

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.

LAKWOOD: 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