

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

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

Chairman Russell presiding. Attending: Earl Sutton, Elaine McCrystal, Joseph Bilotta, Scott Tirella, Mark Jehnke, Mat Thompson, 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 Ms. McCrystal, seconded by Mr. Sutton, the minutes of the meeting of December 4, 2019 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 7-14 Block 859 (BT629A) Terrace Park, LLC**

This site plan is for a 12,000 s.f. warehouse and office complex with 18 proposed parking spaces on a vacant lot located on Terrace Boulevard. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (waiver requested), (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer (waiver requested), and (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/21/19). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated November 18, 2019 was read from Brian Murphy of FWH Associates requesting a waiver from submitting a traffic report, traffic assessment fee and drainage fee. The site produces very little traffic and does not front on a County road and the bulk of traffic will be utilizing Route 9, which is a State highway. The drainage is recharged on site and does not affect any County drainage facilities. This site plan previously received Ocean County Planning Board approval. The only change to the plan is for drainage where additional underground recharge has been provided.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a waiver from submitting a traffic report and required the applicant submit a trip generation statement in lieu of the traffic report, and waived the off-tract traffic improvement fee and the off-tract drainage improvement fee; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement, and (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/21/19). 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.

**BRICK: Lots 7 Block 446.19 (BRT1683A) Duquesne Holdings, LLC**

This site plan is for a parking lot expansion for 18 new spaces at an existing business/professional office located on Duquesne Boulevard. The new parking will be located within a lease area of the NJDOT Route 70 right-of-way. Ocean County requires the applicant to address the following conditions: (1) submit a traffic report for the site (waiver requested), (2) submit a drainage report for the site (waiver requested), and (3) provide a copy of the NJDOT access lease agreement. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated November 26, 2019 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting waivers from providing a drainage report and a traffic report. Once the project is completed, there will be a minimal increase in impervious coverage. The total impervious area

added is less than the quarter-acre threshold for requiring stormwater management for the improvements. The existing stormwater management system on site will collect and accommodate the runoff from the improved area. The changes to the site are minimal and there are no changes to the drainage patterns. Improvements are proposed to the lot and surrounding area to increase the parking to add 18 spaces to the site. The existing parking available onsite is 38 spaces inclusive of two handicap spaces. There will be no additional employees as a result of the proposed improvements. The uses will not differ from prior uses for the building, therefore it is not anticipated that the volume of traffic generated from the uses and/or parking spaces will significantly increase traffic. Once completed, there will be adequate parking and adequate onsite traffic circulation for employees and clients. Duquesne Boulevard is adjacent to Route 70 and both have adequate capacity to handle the volume of traffic from the site. There will be no negative impact on the road system.

On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted a waiver from submitting a traffic report and drainage report for the site; this site plan was given final approval contingent upon the applicant to address the following item: (1) provide a copy of the NJDOT access lease agreement. 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.

**JACKSON: Lots 22.01 & 23.01 Block 4801 (JT1672C) Jackson Storage of New Jersey, LLC**

This minor subdivision is for a lot line adjustment at the Jackson Storage of NJ on North County Line Road. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) provide a final plat with the assigned proposed lot numbers, and (2) revise the final plat to include three corner coordinates, proper signature lines, and a Land Surveyors signature in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lots 8 Block 19403 (JT1709A) Grawtown Acres, LLC**

This 11-lot major subdivision is for ten residential lots, one storm water basin lot, and a new cul-de-sac to be located on Grawtown Road. The final plat appears to have been prepared in accordance with the Recordation Act. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. The traffic statement is acceptable. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit a copy of the No Further Review letter from Pinelands Commission, and (2) 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.

**LACEY: Lots 23, 24, 25 & 26 Block 478 (LT883) Dalton, Patricia**

This two-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. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKESWOOD: Lots 35,36,37,38,86 & 89/25,26,28,29.01 Block 1159/1159.04 (LAT1991D.02) Congregation Maalos Hatorah**

This 35-lot major subdivision called Chestnut Gardens Duplex Project is for 32 duplex residential units (16 buildings) with 128 residential parking spaces, one tot lot, one storm water detention lot to be dedicated to Lakewood Township, and one lot for a 6,240 s.f. shul with 12 proposed parking spaces to be located on a proposed road off of Chestnut Street. The plans indicate that the existing right-of-way of Chestnut Street is 33' from centerline. The plans indicate that the proposed curb will be built at 24' from centerline with a 30' curb radius. The applicant has provided copies of the signed vacation documents from Lakewood Township for the various paper streets located within the project limits. The applicant has submitted a copy of a valid NJDEP Letter of Interpretation for the wetland delineation referenced on the plans. On a motion by Mr. Bilotta,

seconded by Mr. Tirella, 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 in front of Lot 21 on the final plat and revise General note 3 on the final plat to properly describe the proposed project, (2) address the following traffic comments: a) The lots listed in the report do not match the application and the report makes reference to James Street, which is not adjacent to the site. Revise accordingly. (3) provide a plan showing the AASHTO sight line from the proposed intersection and provide a full vertical sight line profile indicating safe sight distance from the proposed intersection in accordance with County standards, to be reviewed and approved by the Ocean County Engineer, (4) add a note to the plan indicating that the AASHTO line of sight is to be cleared of sight obstructions within the County right-of-way from the location of the proposed intersection to Station 12+50, (5) submit a copy of the NJDEP Flood Hazard Area documentation dated 11/2/2018 (#1514-05-0019.5), (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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 31.01,33/29.02 Block 1159/1159.04 (LAT1991E.01) Congregation Maalos Hatorah, Inc.**

This 23-lot major subdivision called Golders Green Duplex Housing Project is for 22 duplex units with basement apartments with 86 proposed parking spaces, a basement shul on Lot 17, and one detention basin lot to be dedicated to Lakewood Township to be located off a Golders Green Road, a local road with access to Chestnut Street thru the Stamford Hill Development. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) update the existing conditions plan to provide the existing lot numbers, (2) properly identify the lots to be subdivided in the title block and provide all adjoining lot numbers on the final plat, (3) submit a copy of the NJDEP permits for the proposed construction within the 50' wetlands buffer shown on the plans, (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP for the proposed project, (5) address the following traffic comment: a) the lots listed in the report do not match the application and the report makes reference to James Street, which is not adjacent to the site. Revise accordingly. (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 12/18/19), (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 62 & 63 Block 187 (LAT2064A) Cong Kehilas Raintree Inc.**

This site plan is for a 6,540 s.f. addition and parking lot renovations to an existing synagogue with 33 proposed parking spaces and proposed access from Lanes Mills Road and Alvarado Avenue. The plans show the proposed curb to be built at 24' from the baseline. 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 items: (1) provide a copy of the deed of lot consolidation, (2) dimension the existing right-of-way half width and full width and the existing pavement half width and full width of the County road from the Maser baseline on the plan, (3) since the existing right-of-way is less than 43 feet from the Maser baseline, submit a deed of dedication and metes and bounds description for an additional right-of-way Dedication to 43' from Maser baseline to Ocean County, (4) 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, (5) construct 15:1 paved taper starting at the subject property line and extending back to existing edge of pavement along the County road in accordance with Section 611:E-1, (6) provide a road easement and metes and bounds description from the adjoining property owner for the paved taper back to the existing edge of pavement, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per stormwater memo dated 12/18/19), (8) construct the handicap ramps and curb at the driveway/intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (see construction/ADA memo dated 12/18/19), (9) submit a copy of the CAFRA permit or a

Jurisdictional Determination letter from the NJDEP, (10) add the Ocean County standard notes for projects located on County roads, (11) remove the proposed parking from within 20' of the proposed County right-of-way in accordance with Section 603.A, and (12) address the following traffic comments: a) Contrary to the conclusion of the traffic report, on-site parking supply is not adequate. Vehicles from the site currently park along Lanes Mill Road creating sight distance issues. The applicant shall establish "No Parking" regulations with Lakewood Township and receive concurrence from Ocean County to establish "no parking zones" at the intersection of Alvarado Avenue and Lanes Mills in accordance with the March 3, 2016 letter from Ocean County Engineer, John N. Ernst, to Sgt. Frank Work, Lakewood Police Department. The number of on-site parking stalls in the report conflicts with the plans and the report proposes utilizing on-street parking adjacent to the site. Revise the traffic report to reflect that there will be no on-street parking on County Route 526 Lanes Mill Road, b) provide turning movements for the driveway on County Route 526 utilizing the future lane configuration, c) clarify the discrepancy between the proposed square footage on the plans and in the report, and d) the traffic report has not been revised since the previous submission. The applicant's engineer should provide an itemized response to the above conditions. 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 7 / 1 / 6 & 7 Block 174.02 / 174.03 / 175 (LAT2065A) Weber, Ben**

This 14-lot major subdivision is for 13 new single family residences with 52 proposed parking spaces and a proposed cul-de-sac and a remainder lot for the existing Schuster's Poultry Farm on Brook Road. The cross-sections indicate that the proposed curb will be built at 20' from centerline. Ocean County requires the applicant to address the following items: (1) provide three corner coordinates on the final plat in accordance with the Recordation Act, (2) dimension the existing right-of-way full width and the proposed pavement half width and full width of the County road on the subdivision plan and the final plat, (3) since the right-of-way is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County (waiver requested), (4) revise the plans to show a 5' road easement to Ocean County along the frontage of the entire project, including along the frontage of Block 174.02 Lot 7, (5) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection and existing intersection with Old Brook Road in accordance with County standards to Ocean County, (6) revise the plans to show an easement to the property owner from Lakewood Township for the proposed detention basin and identify on the final plat the entity responsible for maintaining the proposed detention basin, (7) address the following traffic comments: a) provide vehicle turning templates at Brookside Drive and Brook Road and realigned Old Brook Road and Brook Road, and b) provide striping plan to restripe the road in accordance with Ocean County Engineering requirements, (8) if the slope of the proposed basin is located within the clear zone, revise the plans to show guiderail to be installed in accordance with NJDOT standards, (9) submit a copy of an NJDEP Letter of Interpretation for the mapped wetlands located on Block 174.02 Lot 7 and show the wetlands line on the subdivision plans and final plat, (10) design the proposed intersection location in accordance with Section 610.B. and Table 600-5 (waiver requested), (11) construct the handicap ramps at the intersections in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (12) revise the cross sections for the County road to be drawn in accordance with NJDOT standards and fix Station 29+50, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (14) 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 request.

A letter dated December 12, 2019 was read from Joseph Kociuba of KBA Engineering requesting an easement in lieu of dedication for the road widening requested by the County. The waiver is being requested as the proposed right-of-way would create a hardship for setbacks on the lots fronting the County roadway. In addition, the easement is consistent with the recent subdivision south of the site at Schuster Way. The applicant is requesting a waiver for the proposed intersection location. The Old Brook Road realignment provides a superior and more safe alignment of the intersection with Brook Road across from the existing Imperial Court. Accordingly, the proposed intersection location of the proposed roadway is centered between the Imperial Court alignment and Engleberg Terrace. This amended alignment is far superior to the shallow angled alignment of Old Brook Road which currently exists.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board will accept an easement in lieu of the right-of-way dedication, and granted a waiver from the proposed intersection offset since the proposed alignment is consistent with Imperial Court; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) provide three corner coordinates on the final plat in accordance with the Recordation Act, (2) dimension the existing right-of-way full width and the proposed pavement half width and full width of the County road on the subdivision plan and the final plat, (3) since the right-of-way is less than 30 feet from centerline, submit a right-of-way easement; (4) revise the plans to show a 5' road easement to Ocean County along the frontage of the entire project, including along the frontage of Block 174.02 Lot 7, (5) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection and existing intersection with Old Brook Road in accordance with County standards to Ocean County, (6) revise the plans to show an easement to the property owner from Lakewood Township for the proposed detention basin and identify on the final plat the entity responsible for maintaining the proposed detention basin, (7) address the following traffic comments: a) provide vehicle turning templates at Brookside Drive and Brook Road and realigned Old Brook Road and Brook Road, and b) provide striping plan to restripe the road in accordance with Ocean County Engineering requirements, (8) if the slope of the proposed basin is located within the clear zone, revise the plans to show guiderail to be installed in accordance with NJDOT standards, (9) submit a copy of an NJDEP Letter of Interpretation for the mapped wetlands located on Block 174.02 Lot 7 and show the wetlands line on the subdivision plans and final plat, (10) construct the handicap ramps at the intersections in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (11) revise the cross sections for the County road to be drawn in accordance with NJDOT standards and fix Station 29+50, (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. 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 175 Block 189.02 (LAT2087) 515 Bergen Holdings, LLC**

This two-lot minor subdivision is located on a local road. 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.

**LAKWOOD: Lots 2 Block 1601 (LAT594X) Tress, Mendel**

This three-lot minor subdivision is located on local roads within 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 Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**MANCHESTER: Lots 2.01/3.01 Block 38/43.01 (MT474A) Ostrowski, Michal**

This minor subdivision is for a lot line adjustment located on a local road. 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. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

**MANCHESTER: Lots 2,3,4,5,6,7 & 8 Block 1.36 (MT505) Jerman, Jeffrey**

This two-lot minor subdivision is located on 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 Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

**OCEAN: Lots 4 Block 52.01 (OT272) Alliance Commercial Pest Control, Inc.**

This site plan is for a 1.440 s.f. commercial building for Alliance Pest Services with six parking spaces on Wells Mills Road (CR 532). There is an existing abandoned building shown on the plans to remain. The plans show the proposed edge of pavement to be built at 22' from centerline

consistent with the adjoining property. Ocean County requires 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, if less than 33 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' 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 location of the existing edge of pavement, (4) submit a traffic report (waiver requested), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) construct 15:1 paved taper back to existing edge of pavement along the County road in accordance with Section 611:E-1, (7) construct drainage facilities behind the curb line along the County road to address the increase of storm water 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) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (9) add the Ocean County standard notes for projects located on County roads, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (11) 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 November 19, 2019 was read from Timothy Lurie of DW Smith Associates requesting a waiver from submitting a traffic report. The site will be a private commercial site serving as a satellite location for Alliance Pest Services. There are only six parking spaces proposed which will mostly be used for employees. The number of projected trips to the site will be minimal. A CAFRA permit is not needed for the project per N.J.A.C. 7.7-2.2(a)5, "except as otherwise provided above, a development in the CAFRA area at a point 150 landward of the mean high water line of any tidal waters or the landward limit of a beach or dune, whichever is most landward, that would result either solely or in conjunction with a previous development in: a) a residential development having 25 or more dwelling units, b) a commercial development having 50 new or more parking spaces or equivalent parking area; or c) a public development or industrial development. The project is located more than 500 feet from the mean high water line. No residential unit are proposed. Six spaces are proposed for commercial development. The site is not in an urban aid municipality. Therefore, no CAFRA permit is needed.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board accepted the trip generation statement submitted in lieu of the traffic report and granted a waiver from submitting a CAFRA permit; 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 County road on the plan, if less than 33 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' 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 location of the existing edge of pavement, (4) construct 15:1 paved taper back to existing edge of pavement along the County road in accordance with Section 611:E-1, (5) construct drainage facilities behind the curb line along the County road to address the increase of storm water 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, (6) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (7) add the Ocean County standard notes for projects located on County roads, (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. 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 30, 31/ 32, 33 Block 919.02./ 919.03 (TRT3107B) Jannucci, Donna**

The two-lot minor subdivision is for a lot consolidation located at the corner of Strickland Boulevard, Route 35 South and Johnson Road. 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.

Bilotta, seconded by Ms. McCrystal, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 27 Block 646.01 (TRT3446) AGP & Sons Development Co., LLC**

This site plan is for a 4,023 s.f. garage expansion at an existing commercial/residential building with eight parking spaces at the intersection of Cedar Grove Road and Charles Drive. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Cedar Grove Road 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 existing intersection in accordance with County standards to Ocean County, (3) submit a traffic report for the site (waiver requested), (4) submit a drainage report for the site (waiver requested), (5) submit County road improvement plans for the County road 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, (waiver requested), (6) construct additional pavement widening to 20' from centerline along the County road in accordance with Section 611, (7) reconstruct the existing intersection curb radius in accordance with Section 610:E, (8) provide a detail showing 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, (9) provide a concrete curb detail in accordance with County standards, (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated November 26, 2019 was read from Richard Ramirez of Ramirez Engineering requesting a waiver from providing a traffic report, drainage report and County road improvement plans. The applicant proposes a garage expansion on the ground floor as well as constructing a second floor above the garage to function as storage. The property is an existing non-conforming lot. No additional employees will be generated by this change, and the office is not to be used for client meetings or interaction. No stormwater systems are proposed. The existing drainage runs to Charles Drive.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report, granted a waiver from providing a drainage report provided the applicant offset the increased roof coverage with underground infiltration, and denied the request to waive submitting County road improvement plans as the applicant is being required to provide widening along Cedar Grove Road; 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 Cedar Grove Road 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 existing intersection in accordance with County standards to Ocean County, (3) a drainage report will not be required provided the applicant offset the increased roof coverage with underground infiltration, (4) submit County road improvement plans for the County road 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, (5) construct additional pavement widening to 20' from centerline along the County road in accordance with Section 611, (6) reconstruct the existing intersection curb radius in accordance with Section 610:E, (7) provide a detail showing 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, (8) provide a concrete curb detail in accordance with County standards, (9) add the Ocean County standard notes for projects located on County roads, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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.

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

**BARNEGAT:** Lots 15,16,18,18.01,20,21,23,23.03,23.04/1-4/1-16/1-23/1-24/7-8/15-24/14-15/42-45 Block 92/92.103/92.104/92.105/92.106/92.107/92.108/92.109/92.113 (BAT327) 1111 West Bay & Nautilus Associated Limited Liability Co.

**LAKEWOOD:** Lots 28 & 29 Block 189 (LAT2004.02) Congregation Pri Aahron

**TOMS RIVER:** Lots 173.04 Block 1001 (TRT3396A) 28 Third Avenue, LLC

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**CORRESPONDENCE:**

**LAKEWOOD: Block 183, Lots 1, 2 & 4 (LAT1981.02) Herzog, David.** This major subdivision received conditional preliminary and final approval on March 20, 2019. A letter dated December 10, 2019 was read from Mathew Wilder of Morgan Engineering requesting a waiver be granted in lieu of providing a full 43' right-of-way dedication by deed to provide a right-of-way deed of dedication to 40' from the baseline plus a 3' wide road easement beyond the 40' right-of-way dedication. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, with Mr. Tirella abstaining, the Board granted a waiver to allow a 40' dedication with a 3' wide road easement in lieu of providing a 43' right-of-way dedication. The motion was unanimously carried.

**MANCHESTER: Block 86, Lot 2.04 (MT504A) DT Retail Properties, LLC.** This site plan received conditional approval on July 17, 2019. Condition #11 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #12 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 \$10,417.00. On a motion by Mr. Mr. Jehnke, seconded by Mr. Tirella, the Board 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 \$10,417.00. The motion was unanimously carried.

**SEASIDE HTS: Block 69, Lots 1, 1.01, 1.02 (SBH16B) Seaside Ocean Terrace, LLC.** This site plan received conditional approval on December 4, 2019. A letter dated December 10, 2019 was read from Mathew Wilder of Morgan Engineering requesting a waiver from providing a traffic impact report and a drainage report. The applicant is not proposing to modify the dirt parking lot or the access point for the dirt parking lot. The parking lot is to remain in its current condition with respect to surface and elevation. Due to the fact that the applicant does not intend to modify the existing parking lot or the access point serving the existing parking lot, a waiver is being requested from providing County road improvement plans. On a motion by Mr. Jehnke, seconded by Mr. Sutton, with Mr. Tirella abstaining, the Board granted a waiver from submitting a traffic report, however the applicant must address the following traffic comments: a) provide a traffic analysis for the function of the existing driveway to the parking lot, and b) provide turning templates at the existing driveway, the Board granted a waiver from providing a drainage report provided that the applicant provide an existing conditions plan showing that the existing gravel parking lot is graded away from the County road and if the applicant decides to pave the parking lot in the future, the applicant will need to submit for approval a grading plan showing that the paved parking lot will drain away from the County road; and granted a waiver from submitting County road improvement plans since no widening is proposed. 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:
LAKEWOOD LAT1306C.04	50.03, 50.04, 50.05	189.16	11/6/19	12/11/19

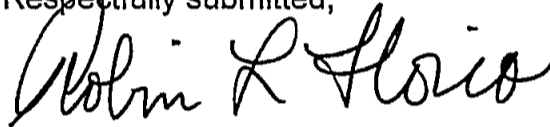


THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
LAKWOOD LAT1233C	7	83	02/07/18	12/17/19.
LAKWOOD LAT1396C	91.01	189.03	12/06/17	12/12/19
LONG BEACH TWP. LBT778	4 & 4.01	6.37	11/06/19	12/17/19
MANCHESTER MT504	2.04	86	07/17/19	12/17/19
PT. PLEASANT PPB759A	7.01, 8.01	265	12/04/19	12/11/19

\* \* \* \* \*

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

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board

/rlf