

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

Regular meeting, Wednesday, August 7, 2019, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Joseph Bilotta, Alan Avery, John Ernst, Mark Jehnke, Laura Benson; Anthony Agliata and Robin Florio.

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

On a motion by Mr. Bertrand, seconded by Ms. McCrystal, the minutes of the meeting of July 17, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 15 Block 1223.02 (BT679) Fitzsimmons, Robert

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

BRICK: Lots 4 Block 670 (BRT573J) Kennedy Mall Associates

This site plan application is to add a Lidl Grocery Store and parking lot renovations to accommodate ADA parking spaces at an existing shopping center that already has a restaurant, various retailers, auto services, and medical offices with 589 existing parking spaces located at the intersection of Brick Boulevard and Hooper Avenue. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of Brick Boulevard on the plan, if less than 60 feet from centerline then submit a deed of dedication or road easement and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) dimension the existing right-of-way half width and full width of Hooper Avenue on the plan, if less than 33 feet from centerline then submit a deed of dedication or road easement and metes and bounds description for an additional right-of-way dedication to 33' from centerline 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 (waiver requested), and (6) submit a copy of the CAFRA permit (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated July 23, 2019 was read from Benjamin Crowder of Bohler Engineering requesting a waiver from submitting a traffic report as this application is for the takeover of vacant retail space previously permitting by Ocean County. No change to trips is anticipated considering the shopping center designation. A waiver is requested from submitting a drainage report as the drainage patterns will remain unchanged as part of Lidl's takeover of the vacant retail space. In addition, impervious coverage will remain unchanged. A waiver is requested from submitting County road improvement plans since no roadway improvements are proposed. A waiver is requested from submitting a CAFRA permit or CAFRA Jurisdictional Determination as this application falls within NJDEP Permit by Rule #12 and a formal application to the NJDEP is not required.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a traffic report, drainage report, County road improvement plans and a CAFRA permit as this application is for a redevelopment of a vacant retail store; 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 Brick Boulevard on the plan, if less than 60 feet from centerline then submit a deed of dedication or road easement and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, and (2) dimension the existing right-of-way half width and full width of Hooper Avenue on the plan, if less than 33 feet from centerline then submit a deed of dedication or road easement and metes and bounds

description for an additional right-of-way dedication to 33' from centerline 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.

HARVEY CEDARS: Lots 1 Block 55 (HCB135) Lukowicz, Regina

This site plan is for the conversion of a mixed use restaurant/apartment to a mixed use office/apartment with five existing parking spaces located at the intersection of Long Beach Boulevard and 76th Street. 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 traffic report (waiver requested), (3) submit a drainage report (waiver requested), (4) submit County road improvement plans (waiver requested), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) re-construct the existing curb radius at the intersection in accordance with section 610:E (waiver requested). (7) submit a sight right easement form and metes and bounds description for sight triangle easements in accordance with County standards to Ocean County, (waiver requested), (8) construct additional curb along Long Beach Boulevard in accordance with Section 612 (waiver requested and included a Resolution of Memorialization of the Land Use Review Board of the Borough of Harvey Cedars), (9) remove the existing 4' of pavement from the property line to the existing edge of pavement, remove the proposed handicap ramp since there is no sidewalk proposed along the frontage of this site, and create a curbed island for the stop sign from the point of curvature to the point of tangency of the curb return extending back to the striped portion of the handicap parking space. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated July 23, 2019 was read from James Brzozowski of Horn, Tyson & Yoder requesting a waiver from submitting a traffic report. The proposed professional office will provide a less intense usage than the restaurant, therefore the site will experience a reduction in traffic flowing to and from the property. A waiver is requested from submitting a drainage report. It is proposed to reduce the impervious coverage on the lot from 100% to 81.3% of the lot area by removing blacktop and replacing it with plantings, thus resulting in a reduction of stormwater runoff from the site. A waiver is requested from submitting County road improvement plans since the only proposed improvement to Long Beach Boulevard is the installation of curb at the intersection of Long Beach Boulevard and 76th Street. All utilities servicing the building are present. A waiver is requested from providing a CAFRA Jurisdiction Determination. This project does not require a CAFRA permit as it is greater than 150 feet from the MHWL of the nearest tidal water or landward limit of the nearest beach or dune and the project is ultimately providing well under 150 new parking spaces. A waiver is requested from County standard 610:E requiring a 25' radius at the intersection of Long Beach Boulevard and 76th Street. The applicant proposes to construct a concrete curb at the intersection that has a radius of 15'. The 15' radius is commensurate with other intersection radii in the vicinity of this property. A waiver is requested from County standards for sight triangle easements at the intersection of Long Beach Boulevard and 76th Street. The County standard would severely restrict available on-site parking. The applicant requests a waiver to permit the AASHTO standard for sight triangles for an intersection with stop control on the minor road. A waiver is requested for County standard 612:A requiring curbing along Long Beach Boulevard. It is the view of Harvey Cedars Land Use Board that the installation of curbing would create an unsafe condition for cyclists and pedestrians, and have granted a waiver from the requirement to install curb at this property. The width of the existing shoulder along Long Beach Boulevard is 6'. It is feared that the installation of a curb along the frontage of this property would force cyclists and pedestrians closer to the travelled lane. The granting of the requested waivers will permit the applicant to utilize the site without adversely affecting the safety of motorists and pedestrians on 76th Street and Long Beach Boulevard.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from submitting a traffic report and required a trip generation statement be provided, granted a waiver from submitting a drainage report, granted a waiver from submitting County road improvement plans provided the applicant address Condition #9 to remove the existing 4' of pavement from the property line to the existing edge of pavement, remove the proposed handicap ramp since there is no sidewalk proposed along the frontage of this site, and create a curbed island for the stop sign from the point of curvature to the point of tangency of the curb return extending back to the striped

portion of the handicap parking space, granted a waiver from providing a CAFRA Jurisdictional Determination, granted a waiver from reconstructing the existing curb radius at the intersection in accordance with Section 610:E, accepted the use of AASHTO sight triangle standards in lieu of County standards and granted a waiver from constructing additional curb along Long Beach Boulevard in accordance with Section 612:A provided the applicant address Condition #9 above; 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 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 trip generation statement, (3) submit a sight right easement form and metes and bounds description for sight triangle easements in accordance with AASHTO standards to Ocean County, and (4) remove the existing 4' of pavement from the property line to the existing edge of pavement, remove the proposed handicap ramp since there is no sidewalk proposed along the frontage of this site, and create a curbed island for the stop sign from the point of curvature to the point of tangency of the curb return extending back to the striped portion of the handicap parking space. 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.

JACKSON: Lots 22501 Block 1 (JT1708) Stravola Construction Materials, Inc.

This two-lot minor subdivision is located on South Hope Chapel Road. Proposed Lot 1.01 is to be retained by the current owner and proposed Lot 1.02 will be acquired by Ocean County Natural Lands Trust. Proposed Lot 1.01 includes a portion of Freemont Avenue, which is a secondary access road to Renaissance Development and proposed Lot 1.02 includes a 50' wide railroad spur easement. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, with Mr. Avery abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) 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) add three corner coordinates to the final plat in accordance with the Recordation Act, and (3) update the proposed lot numbers on the zoning table. 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.

LAKESWOOD: Lots 1.02 Block 1019 (LAT1376B) Pinehurst Partners, LLC

This two-lot minor subdivision is for one duplex unit for two dwellings to be located on a local road. County facilities will not be adversely impacted. The final plat appears to be prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Mr. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

LAKESWOOD: Lots 1.03 Block 1019 (LAT1376C) Pinehurst Partners, LLC

This two-lot minor subdivision is for one duplex unit for two dwellings to be located on a local road. County facilities will not be adversely impacted. The final plat appears to be prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

LAKESWOOD: Lots 2.03 Block 1019 (LAT1376D) Pinehurst Partners, LLC

This two-lot minor subdivision is for one duplex unit for two dwellings to be located on a local road. County facilities will not be adversely impacted. The final plat appears to be prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

LAKESWOOD: Lots 39.03-39.50 Block 1077 (LAT1542C.02) 1275 River Holdings, LLC

This major subdivision is for a lot line adjustment within a previously recorded 47-lot major subdivision on River Avenue (Route 9). The final plat appears to have been prepared in accordance with the Recordation Act. The off-tract traffic improvement fee was paid under the previous subdivision application. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

LAKEWOOD: Lots 45 & 100.03 Block 187 (LAT1729B) 10 Emerald Court, LLC

This two-lot minor subdivision is for a lot line adjustment on County Line Road East. 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) 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) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road, pavement half width and full width dimensions, and existing easements on adjoining properties. 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 9.06 & 78 Block 223 (LAT2033A) 453 Ridge Ave LLC

This two-lot minor subdivision is for a lot line adjustment located on the local section of Ridge Avenue. 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.

LAKEWOOD: Lots 62 Block 25 (LAT2044.01) Herzog, David

This seven-lot major subdivision is for seven single family houses and a cul-de-sac to be located on West County Line Road. On a motion by Mr. Bilotta, seconded by Mr. Bertrand, 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 of the County road on the plan, and since it is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) 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, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the adjoining properties, across the road, and existing pavement half widths, (4) remove the depressed curb and sidewalk from within the limits of the proposed intersection, (5) revise the final plat to show the right-of-way half width dimension, a list of property owners within 200', and the edge of pavement on both sides of the County road in accordance with the Recordation Act, (6) address the following traffic comment: a) revise vehicle turning templates so that the design vehicle does not cross into the second thru lane, (7) design the proposed intersection curb radius in accordance with Section 610:E, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 8/7/19), (9) construct the handicap ramps at the new intersection in accordance with the current Federal ADA standards, to be reviewed and approved by the Ocean County Engineer, (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.

LAKEWOOD: Lots 25 Block 27 (LAT2070) Yeshiva Emek Hatorah

This site plan is for a 3,357 s.f. dormitory for 81 students with three proposed parking spaces to be located at the intersection of West County Line Road and Kent Road. The traffic report waiver request letter indicates that the dormitory will provide housing for students attending a yeshiva located at 395 Kent Road in Monmouth County. Monmouth County has provided a set of plans for the Kent Road bridge replacement showing a future 6' wide sidewalk for pedestrian crossing of the North Branch of the Metedeconk River, as well as a temporary pedestrian bridge during construction. Ocean County requires the applicant to address the following items: (1) dimension the full width right-of-way of West County Line Road on the plans, and since the existing right-of-way half width of West County Line Road is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) since the existing right-of-way half width of Kent Road 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, (3) submit a sight right

easement form and metes and bounds description for sight triangle easements at the proposed access point and County road intersection in accordance with County standards 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, (5) submit a traffic report for the site (waiver requested), (6) address the following traffic comment: a) provide turning templates at driveway, (7) provide adequate pedestrian facilities for students to safely walk from the proposed dormitory to the yeshiva without walking within the travel way of the County road or demonstrate how students will be transported to the yeshiva, (8) provide on-site soil permeability tests in the location of the proposed on-site stormwater recharge system, to be reviewed and approved by the Ocean County Engineer, (9) indicate that the existing depressed curb on West County Line Road will be replaced with full height curb, (10) provide a 3' grass strip between the curb and sidewalk along both County roads in accordance with County standards (Figure 600-6 & Table 600-8.F), (11) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (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. 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 Glenn Lines of New Lines Engineering requesting a waiver from submitting a traffic report due to the fact that the proposed project is for the construction of a dormitory in which the students are not allowed to have cars. The project is located on the corner of West County Line Road and Kent Road. The applicant is proposing to construct a dormitory to house 81 students of their yeshiva which is located at 395 Kent Road. Since the dormitory is an estimated five minute walk down the road from the dormitory, the students will not be allowed to have personal cars, thus eliminating most of the site traffic. It is anticipated that the only site traffic will be approximately four trips total (in and out per day) by the dormitory supervisor.

On a motion by Mr. Ernst, seconded by Mr. Avery, the Board denied the request to waive the traffic report and required the applicant to provide more detailed information on the number of employees, deliveries, operation of the dormitory and students walking on Kent Road in inclement weather; 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 West County Line Road on the plans, and since the existing right-of-way half width of West County Line Road is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) since the existing right-of-way half width of Kent Road 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, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point and County road intersection in accordance with County standards 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, (5) submit a traffic report for the site and include more detailed information on the number of employees, deliveries, operation of the dormitory and students walking on Kent Road in inclement weather, (6) address the following traffic comment: a) provide turning templates at driveway, (7) provide adequate pedestrian facilities for students to safely walk from the proposed dormitory to the yeshiva without walking within the travel way of the County road or demonstrate how students will be transported to the yeshiva, (8) provide on-site soil permeability tests in the location of the proposed on-site stormwater recharge system, to be reviewed and approved by the Ocean County Engineer, (9) indicate that the existing depressed curb on West County Line Road will be replaced with full height curb, (10) provide a 3' grass strip between the curb and sidewalk along both County roads in accordance with County standards (Figure 600-6 & Table 600-8.F), (11) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (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 2 Block 1044 (LAT2071) Bleir, Malky

This two-lot minor subdivision is located on a local road and is part of the Oak Street Corridor Improvement Plan for 179 duplexes (358 units) and three single family home dwellings. This

application is for one duplex building (two units) on two proposed lots with eight proposed parking spaces. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 2 & 3 Block 1159.02 (LAT2072) Mayer, Akiva

This three-lot minor subdivision is located on Salem Street, 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 Mr. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 48 & 49 Block 104 (LAT2073) Streicher, Alan & Faigy

This two-lot minor subdivision is for a lot line adjustment at the intersection of Squankum Road and Apollo Road. The plans indicate that the existing right-of-way half width of Squankum Road is 30' from centerline. The applicant has provided a sight easement at the intersection. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the plan, (2) 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 (3) show the existing depressed curb along Squankum Road to be replaced with full height curb. 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.

LAKEWOOD: Lots 33, 34.02, 36 Block 768 (LAT2074) AEB 2 LLC

This site plan is for the demolition of existing residences and a commercial building for the construction of a 16,090 s.f. office building with 58 proposed parking spaces to be located on Route 9. The plans show the NJDOT "desired typical section" for this section of NJ Route 9. On a motion by Mr. Bertrand, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the NJDOT access permit, (2) based on the NJDEP mapped freshwater wetland line, submit a copy of the NJDEP letter of interpretation for the regulated wetlands located on the property, and (3) 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 2.07, 2.12 Block 961 (LAT944Y5) Ave of the States Urban Renewal LLC

This two-lot minor subdivision is for a lot line adjustment within the Cedarbridge Corporate Complex. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the zone map to properly locate the lots subject to this application, and (2) confirm the existing and proposed lots sizes because the size of transferred area does not equal the change in lot size. 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.

LAKEWOOD: Lots 2.07, 2.03 Block 961 (LAT944Y6) Ave of the States Urban Renewal LLC

This site plan is for a proposed 85,250 s.f. commercial building with 284 parking spaces on Lot 2.07 (future Lot 2.14) and 57 parking spaces on Lot 2.03 to be located within the Cedarbridge Corporate Complex. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 8/7/19), (2) provide an itemized breakdown of the amount of proposed impervious coverage for both Lots 2.03 and 2.07, (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 31 Block 62 (MT334T) Stravola Construction Materials, Inc.

This two-lot minor subdivision is located off of South Hope Chapel Road on Freemont Avenue, which is a secondary access road to the Renaissance Development. Proposed Lot 31.01 is to be retained by the current owner and proposed Lot 31.02 will be acquired by Ocean County Natural Lands Trust. Proposed Lot 31.01 includes a 50' wide roadway easement for Freemont Avenue and proposed Lot 31.02 includes a 50' wide railroad spur easement. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, with Mr. Avery abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) add three corner coordinates to the final plat in accordance with the Recordation Act, and (2) update the proposed lot numbers on the Zoning table. 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.

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THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW**JACKSON:** Lots 2, 3 & 4 Block 3001 (JT1675A.02) Cardinale & Jackson Crossing #2**JACKSON:** Lots 22-29 Block 23001 (JT527C.01) Jackson Trails LLC**JACKSON:** Lots 22-29 Block 23001 (JT527D.01) Jackson Trails LLC**LAKEWOOD:** Lots 31,32,33,46,47,48/ 29.02 Block 1159/1159.04 (LAT1991E) Congregation Maalos Hatorah, Inc.**LAKEWOOD:** Lots 32,46,4,52,53 Block 2 (LAT2075) Torah Education of America, Inc.**MANCHESTER:** Lots 3 Block 89 (MT501.01) Homeland Towers, LLC**MANCHESTER:** Lots 5 Block 109 (MT76B.02) 141 Office Park, LLC

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CORRESPONDENCE:

LAKEWOOD: Block 1160.01, Lot 253 (LAT763M) TMV 70, LLC. This site plan received conditional approval on February 6, 2019. A letter dated July 23, 2019 was read from Jessica Staszewski of FWH Associates stating that the applicant is now proposing a 7,200 s.f. one-story medical office building instead of a two-story building. On a motion by Mr. Ernst, seconded by Mr. Avery, the minutes are hereby amended to reflect the applicant is reducing the proposed medical office building from a two-story building to a one-story building. The motion was unanimously carried.

LAKEWOOD: Block 490, Lots 6, 9.01 & 41 (LAT979D.05) Rishon Associates, LLC. This major subdivision received preliminary and final conditional approval on October 17, 2018. A letter dated August 6, 2019 was read from Brian Flannery requesting a waiver from the applicant to obtain a CAFRA Jurisdictional Determination. There is no sharing of infrastructure and there will be no secondary impacts. Features were added to enhance safety and reliability, however, the proposed emergency access and utility easement do not constitute shared infrastructure. There was no common ownership with adjoining properties except for Lot 9.02 between now and September 1973. There is an existing house of worship on Lot 9.02, which does not constitute any additional residential dwellings. There is no record of any shared pecuniary, possessory or other substantial common interest by one or more individuals. There are two abandoned residential dwellings on the subject tract. The existing residential structures are to be removed as part of this project; therefore, 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 large planned development. The imposition of a CAFRA Jurisdictional Determination would burden the applicant adding expense to the approval process. This issue was also reviewed by the Lakewood Planning Department. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board was satisfied with the statements and granted a waiver from submitting a CAFRA permit of Jurisdictional Determination. The motion was unanimously carried.

PT. PLEASANT: Block 315, Lot 10.02 (PPB788) AUA Auto Landco, LLC. This site plan received conditional approval on April 3, 2019. A letter dated July 15, 2019 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting waivers. The applicant is requesting a waiver from providing a dedication for an additional right-of-way due to the small size and existing

development on-site, a dedication would present a hardship. The property is currently improved with an existing building and associated parking. The site was formerly used as a marine service and sales center. The majority of the properties along Bridge Avenue have similar setbacks and parking configurations. The applicant is requesting a 3' wide road easement in lieu of a road widening dedication. A waiver is requested from locating parking within 20 feet of the right-of-way since the lot is currently developed. It is a small lot and the location of the existing building produces a hardship as it relates to parking and right-of-way dedication. The proposed project is less intense than the former use, however a parking variance is still required. Any reduction in parking would be a hardship. There are no stormwater systems proposed. In an effort to reduce runoff and promote recharge, the redevelopment of this site will include porous pavement in the parking areas and drive aisles. Notes have been added to the plan indicating the maintenance requirements which are minimal. A detailed O & M manual is not required and therefore a waiver is requested. On a motion by Mr. Ernst, seconded by Mr. Avery, the Board granted a 3' wide road easement in lieu of a dedication, denied the request to waive removing the proposed parking from within 20' of the County right-of-way as the adjacent properties are consistent with the 20' setback and grant the porous pavement provided the applicant re-grade away from the County road. The motion was unanimously carried.

SEASIDE HTS: Block 20, Lot 25 (SHB148) RJK Construction LLC. This site plan received conditional approval on February 6, 2019. A letter dated August 1, 2019 was read from James Brzozowski of Horn, Tyson & Yoder, requesting a waiver from County standard 603:A requiring off-street parking areas to be designed to prevent the storage of vehicles and the maneuvering of vehicles into or out of parking spaces within any portion of an entrance driveway or driveway lane that is within 20 feet of the right-of-way of the County road. The plan has been revised to show the ability for cars parked below the building along the easterly property line to back into the drive aisle and drive forward onto Hamilton Avenue. Unfortunately, the drive aisle does not provide enough space to turn the cars parked below the building along the southerly property line to run around. Therefore, the plan has been revised to remove the parking space that was closest to Hamilton Avenue along the easterly property line and in its place provide an area for vehicles to turn around. With the provision of the run around, vehicles equal to or less than the AASHTO design vehicle "P" that are parked in any one of the parking spaces shown on the plan can avoid backing out onto Hamilton Avenue. 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 zero and the off-tract traffic improvement fee to be \$1,458.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from County standard 603:A, due to reducing the number of parking spaces from eight to seven. The Board did not required an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$1,458.00. The motion was unanimously carried.

TOMS RIVER: Block 394.06, Lot 74 (TRT2117C) Unison Alto Hooper LLC. c/o Levin Management Corp. This site plan received conditional approval on April 3, 2019. A letter dated July 30, 2019 was read from Douglas Grysko and Ryan MacNeill of Dynamic Engineering requesting waivers. The applicant is requesting the County take into consideration that the additional area required to achieve the 60' right-of-way half width from the centerline of Hooper Avenue is currently achieved through the 50' half width and the ten foot wide roadway easement. Therefore, no further right-of-way dedication or roadway easement would be required. The applicant requests a waiver from providing sight triangle easement for the deminimis area of the AASHTO sight triangles located outside of the County jurisdictional area. The majority of each sight triangle falls within the County right-of-way or within the existing County roadway easement. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver to accept the AASHTO sight triangles and granted a the request for the roadway easement; therefore, this site plan received final approval. The motion was unanimously carried.

TOMS RIVER: Block 166, Lots 6, 7, 8, 15.03 (TRT2033G.02) Nobility Crest @ Dover, LLC. This site plan received conditional approval on March 20, 2019. Condition #9 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer and Condition #10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to the \$6,000.00 and the off-tract traffic improvement fee to be \$70,625.00. On a motion by Mr. Ernst, seconded by Mr. Bertrand, 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 \$70,625.00. The motion was unanimously carried.

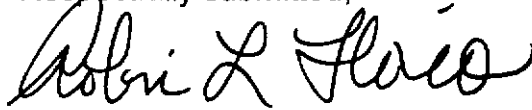
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT95H.09	42.03, 42.04	113	01/16/19	08/07/19
BRICK BRT1963A	1 & 2	702.01	07/02/19	08/07/19
LONG BEACH LBT777	15	5.23	06/05/19	08/07/19
STAFFORD ST575	4 & 8	7	03/20/19	08/05/19
TOMS RIVER TRT620E	21.07	172	08/01/18	08/07/19
TOMS RIVER TRT2117C	74	394.06	04/03/19	08/07/19

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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