

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

Regular meeting, Tuesday, July 2, 2019, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Donald Bertrand, Elaine McCrystal, Earl Sutton, Joseph Bilotta, John Ernst, Laura Benson, Mark Jehnke, 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 Ms. McCrystal, seconded by Mr. Bertrand, the minutes of the meeting of June 5, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 1 Block 1108.01 (BT193N) McDonalds

This site plan is for renovations to add drive-thru lanes and ADA improvements at an existing McDonalds with 88 existing parking spaces at the intersection of Route 9, Ocean Gate Drive and Veeder Lane. 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 a copy of the CAFRA Jurisdictional Determination letter from the NJDEP, (4) provide a boundary survey of the property, (5) dimension the existing right-of-way half width and full width of Ocean Gate Drive 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, (6) dimension the existing right-of-way half width and full width of Veeder Lane on the plan, (7) provide right-of-way corner clip deed of dedications at the intersections of Veeder Lane and Sherman Avenue and Veeder Lane and Ocean Gate Drive to Ocean County, (8) dimension the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code, and (9) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point to Ocean Gate Drive and at the intersection of Ocean Gate Drive and Veeder Lane in accordance with County standards to Ocean County. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated June 5, 2019 was read from Tiago Duarte and Joseph Riccadonna from Dynamic Engineering requesting a waiver from providing a traffic report. The proposed project is limited to a building remodel including replacing the exterior façade and renovations to the interior, along with a minor addition to the rear of the building. Site improvements are limited to the construction of side-by-side drive-thru lanes and ADA access improvements. The proposed improvements do not alter site access or circulation patterns when compared to the existing conditions. Further, no increase in traffic demand is anticipated. No changes to the existing on-site drainage conditions that would negatively impact stormwater runoff are proposed; therefore a waiver is requested from providing a drainage report.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from providing a traffic report and a drainage report; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA Jurisdictional Determination letter from the NJDEP, (2) provide a boundary survey of the property, (3) dimension the existing right-of-way half width and full width of Ocean Gate Drive 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, (4) dimension the existing right-of-way half width and full width of Veeder Lane on the plan, (5) provide right-of-way corner clip deed of dedications at the intersections of Veeder Lane and Sherman Avenue and Veeder Lane and Ocean Gate Drive to Ocean County, (6) dimension the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code, and (7) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point to Ocean Gate Drive and at the intersection of Ocean Gate Drive

and Veeder Lane in accordance with County standards 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.

BERKELEY: Lots 202.02 Block 1705 (BT426C) Alton Builders, LLC

This two-lot major subdivision is located on Route 35 (Central Avenue) and Twentieth Avenue in South Seaside Park. Two new lots will be for single-family houses. Ocean County requires the applicant to address the following items: (1) The NJDOT "desired typical section" for this section of NJ Route 35 in accordance with the current NJDOT access code shall be indicated on the plans, (2) submit a traffic report (waiver requested), (3) submit a drainage report (waiver requested), (4) submit County Road Improvement plans (waiver requested), and (5) 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 June 7, 2019 was read from Mathew Wilder of Morgan Engineering requesting a waiver from submitting a traffic report. This major subdivision is for two lots fronting on Twentieth Avenue, which is not a County road, therefore traffic will not be impacted. The Township has deemed said application as a major subdivision based on the non-conformance of the lots. A waiver is requested from submitting a drainage report since no drainage will be affected by the proposed two-lot subdivision. A waiver is requested from submitting County road improvement plans since this will not front on a County road. A waiver is requested from providing a CAFRA permit as a two-lot subdivision does not trigger the requirement of CAFRA.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from providing a traffic report, drainage report, County road improvement plans and a CAFRA permit; this major 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 35 in accordance with the current NJDOT access code shall be indicated on the plans. 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.

BERKELEY: Lots 46.01 Block 858 (BT678) LaPierre, Inc.

This 16-lot major subdivision is for 15 single family dwellings, one detention basin lot, and a cul-de-sac to be located off of Hickory Lane, a local road. Ocean County requires the applicant to address the following items: (1) provide a key map and a list of property owners within 200' on the final plat in accordance with the Recordation Act, (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), and (5) identify on the final plat which entity will be responsible for owning and maintaining the proposed detention basin. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated April 24, 2019 was read from Mathew Wilder of Morgan Engineering requesting a waiver from submitting a traffic report since this subdivision does not front or impact any County roads. A waiver is requested from submitting a drainage report since no County drainage facilities are impacted.

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 be submitted in lieu of the traffic report, and denied the request to waive submitting a drainage report; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) provide a key map and a list of property owners within 200' on the final plat in accordance with the Recordation Act, (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (3) submit a trip generation statement, (4) submit a drainage report, and (5) identify on the final plat which entity will be responsible for owning and maintaining the proposed detention basin. 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 1 & 2 Block 702.01 (BRT1963A) WCS Properties

This site plan application is for an existing 1,300 s.f. commercial building renovation and 24 proposed parking spaces located on Chambers Bridge Road and Salmon Street. The plans indicate that the half width right-of-way of Chambers Bridge Road is 33' plus a 7' wide road easement to Ocean County and there is an existing sight easement at the side street intersection. An off-tract traffic improvement fee in the amount of \$2,500.00 has already been paid for by the previous application on this site. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following item: (1) pay an off-tract traffic improvement fee in an amount of \$2,500.00. 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.

BRICK: Lots 1 Block 862.01 (BRT1992) Malek, Jason

This two-lot minor subdivision is located on the corner of Princeton Avenue and Callaghan Road. 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) dimension the existing right-of-way full width of the County road on the plan, (2) since the existing 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 and corner clip to Ocean County, and (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lots 8.02 Block 301 (JT1288D) Bubzee Property Management LLC

This site plan is for a gravel parking lot expansion for 20 proposed parking spaces at an existing commercial East Coast Salt site on a local road. 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) 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 June 5, 2019 was read from Gary Chiang of Geller Sive & Company requesting a waiver from submitting a traffic report and a drainage report. The site is currently developed with an 8,174 s.f. commercial warehouse/office building. Proposed site improvements include the expansion portion of the existing gravel parking area to be utilized for company vehicles. Other than the removal of some stone/gravel areas, all existing on-site improvements are to remain. Wright-DeBow Road is not a County road and the proposed addition is not anticipated to generate any significant additional vehicular traffic. The Jackson Township Land Use and Development Regulations do not require a traffic report for proposed site plans with buildings less than 20,000 s.f. Additionally, Condition #3 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 \$4,167.00.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from providing a traffic report and drainage report; this site plan was given final approval contingent upon the application to pay an off-tract traffic improvement fee in the amount of \$4,167.00. 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.

JACKSON: Lots 11 Block 7309 (JT1612A) 2050 West County Line LLC

This site plan is for a 1,095 s.f. addition to an existing commercial building with 13 parking spaces on West County Line Road. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width of West County Line Road on the plan, (2) revise the plans to show all existing features within 200 feet of the site, including existing features on adjoining properties, existing pavement half width dimensions, and existing utility easements, (3) submit a sight right easement form for a sight triangle easement at the driveway on West County Line Road in accordance with County standards to Ocean County, (4) design the access point to

the County road in accordance with Section 606, County design standards for an urban commercial driveway, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) provide on-site pre-treatment water quality measures, in a design to be reviewed and approved by the Ocean County Engineer, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated May 27, 2019 was read from Glenn Lines of New Lines Engineering requesting a waiver from providing a drainage report as this is a minor site plan and as per State requirements, a drainage report is not required. A waiver is requested from providing a drainage report traffic report as this is a minor site plan.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from providing a drainage report but must address Condition #6 indicated below, and granted a waiver from providing a traffic report, but must submit a trip generation statement in lieu of 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 of West County Line Road on the plan, (2) revise the plans to show all existing features within 200 feet of the site, including existing features on adjoining properties, existing pavement half width dimensions, and existing utility easements, (3) submit a sight right easement form for a sight triangle easement at the driveway on West County Line Road in accordance with County standards to Ocean County, (4) design the access point to the County road in accordance with Section 606, County design standards for an urban commercial driveway, (5) submit a trip generation statement, (6) provide on-site pre-treatment water quality measures, in a design to be reviewed and approved by the Ocean County Engineer, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

JACKSON: Lots 8 Block 2508 (JT1707) Schwarzman Export Import Co., Ltd.

This site plan is for a 47,129 s.f. warehouse/office/retail building with 37 proposed parking spaces to be located on West Commodore Boulevard. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following items: (1) since the right-of-way is less than 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (3) address the following traffic comments: (a) provide a breakdown for the trip generation (warehouse/office/retail), and (b) demonstrate how loading dock is utilized by a WB 50 vehicle and does not encroach on the County right-of-way, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/2/19), (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (6) construct additional pavement widening to 25' from centerline across the entire frontage of the site and provide 15:1 paved tapers back to existing edge of pavement along the County road in accordance with Section 611:E-1, (7) revise the plans to include front property lines for the adjoining properties and if necessary, acquire road easements from the adjoining properties for the paved tapers back to existing edge of pavement, (8) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer, (9) revise the key maps to properly identify the site location, (10) provide depressed curb within both access drives and extend the proposed curb for a distance of 25' beyond the returns located at 25' from centerline, (11) provide turning templates for the loading zone at the eastern end of the building, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKWOOD: Lots 3 Block 338 (LAT1840A) Holtz, David

This four-lot minor subdivision is for two duplex units (four dwelling units) and 16 parking spaces to be located at the corner of James Street and Grantwood Avenue. The plans show that the proposed curb will be built 26' from the centerline in accordance with the County Master Plan. On a motion by Ms. McCrystal, seconded by Mr. Sutton, 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 James Street on the final plat, and since the right-of-way half width is less than 30 feet from centerline, submit a deed for an additional right-of-way dedication to 30' from centerline to Ocean County including the corner clip at the road intersection, (2) provide a sight triangle easement at the proposed intersection in accordance with County standards to Ocean County, (3) update the standard cross section for the County road widening to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (4) revise the plans to show all existing features within 200 feet of the site, including existing edge of pavement and existing drainage features within the County road, (5) construct 15:1 paved tapers along the County road back to existing edge of pavement in accordance with Section 611:E-1, (6) construct drainage facilities behind the curb line along the County road to address the water quality storm requirements in a design to be reviewed and approved by the Ocean County Engineer, (7) provide cross sections for the County road indicating the limit of pavement widening to maintain a 1%-3% cross slope across the entire half width of the road and positive gutter flow, (8) label the proposed intersection curb radius and design the curb radius in accordance with Section 610:E, and (9) submit a copy of the NJDEP Letter of Interpretation for the mapped wetlands located on adjoining Lot 1. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKWOOD: Lots 11 Block 118 (LAT2067) Lipschitz, Joseph

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

LAKWOOD: Lots 2, 28.01 Block 1608, 1609 (LAT594.93B) Cedarbridge Properties, LLC

This two-lot minor subdivision is for a lot line adjustment located on Cedar Bridge Avenue. The plan indicates that the half width right-of-way of Cedar Bridge Avenue is greater than 50' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the final plat, (2) provide three corner coordinates in accordance with the Recordation Act, (3) add a cross-access easement from proposed Lot 2.01 to allow access to proposed Lot 2.02, (4) add a note to the final plat indicating that access directly to Cedar Bridge Avenue from proposed Lot 2.02 will be restricted, (5) show the existing guiderail in the County road on the plan, and (6) label the Cedar Bridge Branch waterway. 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.

LAKWOOD: Lots 256.02 Block 1160.01 (LAT763R1) Mehta, Ketan

This site plan is for a 60,280 s.f. hotel (four-story) with 102 proposed parking spaces to be located on a vacant lot on Route 70. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) The NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT access code shall be indicated on the plans, and (4) 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 May 14, 2019 was read from William Stevens of PDS Engineering requesting a waiver from providing a traffic report. The proposed hotel will generate an estimated 70 AM weekday peak hour trips, 84 PM weekday peak hour trips and 84 Saturday peak hour trips based

on the 10th edition of the ITE Traffic Generation Manual. The traffic generated by the site will not be directed on to any County roadways.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from providing a traffic report and accepted the trip generation statement submitted; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) The NJDOT "desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT access code shall be indicated on the plans, 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.

STAFFORD: Lots 33 Block 44.02 (ST517B) Bank of America

This site plan is for the addition of a drive-thru ATM at an existing Bank on Nautilus Drive. The applicant has supplied a copy of the Pinelands Commission Certificate of Filing. 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 for the site (waiver requested), (3) submit a drainage report for the site (waiver requested), (4) submit County road improvement plans (waiver requested), (5) provide half width and full width pavement width dimensions, and (6) show the location, size, and material of existing pipes within the drainage easement and within the County road. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated June 12, 2019 was read from Stonefield Engineering requesting a waiver from providing a traffic report due to the limited scope of the project and reduction of the intensity of the use from a full operations banking facility to a single standalone ATM kiosk. A waiver is requested from providing a drainage report due to the limited scope of the project, reduction of impervious area and overall preservation of the existing drainage patterns on-site. A waiver is requested from submitting County road improvement plans. Although Nautilus Drive runs along the frontage of the project site, no work is proposed in the County right-of-way. The proposed site changes are limited to the interior of the bank site.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from providing a traffic report, drainage report, and County road improvement plans; 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, (2) provide half width and full width pavement width dimensions, and (3) show the location, size, and material of existing pipes within the drainage easement and within the County road. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

TOMS RIVER: Lots 23,24,25 & 26 Block 706.06 (TRT3438) Townsend, Mary

This two-lot minor subdivision is for a lot consolidation at the corner of Whittier Avenue and West End Avenue. The plans indicate that the right-of-way half width of West End Avenue is 30' from centerline. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) provide three corner coordinates on the final plat in accordance with the Recordation Act, and (2) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County. 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.

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

JACKSON: Lots 5 Block 22112 (JT1706) 220 Faraday, LLC
JACKSON: Lots 1 & 2 Block 22301 (JT567D) 330 Whitesville Road
LAKEWOOD: Lots 1 Block 172.01 (LAT1093C) 3G Corporation
LAKEWOOD: Lots 170.60 & 170.61 Block 548.06 (LAT1196G) 319 Cedarbridge, LLC
LAKEWOOD: Lots 50.03, 50.04, 50.05 Block 189.16 (LAT1306C.02) She'erit Ezra
LAKEWOOD: Lots 2-7 Block 1083 (LAT1999A.01) Vermont Equities LLC
LAKEWOOD: Lots 6-15, 29, 30 Block 1086 (LAT1999.01) Locust Holdings, LLC
LAKEWOOD: Lots 6 & 7 / 1 Block 175/ 174.03 (LAT2065) Weber, Ben
LAKEWOOD: Lots 65.01 Block 248.01 (LAT2066) Hampton Development LLC
TOMS RIVER: Lots 29 Block 172.04 (TRT3419.01) Fuchs, Raphael

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CORRESPONDENCE:

BRICK: Block 755.07, Lot 1 (BRT1815A) Stavola Industries, LLC. This site plan received conditional approval on September 19, 2018. A letter dated May 20, 2019 was read from John Rea of McDonough & Rea Associates requesting a waiver from constructing a 15' wide accel/decel lane on the County road in accordance with Section 607. Due to the tapering of the roadway width as it travels beneath the Garden State Parkway overpass, a compliant acceleration lane cannot be provided. We do not believe that an acceleration lane that would encourage slow-moving trucks to enter Chambers Bridge Road and attempt to reach highway speeds is advisable. We believe it would be safer for those trucks to enter the highway only when a gap is available in northbound traffic on Chambers Bridge Road to safely enter the highway. The existing traffic signal located immediately south of the site at the Brick Municipal Building will periodically provide gaps for trucks to enter the highway safely. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board denied the request to waive the accel/decel lane reductions. The applicant must provide the accel/decel lane in accordance with Section 607. The motion was unanimously carried.

LAKEWOOD: Block 251.02, Lots 90, 98.04, 98.05 (LAT2000A.01) Drake Development, LLC. This major subdivision received conditional preliminary and final approval on August 15, 2018. Condition #11 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #12 required the payment of an off-tract traffic improvement fee 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 \$18,333.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and an off-tract traffic improvement fee in the amount of \$18,333.00. The motion was unanimously carried.

LAKEWOOD: Block 1086, Lot 20 (LAT423D.02) 485 Locus Holdings, LLC. This site plan received conditional approval on May 1, 2019. Condition #8 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer, and Condition #9 required the payment of an off-tract drainage improvement fee to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$18,542.00 and the off-tract drainage improvement fee to be zero. 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 \$18,542.00 and did not require the payment of an off-tract drainage improvement fee, however the applicant needs to make sure the gutter flow is addressed. The motion was unanimously carried.

LAKEWOOD: Block 524.27/94, Lot 126 (LAT2046) 1650 Massachusetts Ave., LLC. This site plan received conditional approval on December 19, 2018. A letter dated June 27, 2019 was read from John Rea and Scott Kennel of McDonough & Rea Associates requesting a waiver on the curb returns in order to minimize the curb-line openings and to safely and efficiently accommodate the large wheel based vehicles serving the site. The curb returns for southbound ingress and egress vehicles are detailed as truncated curb returns to accommodate the buses serving the site while minimizing the curb-line opening. The access design also provides ten foot edge clearance for each driveway consistent with the County requirement. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board accepted the driveway returns as depicted on the plans since each driveway

is designed as one-way driveways. The motion was unanimously carried.

LAKEWOOD: Block 548, Lots 66, 281 & 282 (LAT2059) KG Investment. This site plan received conditional approval on April, 3, 2019. A letter dated May 7, 2019 was read from Glenn Lines of New Lines Engineering stating that this development does not meet any of the three triggers requiring a CAFRA permit, therefore a CAFRA permit is not required. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from Condition #1 since the threshold is not exceeded. The motion was unanimously carried.

LONG BEACH: Block 5.23, Lot 15 (LBT777) Meyer, Bob. This site plan received conditional approval on June 5, 2019. A letter dated June 11, 2019 was read from Joseph Gray of Dante Guzzi Engineering requesting a waiver from submitting a traffic report, drainage report, County road improvement plans, CAFRA permit, requesting a 30' x 100' sight triangle easement and the curb return radius to remain. The applicant is proposing to demolish the existing structure and construct a three unit condominium. Thirteen off-street parking spaces are proposed, which will reduce the number of cars parking off-site. With the seasonal increase in traffic the island receives, there will be minimal, if any impact on traffic patterns on the County road. A trip generation statement has been submitted to show a negligible increase in the number of trips generated. The total increase in impervious coverage is less than one-quarter acre and therefore does not meet the definition of a major development. An abbreviated stormwater management report showing the proposed site has been submitted showing the decrease in overall stormwater leaving the site. No improvements are proposed within the County right-of-way. There is an existing sidewalk along the County roadway which will not be disturbed. There are no dunes or beach located within 150 feet of the site, therefore, the proposed development is exempt from the need for a CAFRA permit per NJAC 7:7-2.2. The required sight triangle as requested puts an undue burden on the property as it would prevent the development as shown on the plans. Due to the existing 100' right-of-way, we feel the required sight triangle is excessive and as such, have provided an AASHTO sight triangle that represents the conditions in the field. The required 40 foot radius curb return is excessive and would force the proposed sidewalk onto the property. This would cause undue hardship as the site as shown on the plans would not be feasible without substantial change to the development. The radius of the existing curb return is typical of most curb returns in the Township of Long Beach. Condition #11 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #12 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$1,458.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from submitting a traffic report, drainage report, County road improvement plans, a CAFRA permit, accepted the use of AASHTO sight triangle standards in lieu of County standards, accepted the radius of the existing curb return, and required the payment of an off-tract traffic improvement fee in the amount of \$1,458.00 and did not require the payment of an off-tract drainage improvement fee. The motion was unanimously carried.

MANCHESTER: Block 5, Lot 20159 (MT500) Manchester (Ridgeway) DG, LLC. This site plan received conditional approval on February 6, 2019. 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 to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$7,292.00 and the off-tract drainage improvement fee to be zero. 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 \$7,292.00 and did not require the payment of an off-tract drainage improvement fee. The motion was unanimously carried.

PLUMSTED: Block 40, Lots 1, 10 & 18 (PT402, PT402A) Lennar Plumsted, LLC. This major subdivision and site plan received conditional approval on June 7, 2017. A letter was read from Jason Tuvel from Prime Law requesting final approval for the entire project, however will only be submitting final plats for signature in phases. The development is proposed to be constructed in nine phases. At this time, the Township of Plumsted has issued preliminary and final approval for phases 1, 2, and 3. When Plumsted issues final major subdivision and final major site plan approval for later phases of the project, those plats will be submitted for County signature as those approvals occur. On a motion by Mr. Ernst, seconded by Mr. Sutton, the minutes are hereby amended to address the applicants request to approve the major subdivision with nine phases. At this time, they are only seeking signatures for final plats for phases 1, 2 and 3. Future phases will