposed trip distribution, 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.

LAKEWOOD: Lots 53,54,63,64 Block 768 (LAT2085) Chop, Abraham

This six-lot minor subdivision is located on a local road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 16 & 9.01 Block 1606 (LAT594.67D) Yeshiva Toras Menachem Inc.

This site plan is for a proposed two-story (30,657 square footprint) auditorium addition with basement to an existing grade school with 287 proposed parking spaces and 35 existing parking spaces to be located on Swarthmore Avenue. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) address the following traffic comments: a) revise report to reflect the existing and proposed uses in the application, b) utilize ITE trip generation rates, specify the Land Use Code criteria utilized, and update the traffic analysis accordingly. The trip generation totals depicted appear to be low compared to the number of proposed parking spaces (322), c) the layout and dimension plan provided in the traffic report appendix does not match the current plan, d) the existing use is a grade school, not an industrial building, and e) provide a future No Build Traffic Volume Diagram, f) analyze the Swarthmore Avenue and Cedar Bridge Avenue intersection, (2) unless Lot 16 and Lot 9.01 are to be consolidated, remove the consolidation label from the plan set, (3) properly identify the number of existing and proposed parking to provide consistency throughout the application package. The numbers provided on the parking calculation table, the application, the site plans, and the traffic report conflict, 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.

MANCHESTER: Lots 3 Block 89 (MT501.02) Homeland Towers, LLC

The site plan application is for a 150' tall telecommunications facility with five future carrier lease areas and one proposed parking space to be located on vacant land owned by Manchester Township on County Route 530. The applicant has provided a Pinelands Commission Certificate of Filing. Ocean County requires the applicant to address the following items: (1) submit a traffic report for the site (waiver requested), (2) submit a drainage report for the site (waiver requested), (3) since the existing right-of-way half width is less than 40 feet from centerline, submit a signed

and sealed Ordinance, a signed and sealed deed of dedication, and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (4) submit a signed and sealed sight right easement form and metes and bounds description for a sight triangle easement at the proposed access point in accordance with County standards to Ocean County, and (5) 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 December 31, 2018 was read from Michael Lassiter of Force Industries requesting a waiver from submitting a traffic report since the planned development is an un-manned facility that will not provide access or services for the general public. It is anticipated to generate less than one trip per day and is not anticipated to create any adverse impacts on the area's adjacent street network. A letter dated July 8, 2019 was read from Michael Lassiter of Force Industries requesting a waiver from submitting a drainage study since the planned development falls below the NJDEP threshold of disturbed area of one acre and the threshold of impervious area of one-quarter acre that classifies a new development as a major development and necessitates adherence to stormwater management requirements via N.J.A.C. 7:8. The site's area of disturbance of 4,740 s.f. also falls below the threshold specified in the Township of Manchester's Land use and Development ordinance for areas with the Pinelands Management Area that categorizes a development as a major development. Additionally, the site's proposed configuration will maintain the parcel's pre-development hydrolic pattern to the maximum extent practicable, will maintain sheet flow discharge from all portions of the site, will not alter drainage patterns, and will not result in any significant adverse drainage impacts to any downstream properties.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, with Mr. Avery abstaining, the Board granted a waiver from submitting traffic report and a drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width is less than 40 feet from centerline, submit a signed and sealed Ordinance, a signed and sealed 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 signed and sealed sight right easement form and metes and bounds description for a sight triangle easement at the proposed access point in accordance with County standards to Ocean County, 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.

OCEAN: Lots 12.03 & 12.04 Block 241.11 (OT50E22) Mandrake Properties, FLP

This site plan is for two 10,000 s.f. contractor warehouses with 30 proposed parking spaces to be located on Route 9. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the NJDOT access code, (2) provide a copy of the NJDOT access permit, and (3) provide a copy of the NJDEP wetland permit for the proposed filling of the wetlands indicated on the plans. 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 42 & 44 Block 650 (TRT3188B) Lotano Development, Inc.

This site plan is for a proposed two-story 5,000 square footprint office building with 19 proposed parking spaces to be located on Hooper Avenue and Hadley Avenue. On a motion by Ms. McCrystal, seconded by Mr. Avery, this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full widths of both County roads and since the existing right-of-way half width of Hooper Avenue is less than 40' from centerline, 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) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, all frontage features of adjoining properties, existing pavement half widths of both County roads on the plan, and locations of existing utility poles, (3) address the following traffic comments: a) provide design vehicle turning templates at both driveways, including existing roadway striping and adjacent street network, b) the plan, building area, number of parking spaces, etc. depicted in the

traffic report are not consistent with the latest site plan, c) the traffic report states the Hooper Avenue driveway will be ingress only; however, the plan depicts a full movement driveway, revise the site traffic distribution accordingly, d) trip generation values depicted for the AM peak street hour are low based on ITE criteria, e) Hadley Avenue is under County jurisdiction, not Municipal jurisdiction, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/20/19), (5) revise the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course with 8' wide curb, (6) 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, (7) provide curbed returns at proposed access drives, (8) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ O from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies.", (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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.

TOMS RIVER: Lots 6, 8 & 9 / 285-288 / 272-285 & 727-732 Block 120 / 131 / 132 (TRT3243B) Riverlake Holdings, LLC

This site plan application is for the construction of a 39,670 s.f. office building with 190 parking spaces to be located on a vacant lot on Route 70. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) add the NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT access code to the plans, (3) provide a copy of the NJDOT access permit, (4) address the following traffic comments: a) future traffic volumes should be projected ten years, not two years, b) the peak street hour trip generation values provided in the traffic report are not consistent with the values provided in the NJDOT Minor Access Permit Application, 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.

* * * * *

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

LAKEWOOD: Lots 35 Block 189.03 (LAT1724B) Beth Medrash Gevoha of America
LAKEWOOD: Lots 1 & 2 Block 1096 (LAT2084) Mesivtah Ahavas Hatorah

* * * * *

CORRESPONDENCE:

BRICK: Block 1108, Lot 6 (BRT1989) Selman Savino Properties, LLC. This site plan received conditional approval on April 3, 2019. Condition #8 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #9 required the payment of an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined the 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 an off-tract drainage improvement fee and did not require an off-tract traffic improvement fee. The motion was unanimously carried.

LAKEWOOD: Block 26, Lot 8, 8.01 (LAT1808A.02) Cong. Kol Aryeh of Lakewood, Inc. This major subdivision received conditional preliminary and final approval on March 6, 2019. Condition #12 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #13 required the payment of an off-tract traffic improvement fee 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 \$4,167.00. On a motion by Mr. Ernst, seconded by Mr. Avery, the minutes are hereby amended to reflect that the pavement widening is only required to 20' not 23' from centerline to be consistent with the corridor; and required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and required the payment of an off-tract traffic improvement fee in the amount of \$4,167.00. The motion was unanimously carried.

LITTLE EGG HARBOR: Block 285, Lot 13.05 (LEHT435B) Storage Masters, LLC. This site plan received conditional approval on October 16, 2019. Condition #3 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #4 required the payment of an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$1,458.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board did not require an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$1,458.00. The motion was unanimously carried.

* * * * *

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:
BRICK BRT1989	6	1108	04/03/19	11/20/19
LAKEWOOD LAT944Y3.01	2.09	961	12/05/18	11/20/19
LITTLE EGG HBR LEHT435A	13.05	285	10/16/19	11/18/19
TOMS RIVER TRT3249A	29	412.12	06/15/19	11/12/19

* * * * *

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

Respectfully submitted,

Robin L. Florio, Secretary
Ocean County Planning Board