

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

Regular meeting, Wednesday, October 16, 2019, 5, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Joseph Bilotta, Scott Tirella, Mark Jehnke, Mat Thompson, Anthony Agliata, Steve Simone and Veronica Tompkins.

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

On a motion by Mr. Bertrand, seconded by Ms. McCrystal, the minutes of the meeting of October 2, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 1 Block 174 (BAT259C) Barnegat Funeral Home

This site plan is for a 695 s.f. chapel addition to an existing funeral home located at the intersection of West Bay Avenue and Gunning River Road. The plans indicate that the existing right-of-way half width of West Bay Avenue is 33' from centerline and the existing right-of-way half width of Gunning River Road is 30' from centerline. Both are consistent with the County Master Plan. There are existing sight easements at the intersection and access points. There are no proposed improvements within the County right-of-way. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), and (2) submit a drainage report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated September 27, 2019 was read from Frank Little of Owen, Little and Associates requesting a waiver from submitting a traffic report and drainage report. The project proposes a 695 s.f. chapel addition to the rear of the existing funeral home and minor modifications to the interior parking lot. County roads are not impacted by this project. No additional parking is required as the chapel addition will accommodate the existing customers at the funeral home. As to the drainage, a substantial underground recharge system was installed under the original project. As a result, there will be no drainage impacts to the County road system. Roof drains from the new chapel addition will be tied into the existing drainage system.

On a motion by Mr. Jehnke, seconded by Mr. Bertrand, the Board granted a waiver from providing a traffic report, however required that a trip generation statement be submitted in lieu of the traffic report, and granted a waiver from submitting a drainage report; this site plan was given final approval contingent upon the applicant to address the following item: (1) submit a trip generation statement indicating current and proposed conditions. 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.

BARNEGAT: Lots 2.06, 2.08, 5; 34; 35; 2 Block 90.22; 90.41; 90.43; 90.54 (BAT275J) Paramount Homes at Wall, LLC

This 129-lot major subdivision is for Sections 6, 7, & 8 of the Paramount Escapes Ocean Breeze residential planned retirement community consisting 127 single-family lots and two open space lots to be located off of Route 72. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this major subdivision was given final approval contingent upon the applicant to address the following items: (1) add a key map, a graphic scale, a list of property owners within 200', and an original Land Surveyor signature to all final plats in accordance with the Recordation Act, (2) properly identify the location of existing Block 90.43, Lot 35 on the Section 6 final plat, (3) properly label the adjoining Block 90.54 Lot 2 on the Section 6 final plat, (4) properly label the existing Block 90.22, Lot 5 on the Section 7 final plat, (5) properly label the adjoining Block 90.22, Lot 5 and Block 90, Lot 13.08 on the Section 8 final plat, (6) properly show the outbounds of the adjoining Block 90.55, Lot 2 on the Section 8 final plat, (7) revise general note #1 on Section 6 final plat to include all the

pertinent block and lot numbers, (8) identify the proposed acreage of future Lot 3 on the Section 6 final plat, and (9) submit a copy of the Pinelands Commission Certificate of Filing. 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 73.25 Block 190 (LAT1229E) Congregation Ohr Yisroel Saba Kadisha Druzhin Inc.

This three-lot minor subdivision is located on East County Line Road. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width of the County road is less than 43 feet from baseline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from baseline to Ocean County, (2) add three corner coordinates to the final plat and show corner monuments to be set where new property lines intersect with the County right-of-way line, (3) remove the proposed property lines from the key tax map, (4) dimension the existing edge of pavement half width and full width of the County road, (5) add the following standard County notes to the subdivision plat: a) driveway locations on new lots shall be spaced in accordance with Table 600-4 of Section 606, and b) off-street parking shall be situated on new lots in accordance with Section 603. The applicant must also submit a complete site plan application to the Ocean County Planning Board for the proposed synagogue shown on proposed Lot 73.02 on the improvement plan. 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 motion was unanimously carried.

LAKEWOOD: Lots 117, 120 Block 11 (LAT1255B) Bias Pinchos

This seven-lot major subdivision is associated with a site plan for a 6,000 s.f. school addition with 38 additional parking spaces located on New Central Avenue and five single family lots (four new and one existing), one detention basin lot, and a cul-de-sac to be located off of a local road. Ocean County requires the applicant to address the following items: (1) show the previously dedicated Ocean County road easement to 30' from centerline along New Central Avenue and reference the deed book and page number, (2) show the previously dedicated Ocean County sight right easement at the existing driveway to New Central Avenue and reference the deed book and page number, (3) dimension the existing right-of-way half width and full width of the County road in front of proposed Lot 120.01, and 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, (4) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and on adjoining properties, confirm the existing contours on Lot 132 (boundary survey and grading plan conflict), and provide dimension for the half and full pavement width and right-of-way width of the County road on both the site plans and on the final plat, (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation indicated on the plans; (6) submit a traffic report (waiver requested), (7) submit County road improvement plans (waiver requested), (8) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) construct additional pavement widening to 23' from centerline in front of proposed Lot 120.01 to tie into the existing curb on both sides of the property, (10) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with Section 611.B.1. to be reviewed and approved by the Ocean County Engineer, (11) add the Ocean County standard notes for projects located on County roads, (12) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/2/19), (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 requests.

A letter dated September 18, 2019 was read from Mathew Wilder of Morgan Engineering requesting waivers. A waiver is requested from submitting a traffic report since this project is not located on a County road, therefore, no traffic will be impacted. A waiver is requested from submitting County road improvement plans since no County road improvements are proposed

with the major subdivision and site plan. The property does not front on a County road. A waiver is requested from submitting a CAFRA permit. This subdivision and site plan do not trigger a CAFRA permit.

On a motion by Mr. Jehnke, seconded by Mr. Bertrand, with Mr. Tirella abstaining, the Board granted a waiver from providing a traffic report and required the submission of a trip generation statement in lieu of the traffic report; denied waiving the requirement to submit road improvement plans as road improvements are required in front on the entire width of the frontage of the site and the improvements must be consistent with the adjoining lots and granted a waiver from submitting a CAFRA permit; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) show the previously dedicated Ocean County road easement to 30' from centerline along New Central Avenue and reference the deed book and page number, (2) show the previously dedicated Ocean County sight right easement at the existing driveway to New Central Avenue and reference the deed book and page number, (3) dimension the existing right-of-way half width and full width of the County road in front of proposed Lot 120.01, and 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, (4) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and on adjoining properties, confirm the existing contours on Lot 132 (boundary survey and grading plan conflict), and provide dimensions for the half and full pavement width and right-of-way width of the County road on both the site plans and on the final plat, (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation indicated on the plans, (6) submit a traffic impact statement, (7) submit County road improvement plans (8) construct additional pavement widening to 23' from centerline in front of proposed Lot 120.01 to tie into the existing curb on both sides of the property, (9) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with Section 611.B.1. to be reviewed and approved by the Ocean County Engineer, (10) add the Ocean County standard notes for projects located on County roads, (11) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/2/19), (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.

LAKEWOOD: Lots 117, 120 Block 11 (LAT1255C) Bias Pinchos

This site plan is for a 6,000 s.f. school addition with 38 additional parking spaces located on New Central Avenue and a seven-lot major subdivision for the school plus and five single family lots (four new and one existing), one detention basin lot, and a cul-de-sac to be located off of a local road. Ocean County requires the applicant to address the following items: (1) show the previously dedicated Ocean County road easement to 30' from centerline along New Central Avenue and reference the deed book and page number, (2) show the previously dedicated Ocean County sight right easement at the existing driveway to New Central Avenue and reference the deed book and page number, (3) dimension the existing right-of-way half width and full width of the County road in front of proposed Lot 120.01, and 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, (4) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and on adjoining properties, confirm the existing contours on Lot 132 (boundary survey and grading plan conflict), and provide dimension for the half and full pavement width and right-of-way width of the County road on both the site plans and on the final plat, (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation indicated on the plans, (6) submit a traffic report (waiver requested), (7) submit County road improvement plans (waiver requested), (8) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) construct additional pavement widening to 23' from centerline in front of proposed Lot 120.01 to tie into the existing curb on both sides of the property, (10) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter

flow in accordance with Section 611.B.1. to be reviewed and approved by the Ocean County Engineer, (11) add the Ocean County standard notes for projects located on County roads, (12) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/2/19), (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 requests.

A letter dated September 18, 2019 was read from Mathew Wilder of Morgan Engineering requesting waivers. A waiver is requested from submitting a traffic report since this project is not located on a County road, therefore, no traffic will be impacted. A waiver is requested from submitting County road improvement plans since no County road improvements are proposed with the major subdivision and site plan. The property does not front on a County road. A waiver is requested from submitting a CAFRA permit. This subdivision and site plan do not trigger a CAFRA permit.

On a motion by Mr. Jehnke, seconded by Mr. Bertrand, with Mr. Tirella abstaining, the Board granted a waiver from providing a traffic report and required the submission of a trip generation statement in lieu of the traffic report; denied waiving the requirement to submit road improvement plans as road improvements are required in front on the entire width of the frontage of the site and the improvements must be consistent with the adjoining lots 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) show the previously dedicated Ocean County road easement to 30' from centerline along New Central Avenue and reference the deed book and page number, (2) show the previously dedicated Ocean County sight right easement at the existing driveway to New Central Avenue and reference the deed book and page number, (3) dimension the existing right-of-way half width and full width of the County road in front of proposed Lot 120.01, and 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, (4) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and on adjoining properties, confirm the existing contours on Lot 132 (boundary survey and grading plan conflict), and provide dimension for the half and full pavement width and right-of-way width of the County road on both the site plans and on the final plat, (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation indicated on the plans, (6) submit a trip generation statement (7) submit County road improvement plans, (8) construct additional pavement widening to 23' from centerline in front of proposed Lot 120.01 to tie into the existing curb on both sides of the property, (9) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with Section 611.B.1. to be reviewed and approved by the Ocean County Engineer, (10) add the Ocean County standard notes for projects located on County roads, (11) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/2/19), (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.

LAKEWOOD: Lots 1.01 & 1.02 Block 1045 (LAT1909A) Vine Heaven, LLC

This minor subdivision is for a lot line adjustment on Broadway. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 18,19.01, 19.02 Block 236 (LAT1923A) Bais Medrash E. 5th Street

This two-lot minor subdivision is located on a local road. County facilities are not impacted. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add 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.

LAKEWOOD: Lots 3,4,5 & 6 Block 539 (LAT2079) Gelb, Yeruchem

This six-lot minor subdivision is for three duplex building to be located on Ocean Avenue (Route 88). The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) The NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code shall be indicated on the development plan. 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 9 Block 538 (LAT2080) Rothschild, Zeev

This two-lot minor subdivision is for a duplex unit to be located on Ocean Avenue (Route 88). County facilities will not be impacted. 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) The NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code shall be indicated on the final plat. 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 13 Block 224 (LAT2081) Klein, Israel

This two-lot minor subdivision is located on the local section of Ridge Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, 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.

LAKEWOOD: Lots 1.04 Block 961.02 (LAT944Z2.02) CBRC Holdings LLC

This site plan is for a 28,898 s.f. commercial retail strip and a 3,943 s.f. one-story building with 228 proposed parking spaces to be located on Cedar Bridge Avenue within the Cedar Bridge Corporate Campus. The plans show the existing half width right-of-way to be 45' from centerline. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a sight right easement form and metes and bounds description for a 30' x 100' sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (2) address the following traffic comments: a) provide queue analysis for Avenue of the States and Cedar Bridge Avenue signal, b) mitigate northbound left-thru (LOS F), and westbound left (LOS E), c) the Cedar Bridge corridor in the vicinity of this project is a coordinated corridor. Timing modification resulting in a modification to the mainline green time will not be permitted. Revise and resubmit, 3) enter into a Developers Agreement with the Ocean County Board of Chosen Freeholders with regard to the developer's share of the construction of the left turn lane and modifications to the traffic signal at Cedar Bridge Avenue and Avenue of the States, (4) provide a profile for the County road indicating safe sight distance at the access road in accordance with County standards, to be reviewed and approved by the Ocean County Engineer, (5) revise the note 11 on the cover sheet to state "The center median in Cedar Bridge Avenue needs to be constructed prior to the issuance of the Certificate of Occupancy", (6) revise the plans to show the proposed median in Cedar Bridge Avenue to be drawn in black line style to indicate that it will be constructed by the applicant from Station 54+70 to Station 59+80 in accordance with the concept plan, in a design to be reviewed and approved by the County Engineer, (7) revise the cross sections for the County road to be drawn in the proper order and in a scale of 1"=5' in both directions, to include existing centerline elevations and existing edge of pavement elevations, to include proposed top and bottom curb elevations, to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow, to match the plan view curb offsets, and to identify the area of full depth pavement widening in accordance with Section 611.B.1 (from 100' west of Shenandoah Drive to 100' east of Avenue of the State intersection) to be reviewed and approved by the Ocean

County Engineer, (8) label the material, size, and length of the existing outfall pipe, (9) calculate the clear zone and provide a dimension to the end of the proposed retaining wall, (10) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 10/16/19), (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. 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.

LITTLE EGG HBR: Lots 13.05 Block 285 (LEHT435A) Storage Masters, LLC

This two-lot minor subdivision is located on Mathistown Road. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, with Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) provide a full width right-of-way dimension of the County road on the final plat. 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.

LITTLE EGG HBR: Lots 13.05 Block 285 (LEHT435B) Storage Masters LLC

This site plan is for construction of two proposed storage buildings and a security gate at an existing car wash and mini self storage facility with seven parking spaces located on Mathistown Road. The applicant has also submitted a minor subdivision application to create a separate lot for the car wash. The plans indicate that the existing half width of the County right-of-way is 30' from centerline. 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 items: (1) dimension the full width right-of-way of the County road on the plan, (2) provide a dimension from the County right-of-way line to the proposed security gate in order to confirm that there is enough on-site stacking room for two vehicles, (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, 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 5 Block 109 (MT76B.03) 141 Office Park, LLC

This site plan is for the construction of a 15,840 s.f. 12-unit warehouse building with 52 proposed parking spaces and associated site improvements to be located on County Route 539 (Warren Grove-Whiting Road). The plans show the proposed curb to be set at 25' from centerline consistent with the County Master Plan. The trip generation statement is acceptable. 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 (waiver requested), (2) submit a deed of dedication for a right-of-way dedication to 33' from centerline to Ocean County. The metes and bounds description is acceptable, (3) submit a sight right easement form for the proposed sight triangle easement at the proposed access point in accordance with County standards to Ocean County. The metes and bounds description is acceptable, (4) move proposed 'B' inlet D-11 to Station 574+00 at the curb line and connect it to 'B' inlet D-7 to route stormwater runoff from the County road widening thru the on-site detention basin, (5) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the co-mingling of stormwater, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (8) remove from the plans (sheet 4) the proposed drainage easement to Ocean County. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated July 15, 2019 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. The property is currently vacant and not improved. The applicant is proposing to construct a 15,840 s.f. 12-unit warehouse building. A trip generation statement has been submitted in lieu of a full traffic report. Based on information provided by the applicant, there will be approximately 24 employees as a result of the proposed improvements. However, the number of parking spaces available on the site is 52 based on ordinance

requirements. The proposed project will not significantly increase traffic to the County road and will not be a significant traffic generator. Once the project is completed, there will be adequate parking for employees and adequate on-site traffic circulation. County Route 539 has adequate capacity to handle the traffic from the site. Once completed, the site will have no negative impact on the County road system.

On a motion by Mr. Jehnke, seconded by Mr. Tirella, the Board accepted the trip generation statement submitted in lieu of a traffic report; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement, (2) submit a deed of dedication for a right-of-way dedication to 33' from centerline to Ocean County. The metes and bounds description is acceptable, (3) submit a sight right easement form for the proposed sight triangle easement at the proposed access point in accordance with County standards to Ocean County. The metes and bounds description is acceptable, (4) move proposed 'B' inlet D-11 to Station 574+00 at the curb line and connect it to 'B' inlet D-7 to route stormwater runoff from the County road widening thru the on-site detention basin, (5) enter into a Hold Harmless Agreement with the Ocean County Board of Chosen Freeholders with regard to the comingling of stormwater, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (8) remove from the plans (sheet 4) the proposed drainage easement to Ocean County. 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 7 & 8 Block 147.96 (ST579) Haneberg, Keith & Kathleen

This minor subdivision is for a lot line adjustment 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 Mr. Bertrand, seconded by Mr. Bilotta, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 1.01 Block 402 (TRT3442) Goodwill Industries of Southern NJ

This site plan is for 1,800 s.f. Goodwill Facility with ten proposed parking spaces to be located at the intersection of Route 9 and Indian Head Road (CR 571). 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 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 features on the opposite side of the road and on adjoining properties, (4) address the following traffic comment: a) provide turning templates for design vehicles (delivery trucks), (5) submit a drainage report for the site (waiver requested), (6) submit County road improvement plans (waiver requested), (7) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) submit a copy of the NJDOT access permit, and (9) show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code on the plans. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated October 4, 2019 was read from Mathew Wilder of Morgan Engineering requesting submission waivers. A waiver is requested from submitting a drainage report since the impervious surface is being reduced, therefore stormwater provisions will not be required. A waiver is requested from submitting County road improvement plans. It is our understanding that the County is doing a mill and overlay for this portion of Indian Head Road, but that no other improvements are proposed at this time. A waiver is requested from submitting a CAFRA permit since this site plan does not trigger a CAFRA requirements.

On a motion by Mr. Jehnke, seconded by Mr. Bertrand, with Mr. Tirella abstaining, the Board granted a waiver from providing a drainage report, granted a waiver from providing County road improvement plans and granted a waiver from submitting a CAFRA permit; this site plan was given final approval contingent upon 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 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 features on the opposite side of the road and on adjoining properties, (4) address the following traffic comment: a) provide turning templates for design vehicles (delivery trucks), (5) submit a copy of the NJDOT access permit, and (6) show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code 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.

TOMS RIVER: Lots 19, 20 & 21 Block 232.03 (TRT3443) LaFerriere

This three-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 Mr. Tirella, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

* * * * *

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

- BERKELEY:** Lots 15, 27 & 29 Block 1014 (BT680) Berkeley-Nine Estates, LLC
- LAKWOOD:** Lots 9 Block 187.15 (LAT1552C) Harvard Partners, LLC
- LAKWOOD:** Lots 2-7 Block 1083 (LAT1999A.03) Vermont Equities LLC
- LAKWOOD:** Lots 6-15, 29, 30 Block 1086 (LAT1999.03) Locust Holdings LLC

* * * * *

CORRESPONDENCE:

BERKELEY: Block 4.146, Lot 1.03 (BT74T.04C) Hovchild Partnership, LLC. This site plan received conditional approval on October 17, 2018. A letter dated September 20, 2019 was read from Kenneth Schlatmann of Schlatmann Engineering requesting a waiver of the off-tract traffic improvement and off-tract drainage improvement fees. This project is an amendment to the previously approved site plan by the Ocean County Planning Board on April 19, 2006. There has been no increase in the intensity of use, square footage and parking for the subject parcel from the 2006 approved plan. All required improvements to Mule Road were made at the time of construction of the first phase of this site for the Rite Aid pharmacy. As all Mule Road improvements exist and no modification is proposed along Mule Road, the applicant is requesting a waiver of the off-tract traffic improvement fee. This project is supported by a private stormwater management system and existing detention basin which has a controlled discharge into the Sunken Branch. This system has been in use since the early stages of development of Plaza Drive, a private roadway. As there is no impact on County drainage systems, the applicant is respectfully requesting a waiver of the off-tract drainage improvement fee. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board hereby amends the minutes to indicate that the off-tract traffic improvement fee and the off-tract drainage improvement fees will not be required. The motion was unanimously carried.

LAKWOOD: Block 536, Lot 5 (LAT521B) Baile, Shravan. This site plan received conditional approval on August 1, 2018. A letter dated October 11, 2019 was read from Glenn Lines of NewLines Engineering requesting to withdraw the application since the property is not located on a County road, no County facilities are affected and the entire site is less than an acre of impervious coverage. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this site plan was withdrawn. The motion was unanimously carried.

SEASIDE PARK: Block 60, Lot 16 (SPB73) Marco, John. This minor subdivision was given conditional approval on September 18, 2019. A letter dated October 2, 2019 was read from Brian Murphy of FWH Associates, requesting a waiver from providing the County standard sight triangle easement on the subject property. The County easement would severely impact the building box

of the lot. The other corner lots within the community do not have such a large sight easement. Furthermore, being that the half width of the right-of-way exceeds the County Master Plan by providing 37.5' where 30' is required additional space for sight distance is already being provided within the right-of-way. For these reasons, we believe an AASHTO sight easement is appropriate in lieu of providing a County sight easement in this particular case. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the Board will accept the use of AASHTO sight triangle standards in lieu of County sight triangle standards; therefore, this minor subdivision received final approval. The motion was unanimously carried.

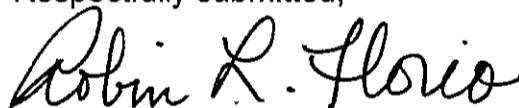
* * * * *

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 BRT1990	14.04	84	04/03/18	10/16/19
JACKSON JT1503B	3.14	14401	12/19/18	10/10/19
LAKEWOOD LAT2046	126	524.27 / 94	12/19/18	10/07/19
SEASIDE PARK SPB73	16	60	09/18/19	10/16/19
TOMS RIVER TRT2033G.02	6, 7, 8 15.03	166	03/06/19	10/16/19

* * * * *

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

/rlf