

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

Reorganizational meeting, Wednesday, January 16, 2019, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

The first order of business was the nomination and election of Chairman and Vice Chairman. Mr. Benson opened the floor for nominations. On a nomination by Mr. Bertrand, seconded by Mr. Bilotta, James Russell was nominated for Chairman. The motion was unanimously carried. Mr. Sutton opened the floor for nominations of Vice Chairman. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, Earl Sutton was nominated for Vice Chairman. The motion was unanimously carried. There being no other nominations for Chairman and Vice Chairman, on a motion by Mr. Bertrand, seconded by Ms. McCrystal, the nominations for Chairman and Vice Chairman were closed and James Russell was elected Chairman and Earl Sutton was elected Vice Chairman. The motion was unanimously carried.

**Congratulations Mr. Russell, Chairman, and Mr. Sutton, Vice Chairman**

Vice Chairman Sutton presiding. Attending: Donald Bertrand, Elaine McCrystal, Joseph Bilotta, Gary Quinn, John Ernst, Scott Tirella, Laura Benson, Anthony Agliata, Mark Villinger and Robin Florio.

Vice Chairman Sutton asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Florio advised the Vice-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 December 19, 2018 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT: Lots 42.03 & 42.04 Block 113 (BAT95H.09) US Homes d/b/a Lennar**

This 135-lot major subdivision is for Venue at Lighthouse Station Phase 1 (Section 1C) and Phase 2 (Sections 2 & 2A) for 132 adult community single-family residential dwellings and three open space lots to be located on Lighthouse Drive. All County road improvements, including striping, are required to be constructed prior to approvals for this section/phase. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County road improvement plans (waiver requested), (4) provide as-built plans for Lighthouse Drive, (5) revise the final plats to include right-of-way half width and full width dimensions and three corner coordinates in accordance with the Recordation Act, (6) revise the Lighthouse Drive plan sheet to show the proposed improvements on the opposite side of Lighthouse Drive, (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated December 17, 2018 was read from William Salmon of PS&S, requesting waiver from submission of a traffic report, drainage report and County improvement plans. These were submitted with the original application for preliminary and final subdivision approval. Construction of the project has commenced in accordance with the prior County approval for Phase 1 (Section 1, 1A and 1B portions), including roadway and drainage improvements. Improvements along Lighthouse Drive have been constructed except for final striping. This work is currently being coordinated by the applicant, County Engineer's office and the adjoining development.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a traffic report and a drainage report as a result of the overall approval which was previously approved, and denied the request for a waiver from submitting County road improvement plans; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit County road improvement plans (waiver requested), (2)

provide as-built plans for Lighthouse Drive, (3) revise the final plats to include right-of-way half width and full width dimensions and three corner coordinates in accordance with the Recordation Act, (4) revise the Lighthouse Drive plan sheet to show the proposed improvements on the opposite side of Lighthouse Drive, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (6) 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.

**BERKELEY: Lots 2, 3, 4, 5 Block 260 (BT677) GLCW Properties, LLC**

This two-lot minor subdivision is for a lot consolidation on a local road and has no effect on County facilities. 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.

**BRICK: Lots 6 Block 867 (BRT1987) Brick Township Board of Education**

This two-lot minor subdivision is for the Brick Township Board of Education to receive a warehouse and partially vacant storage building to be located on Route 88 and on the section of Princeton Avenue that does not fall under County jurisdiction. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) show the NJDOT "desired typical section" for this section of Princeton Avenue and Route 88 in accordance with the current NJDOT access code on the plan, and (2) add a third corner coordinate 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.

**BRICK: Lots 5 Block 548 (BRT1988) Hooper Ave. Development, LLC**

This seven-lot major subdivision is for seven single family houses and a cul-de-sac to be located off of Hooper Avenue. The plan indicates that the half-width right-of-way of Hooper Avenue is 33' from centerline. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County requires the applicant to address the following items: (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, (waiver requested), (2) submit a traffic report for the site (waiver requested), (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of Hooper Avenue, curb and sidewalk, utility poles, County road striping, and pavement half width and full width dimensions, (4) dimension the existing right-of-way half width and full width of the County road on the plan, (5) submit a right-of-way deed of dedication and metes and bounds description for an additional right-of-way dedication for corner clips at the proposed intersection to Ocean County, (6) design the intersection curb radius in accordance with Section 610:E, (7) design the proposed curb in accordance with Section 612:A, (8) add the Ocean County standard notes for projects located on County roads, (9) construct the handicap ramps at the intersection in accordance with the current federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (10) provide design vehicle turning templates, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (waiver requested), and (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated December 7, 2018 was read from James Giordano of TEC Engineering requesting a waiver from providing a traffic report for the proposed development. The proposal simply involves the construction of six new homes. An increase of 61 daily trips down the unnamed right-of-way may be expected based upon current ITE statistics for single family residential dwellings. The applicant is proposing off tract improvements to the intersection of the right-of-way and Old Hooper Avenue and as such, requests a waiver from providing an off-tract traffic improvement fee. The applicant is requesting a waiver from providing an off-tract drainage improvement fee as no connection to Ocean County drainage facilities are proposed for the site. The project has been designed to meet NJDEP standards for stormwater and proposed drainage will be substantially similar to that of the existing condition in both rate and volume. A waiver is requested to utilize the

AASHTO sight triangle standards in lieu of the County sight triangles for the existing intersection. The access road onto Old Hooper Avenue has adequate sight distance. This sight triangle lies entirely within the existing right-of-way of Hooper Avenue and as such no proposed sight easement is necessary on the subject property.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report and required a trip generation statement in lieu of the traffic report, denied the request to waive the off-tract drainage and off-tract traffic fees, and denied the request to utilize AASHTO sight triangles and required the applicant to submit a sight triangle easement of 30' x 100' across the property; this major subdivision was given preliminary approval contingent upon the applicant to address the following items: (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, (2) submit a trip generation statement in lieu of a traffic report for the site, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of Hooper Avenue, curb and sidewalk, utility poles, County road striping, and pavement half width and full width dimensions, (4) dimension the existing right-of-way half width and full width of the County road on the plan, (5) submit a right-of-way deed of dedication and metes and bounds description for an additional right-of-way dedication for corner clips at the proposed intersection to Ocean County, (6) design the intersection curb radius in accordance with Section 610:E, (7) design the proposed curb in accordance with Section 612:A, (8) add the Ocean County standard notes for projects located on County roads, (9) construct the handicap ramps at the intersection in accordance with the current federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (10) provide design vehicle turning templates, (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

**EAGLESWOOD: Lots 6 Block 29 (ET167) Sharpe, Robert**

This two-lot minor subdivision is located on a local road and has no effect on County facilities. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKESWOOD: Lots 90.01 & 83.07 Block 223 (LAT1086J) Rosenberg, Thomas**

This minor subdivision is for a lot line adjustment on the local section of Ridge Avenue and Highgrove Cres. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried

**LAKESWOOD: Lots 32.19 & 32.20 Block 251.01 (LAT1408C) Gofar Drake, LLC**

This three-lot major subdivision is for three single family residences to be located on Drake Road and Serenity Way. The final plat appears to have been created in accordance with the Recordation Act. County facilities are not impacted. 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 December 27, 2018 was read from Brian Flannery of FWH Associates requesting a waiver from providing drainage and traffic reports. This project is submitted as a major subdivision application, rather than a minor subdivision application because Lots 32.10 and 32.20 were created by a major subdivision application which was approved by the Lakewood Planning Board and filed in August, 2014. The Township of Lakewood Unified Development Ordinance defines a minor subdivision as a "subdivision of land that does not involve the creation of more than three additional lots". It stipulates that "the Township Tax Maps dated January 1, 2004 shall be used". Since this project does not meet the definition of a minor subdivision, it was classified as a major subdivision. The initial subdivision of Lot 32 was approved by the Ocean County Planning Board on September 15, 2012. The minutes of that meeting indicated that there was no effect on County facilities. The same is true today of the re-subdivision of two of those created lots which results in

one additional lot. The closest Ocean County infrastructure is James Street, located approximately 1,700 linear feet south of the subject tract and Cross Street located approximately 1,700 linear feet west of the subject tract. The addition of one additional dwelling will have a de minimus impact on the County roadway traffic. The initial major subdivision included a stormwater management basin to attenuate run-off. The addition of one additional dwelling will have a de minimus impact on the stormwater runoff.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from submitting a traffic report and drainage report since the applicant proposes de minimus improvements that are already addressed through the previous subdivision; therefore, this major subdivision was given preliminary and final approval. The motion was unanimously carried

**LAKWOOD: Lots 1.01 & 1.02 Block 1035 (LAT1917B) Miz Construction NJ, Inc.**

This minor subdivision is for a lot line adjustment on a local road within the Oak Street Corridor project. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried

**LAKWOOD: Lots 1.01 & 1.02 Block 1026 (LAT1938A) Muller, Jacob**

This three-lot minor subdivision is for one duplex building (two dwelling units) and eight proposed parking spaces and one open space lot to be located on a local road within the Oak Street Corridor development. The final plat appears to be in accordance with the Recordation Act. Ocean County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried

**LAKWOOD: Lots 8.03 & 8.04 Block 1035 (LAT1940A) Muller, Jacob**

This three-lot minor subdivision is for one duplex building (two dwelling units) and eight proposed parking spaces and one open space lot to be located on a local road within the Oak Street Corridor development. The final plat appears to be in accordance with the Recordation Act. Ocean County facilities are not impacted. On a motion by Mr. Bertrand, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried

**LAKWOOD: Lots 4 Block 1034 (LAT2047) Newmann, Samuel**

This five-lot minor subdivision is for two duplex buildings (four dwelling units) and 16 proposed parking spaces and one open space lot to be located on a local road within the Oak Street Corridor development. The final plat appears to be in accordance with the Recordation Act. Ocean County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried

**LAKWOOD: Lots 4 Block 1027 (LAT2048) Neumann, Samuel**

This five-lot minor subdivision is for two duplex buildings (4 dwelling units) and 16 proposed parking spaces and one open space lot to be located on a local road within the Oak Street Corridor development. The final plat appears to be 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.

**LAKWOOD: Lots 36 Block 782 (LAT889H) Spitz, Moshe**

This 18-lot major subdivision is to further subdivide a previous nine-lot major subdivision (LAT889F) for the construction of 18 duplex units with 72 proposed parking spaces (instead of nine single family houses) and a cul-de-sac which is Phase III of a larger subdivision approved as LAT889D.01 (Phase I) and LAT889E (Phase II). An off-tract traffic improvement fee in the amount of \$7,500.00 was previously paid. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this major subdivision was given final approval contingent upon the applicant to: (1) since the intensity of this project has doubled, pay an off-tract traffic improvement fee in the amount of \$7,500.00. 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 5, 6 & 7 Block 264 (LEHT430A) Pinelands Regional School District**

This site plan is for reconstruction of existing pavement and walkway related improvements at the Pinelands Regional High School on the south side of Nugentown Road. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) dimension the existing right-of-way half width and full width of the County 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, and (3) provide a key map in the plan set. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 9, 2019 was read from Beth Kenderdine of Edwards Engineering, requesting a waiver from submitting a traffic report. The project proposes reconstructing an existing parking lot and paving an existing gravel pedestrian walkway. There are no proposed changes to the staffing, enrollment or bussing numbers at the existing Pinelands Regional High School, therefore there will be no changes to the traffic patterns at the school.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from submitting a traffic report; 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 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, and (2) provide a key map in the plan set. 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 26 Block 78 (LEHT430B) Pinelands Regional School District**

This site plan is for the widening of the existing driveway, expansion of parking areas, and other site improvements at the Pinelands Regional High school on the north side of Nugentown Road. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) dimension the existing right-of-way half width and full width of the County 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, and (3) provide a key map in the plan set. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 9, 2018 was read from Beth Kenderdine of Edwards Engineering, requesting a waiver from submitting a traffic report. The project proposes widening an on-site driveway at the rear of the school building in order to improve the flow of bus traffic on the site. There are no proposed changes to the staffing, enrollment or bussing numbers at the existing Pinelands Junior High School, therefore there will be no changes to the traffic.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from submitting a traffic report; 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 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, and (2) provide a key map in the plan set. 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 9 Block 172 (LEHT432A) Little Egg 23, LLC**

This 25-lot major subdivision is for 23 single-family residential units, one detention basin lot, and a cul-de-sac to be located off of Railroad Avenue and one commercial lot to be located on Route 9. The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code is shown on the plan across the frontage of proposed Lot 9.01. The final plat appears to have been prepared in accordance with the Recordation Act. The applicant should be aware that the County currently has a contract to resurface Railroad Avenue scheduled for 2019. On a motion by Mr. Bilotta, seconded by Mr. Tirella, with Mr. Sutton abstaining, this major subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of Railroad Avenue on the plan, since the right-of-

way half width 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, (2) provide sight triangle easement forms and metes and bounds descriptions for the proposed intersection in accordance with County standards to Ocean County, (3) address the following traffic comments: a) update the report to reflect conditions as shown on the plans, b) provide updated traffic counts (counts 11 years old), c) update analysis, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/16/19), (5) construct additional curb along Railroad Avenue at a distance of 20' from centerline extended across the frontage of adjacent Lot 6 to tie into the existing curb, (6) update the standard cross section for County roads to provide 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (7) add a note to the plan indicating "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies.", (8) construct the handicap ramps at the proposed intersection in accordance with the current federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (10) pay an off-tract drainage 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.

**LONG BEACH: Lots 13 Block 20.64 (LBT772) Moodie, Mary**

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, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**LONG BEACH: Lots 1 Block 1.61 (LBT773) Shapiro, Mark/Shapiro Development Co., LLC**

This four-lot major subdivision is located on three local roads. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), and (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 2, 2019 was read from James Brzozowski or Horn, Tyson & Yoder requesting a waiver from submitting a traffic report. This subdivision will create four new single family residential lots fronting on Rosemma Avenue and South Pennsylvania Avenue. Both roads are improved and are sufficient to provide access to the new lots. The additional four single family homes will not substantially increase traffic on the local roads or Long Beach Boulevard, which lies 82 feet to the east of the subject property. A waiver is requested from submitting a drainage report. The vast majority of stormwater runoff from the developed portions of this site will make its way into the coastal wetland portions of the site. Due to the frequency of tidally influenced flooding and the high water table typical of this barrier island, the installation of storm facilities is not feasible. Long Beach Township will required subsurface infiltration systems be installed with the construction of the new homes, however, these systems will only function properly during periods when the ground water drops to a depth that will permit recharge. Additional stormwater runoff from this site will not impact County drainage facilities. A waiver is requested from providing a CAFRA Jurisdictional Determination. This project does not require a NJDEP CAFRA permit as the site is located well over 150 feet from a regulated body of water and proposes less than 25 new units. Additionally, no NJDEP wetland permits are required as there will be no disturbance to wetlands or wetland transition areas. There are no transition areas associated with coastal wetlands.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from submitting a traffic report, granted a waiver from submitting a drainage report and granted a waiver from submitting a CAFRA permit or Jurisdictional Determination letter due to the minor nature of the application; therefore, this major subdivision was given preliminary approval. The motion was unanimously carried.

**MANCHESTER: Lots 22 Block 1.92 (MT499) Sarama, Mariusz**

This two-lot minor subdivision is located on local roads. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities are not impacted. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**STAFFORD: Lots 1.05 Block 46 (ST573) Woodward, John**

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. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) update Note 22 to reflect proposed application, and (2) reference NJDEP letter of interpretation number and date on the final plat. 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.

**TOMS RIVER: Lots 1.04 & 1.05 Block 145.01 (TRT2894H.02) Gateway 70, LLC**

This site plan is for Phase II of the Gateway 70 @ Toms River for a 22,152 s.f. Aldi food market and a 19,097 s.f. Tractor Supply Co. with 183 proposed parking spaces to be located on Route 70 with access to Massachusetts Avenue thru Phase I apartment complex on Lot 1.03. Construction of the access drive thru Lot 1.03 will be completed as part of Phase II. The applicant has provided approved plans for the access drive thru Lot 1.03 and has provided an acceptable traffic report for Phase II. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA permit modification from the NJDEP, (2) submit a copy of the NJDOT Access permit for access to Route 70 and for access to Massachusetts Avenue, (3) revise the plans to provide a dimension to the NJDOT "desired typical section" for this section of NJ Route 70 and remove proposed improvements from within the "designated typical section", (4) submit a final plat prepared in accordance with the Recordation Act for the lot line adjustment for major subdivision application TRT2894G.01, and (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**TUCKERTON: Lots 1 & 2 Block 40 (TB142) H2 Investments, LLC**

This site plan is for the addition of a 4,350 sf. steel building and a 1,980 s.f. canopy structure at an existing boat yard and marina located on South Green Street. The purpose is to provide shelter and site safety for boat repair activities that currently take place outdoors. 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 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 traffic report (waiver requested), (3) submit a drainage report (waiver requested), and (4) submit a copy of the CAFRA permit from the NJDEP. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated November 30, 2018 was read from Douglas Rohmeyer of CME Associates requesting a waiver from submitting a traffic report. The improvements proposed for this project will create a safer and more comfortable work environment for the existing marina staff and patrons. The services that the marina offers will remain the same but the work will be performed indoors. No new employees or customers are anticipated as a result of this project. Customer and employee traffic generated on site will remain the same after improvements are complete. A waiver is requested from submitting a drainage report. The addition of the two structures to the existing marina site will result in a de minimus amount of additional stormwater runoff as the existing area of the proposed improvements consist of densely compacted gravel. Existing drainage patterns will be maintained. Roof downspouts will be connected into existing onsite drainage systems that discharge into the marina basin, or piped directly through the existing private bulkhead. Existing drainage patterns will be maintained and all new stormwater runoff will not be directed towards the existing roadway.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from providing a traffic report and granted a waiver from providing a drainage report as the applicant is proposing to address the run-off to existing systems; this site plan was given final approval contingent upon the applicant to: (1) dimension the existing right-of-way half width and full width of the County 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, and (2) submit a copy of the CAFRA permit from the NJDEP. 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.

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

**JACKSON:** Lots 7.01 Block 11501 (JT751E.01) Pushkin Estates, LLC

**LAKEWOOD:** Lots 31,32,33,46,47,48/29,30 Block 1159/1159.04 (LAT1991A) Congregation Maalos Hatorah, Inc.

**LAKEWOOD:** Lots 35,36,37,38,86,89 / 25,26,38,29 & 30 Block 1159;1159.04 (LAT1991B) Congregation Maalos Hatorah

**LAKEWOOD:** Lots 2-7 Block 1083 (LAT1999A) Vermont Equities, LLC

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**CORRESPONDENCE:**

**BEACH HAVEN: Block 167, Lot 1 (BHAB227) Victoria Rose Condominiums, LLC.** This site plan received conditional approval on October 17, 2018. Condition # 10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #11 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 \$8,958.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, 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 \$8,958.00. The motion was unanimously carried.

**BRICK: Block 1446.03, Lot 5 (BRT832E) Burnt Tavern Realty Assoc., LLC.** This site plan received conditional approval on July 18, 2018. Condition # 8 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #9 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be zero due to the decrease in the proposed parking. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board required did not require the payment of an off-tract drainage improvement fee or the payment of an off-tract traffic improvement fee. The motion was unanimously carried.

**LAKEWOOD: Block 1077.04, Lots 1 & 3 (LAT2007) New Jersey American Water Co, Inc.** This site plan received conditional approval on April 18, 2018. A letter dated October 31, 2018 was read from Stephanie Cuthbert of Remington & Vernick Engineers requesting a waiver from the metes and bounds description for the sight triangle easement since there are no proposed changes to this intersection. New Jersey American Water will be keeping the property and will be re-purposing the property for a meter station at a later date. Therefore, the applicant is requesting the driveway remain and curb cut will need to remain as-is. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board denied the request for a waiver from the metes and bounds description for the sight triangle easement, and permitted the existing driveway to remain as-is. Please note that the applicant has not completely addressed Condition #7. The motion was unanimously carried.

**LAKEWOOD: Block 190, Lots 73.25-73.35, 73.38-73.41 (LAT1229D) Aldi Homes, LLC.** This major subdivision received conditional preliminary and final approval on October 17, 2018. A letter dated January 10, 2019 was read from Brian Flannery of FWH Associates, requesting a waiver of the condition to obtain a CAFRA Jurisdictional Determination as the proposed development falls



below the jurisdictional threshold for requiring a CAFRA permit. The proposed overall development consists of the subdivision of 18.3 acres into thirty-six residential lots for single family detached dwelling units, eight of these lots are in the current Phase 2 application. There is no sharing of infrastructure and there will be no secondary impacts. There was no common ownership with adjoining properties between now and September 1973. There is no additions to existing dwelling units or parking spaces resulting in a total exceeding the regulatory threshold. These conclusions are not restricted by any tax block or period in time. This project is not part of a larger planned development. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a CAFRA permit or Jurisdictional Determination. The motion was unanimously carried.

**LAKEWOOD: Block 208, Lot 9 (LAT997F.01) Kiddie Care NJ, LLC.** This site plan received conditional approval on October 3, 2018. A letter dated November 5, 2018 was read from Glenn Lines of New Lines Engineering requesting a waiver to keep the parking spaces within 20 feet of the right-of-way line on the one-way exit drive. Parking on the entrance drive has been removed within 20 feet of the new right-of-way line. Parking on the exit drive has not been revised as it would result in the loss of two additional parking spaces. A waiver is requested from providing the required curb returns as the request would require redesign of the site to provide only one driveway and in our opinion the site will operate better with separate entrance and exit driveways. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board will permit the parking spaces within 20 feet of the right-of-way to remain and denied the request to waive providing the required curb returns as the driveways need to be within the property frontage. The motion was unanimously carried.

**LAKEWOOD: Block 344, Lots 1.01 & 1.02 (LAT1113A.01) Lakewood Investments, LLC.** This site plan received conditional approval on March 21, 2018. Condition #10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #11 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 \$8,333.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, 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 \$8,333.00. The motion was unanimously carried.

**LAKEWOOD: Block 536, Lots 133 & 137 (LAT2014) Cloverstream Properties, LLC.** This major subdivision received conditional preliminary and final approval on June 6, 2018. Condition #9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #10 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 \$5,000.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, 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 \$5,000.00. The motion was unanimously carried.

**LAKEWOOD: Block 27, Lot 63 (LAT686G) Lakewood Madison Plaza, LP.** This site plan received conditional approval on October 3, 2018. Condition #5 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 traffic improvement fee to be \$3,750.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract traffic improvement fee in the amount of \$3,750.00. The motion was unanimously carried.

**LAKEWOOD: Block 961.02, Lots 1.04, 1.05 & 1.06 (LAT944Z1.02) Avenue of the States Office, LLC, C/O AOTSR.** This site plan received conditional approval on October 17, 2018. Condition #12 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #13 required the payment of an off-tract traffic improvement fee 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 \$125,208.00. On a motion by Mr. Ernst, 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 \$125,208.00. Additionally, the minutes are hereby amended to indicate the correct number of parking spaces to be 601. The motion was unanimously carried.

**TOMS RIVER: Block 394, Lot 49.02 (TRT3416) McDonalds Corporation.** This site plan received conditional approval on June 20, 2018. A letter dated December 27, 2018 was read from Douglas Grysko and Tiago Duarte of Dynamic Engineering requesting the County consider the additional area required to achieve the 60' half width from centerline along Hooper Avenue be provided in the form of a road easement in lieu of a deed of right-of-way dedication. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a road easement in lieu of a right-of-way dedication. The motion was unanimously carried.

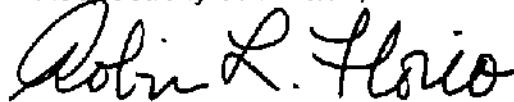
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
LAKWOOD LAT1816.02	1, 2, 4 & 5	193	05/16/18	01/19/19
LAKWOOD LAT1882A	13 & 17	1159.03	09/06/17	01/14/19
LAKWOOD LAT1882B	13 & 17	1159.03	09/06/17	01/14/19
LAKWOOD LAT669B.02	1	364	08/12/15	01/14/19
LAKWOOD LAT1755A.01	4	1081	08/03/16	01/09/19
LAKWOOD LAT594.59B	34	1609	03/07/18	01/07/19
LAKWOOD LAT2039	4 & 18	11.04	11/20/18	12/21/18
TOMS RIVER TRT3417	8 & 9	1092	07/03/18	01/07/19
TOMS RIVER TRT3256A.01	9, 21, 22	173	05/03/17	01/16/19

\* \* \* \* \*

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

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board