

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

Regular meeting, Wednesday, September 18, 2019, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Earl Sutton, Scott Tirella, Mark Jehnke, Laura Benson, Mark Villinger 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. Sutton, the minutes of the meeting of September 4, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 42.08 Block 92.112 (BAT95T1) Wawa, Inc.

This site plan is for the sale of diesel fuel at the Wawa located at the corner of West Bay Avenue and Lighthouse Drive. The plans indicate that there is an existing traffic signal easement at the County intersection. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

BERKELEY: Lots 2.05 Block 882 (BT347K) Rinderer, Rudolph

This site plan is for two commercial buildings (11,880 s.f. and 11,400 s.f.) with 49 proposed parking spaces to be located at a vacant lot on Route 9. One building will be for mixed shopping such as restaurant, retail or office and the other will be for storage and online retail office space. The applicant has provided a copy of the CAFRA jurisdictional determination. The plans show the NJDOT desired typical section. On a motion by Mr. Sutton, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following item: (1) provide a copy of the NJDOT access permit. 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 11 Block 380 (BRT1545A) Hovcare of Brick, Inc.

This site plan is for the addition of two gravel parking areas for 37 parking spaces (for a total of 146 spaces) at the existing Complete Care at Shorrock Gardens Nursing Care Facility located on Old Toms River Road off of Beaverson Boulevard. County facilities will not be impacted. On a motion by Mr. Bertrand, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

BRICK: Lots 75, 76 Block 340 (BRT1805D) Ayra Properties @ Osprey Point, LLC

This 25-lot major subdivision is for 24 single-family residential units, one stormwater lot, and a temporary cul-de-sac to be located on Old Hooper Avenue (CR549). On a motion by Mr. Bertrand, seconded by Mr. Sutton, with Mr. Tirella abstaining, this major subdivision was given preliminary and 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, and since the right-of-way half width is less than 33' from centerline, submit a deed and metes and bounds description for the right-of-way dedication to 33' from centerline to Ocean County, (2) submit sight right easement forms and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (3) indicate that the sight easements will be effectively cleared between the 2' and 10' along the line of sight, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/18/19), (5) submit a copy of a valid NJDEP Letter of Interpretation for the wetland

delineation indicated on the plans, (6) if the township requires sidewalk, provide 3' separation between the sidewalk and proposed curb, (7) provide curb for a distance of 125' from the proposed intersection in accordance with Section 612.A, (8) provide a road easement from the adjoining property for the road widening and curb extension in front of Lot 73, (9) add a County curb detail and pavement widening detail to the plan set, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) 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 130.01, 172, 129, 168.02, 176.01, 176.02 Block 189 (LAT1957B) 121 Somerset LLC

This seven-lot minor subdivision is located on two local roads. County facilities will not be impacted. On a motion by Mr. Sutton, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the key map to properly show the lots to be subdivided by this application. 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 23 Block 208.01 (LAT2077) Schuster, Ruth

This two-lot minor subdivision is located on Brook Road. The plan indicates that the full width right-of-way of Brook Road is 60' consistent with the Master Plan desired full width. Should either new Lot 23.01 or 23.02 return to Ocean County Planning Board for development of a site plan or subdivision, the entire frontage of both lots will need to be improved. On a motion by Mr. Tirella, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) remove the existing fence from within the County right-of-way. 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.

LAKEWOOD: Lots 187 Block 189 (LAT2078) Fischer, Isadore

This two-lot minor subdivision is located on North Oakland Street. 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. Sutton, seconded by Mr. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried.

OCEAN: Lots 7.01 & 13.01 Block 65 (OT271) Collamer, Daniel

This two-lot minor subdivision is for a lot line adjustment on Bay Parkway. The plans indicate that the right-of-way half width of Bay Parkway is 30' from centerline consistent with the Master Plan desired width. On a motion by Mr. Tirella, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add three corner coordinates 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.

SEASIDE PARK: Lots 16 Block 60 (SPB73) Marco, John

This two-lot minor subdivision is located at the intersection of J Street and Ocean Avenue. The plans indicate the existing right-of-way half width is 37.5', where 30' is required by the Master plan. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County. 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.