

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

Regular meeting, Wednesday, November 6, 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, Scott Tirella, John Ernst, 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 October 16, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 1-4, 13-20 Block 599 (BT681) Jerman, Jeffrey

This major subdivision is for a two-lot consolidation with variances to be located on local road. 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 a CAFRA permit or Jurisdictional Determination (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated October 4, 2019 was read from Jeff Daum of Nelke, Constantine & Associates requesting a waiver from County submission requirements for a traffic report, drainage report and CAFRA determination. This subdivision is actually a re-subdivision of two existing lots on Vernon Place. It is considered a major subdivision based on the definitions in Berkeley Township's Land Use Ordinance, which classifies any subdivision with a variance as a major subdivision.

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

LACEY: Lots 14,15,16,17,18,19,20 & 21 Block 1457 (LT882) Brack Advisors, LLC

This two-lot minor subdivision is for a lot consolidation at the corner of Holmes Avenue and Baldwin Street near Lakeside Drive North. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

LAKESWOOD: Lots 50.03, 50.04, 50.05 Block 189.16 (LAT1306C.04) She'erit Ezra

This site plan is for a Phase 1 and Phase 2 of a proposed two-story 6,715 s.f. (footprint) yeshiva with 25 proposed parking spaces to be located on the south side of Lanes Mill Road. This site lies within the project limit for the "Reconstruction of East County Line Road". The plans show the proposed curb to be located at 24' from the Maser baseline. 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 copy of the deed of lot consolidation, (2) revise the plans to show all existing features within 200 feet of the site, including existing features on the adjoining properties and dimensions to the driveways on adjoining properties, (3) since the right-of-way half-width 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 Ocean County to 43' from Maser baseline and submit a road easement and metes and bounds description for a road easement to Ocean County to 43' from physical centerline, (4) address construction comments and drainage design comments, to be reviewed and approved by the Ocean County Engineer (per memo dated

10/31/19), (5) provide a profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards, to be reviewed and approved by the Ocean County Engineer, (6) address the following traffic comments: a) show how the site can accommodate 60 students to be dropped off. No busing is being provided to school, therefore all students will need to be dropped off. Demonstrate how site will accommodate vehicles dropping off and picking up students while parking stalls are being utilized and without queuing onto Lanes Mill Road, and b) revise the radii of the proposed access drives so that the design vehicle turning templates do not cross over the centerline. 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 24 Block 224 (LAT2082) Gornish, Abraham

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

LONG BEACH: Lots 4 & 4.01 Block 6.37 (LBT778) Bay Vista Properties, LP

This four-lot minor subdivision is located on a local road. County facilities will not be impacted. 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 location map to properly show the lots subject of the subdivision, and (2) provide three corner coordinates 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.

LONG BEACH: Lots 1 Block 5.10 (LBT779) Meyer Shore, LLC

This two-lot minor subdivision is located on the corner of Long Beach Boulevard and 22nd Street. The plan indicates that the right-of-way half width of Long Beach Boulevard is 50' from centerline consistent with the County Master Plan. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bertrand, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

PT. PLEASANT: Lots 8 Block 112 (PPB772A) Mancini, Nicholas & Kathryn

This two-lot minor subdivision is located on a local road. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) withdraw the previously approved minor subdivision for this lot (PPB772), (2) add three corner coordinates in accordance with the Recordation Act, and (3) add reference to the Tidelands Riparian Grant associated with this lot. 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.

SEASIDE PARK: Lots 21 Block 76 (SPB74) Remington & Vernick Engineers

This two-lot minor subdivision is located on local roads for the Borough of Seaside Park Well No. 10 Treatment Plant. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lots 1 Block 51.14 (ST423H) Southern Regional School District

This site plan is for reconstruction of pavement and construction of drainage improvements at Southern Regional High School on Cedar Bridge Avenue. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show face formed curb to be constructed at the existing edge of pavement in order to eliminate the need to saw cut the existing pavement, (2) add the following standard Ocean County note to the plan: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way. *County*

Counsel did not participate in discussion on this matter. 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 50 Block 591.25 (TRT1927J) Briad Development, LLC

This site plan is for a 75,584 s.f. Courtyard by Marriot Hotel (125 rooms) and 6,284 s.f. restaurant with 236 proposed parking spaces to be located on a vacant lot on Walnut Street and Hooper Avenue. Access will be provided thru the existing Shore Community Bank access drives. On a motion by Ms. McCrystal, seconded by Mr. Bertrand, 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 Hooper Avenue on the plan, if less than 60 feet from centerline then submit a deed of dedication 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 the Walnut Street 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, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the County roads, and provide the size, material, and direction of flow of the drainage features under Walnut Street, (4) address the following traffic comments: a) provide design vehicle turning templates on a circulation plan in order to determine if the right turn radius of the existing access drives are adequate, b) the future traffic volumes should be projected 10 years, not two years, c) Hooper Avenue corridor in the vicinity of this project is a coordination corridor. Timing modification to the mainline green time, as recommended to mitigate the reduction in level of service for the eastbound Walnut Street left turn movement, will likely not be permitted, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/6/19), (6) construct a 15' wide accel/decel lane on the County road in accordance with Section 607, (7) submit a copy of the CAFRA permit from the NJDEP (pending), (8) construct the handicap ramps at the driveways in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (9) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

TOMS RIVER: Lots 22 Block 537.01 (TRT2034C) J & I Realty Associates, LLC

This site plan is for a 100' tall proposed sign at the Kohl's Plaza on Route 37, Highland Parkway, and Main Street. The sign will be located along the Garden State Parkway right-of-way. The plans indicate that Highland Parkway has an 80' full width right-of-way. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

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

- BRICK:** Lots 9 Block 903.11 (BRT1995) Brick Township Fire District No. 2
- JACKSON:** Lots 2,3,5 & 6 Block 3601 (JT1710) Macedonia Baptist Church
- LAKESWOOD:** Lots 8.01 Block 190.04 (LAT568B.03) Bais Reuven Kamenetz of Lakewood, Inc.
- S TOMS RIVER:** Lots 11.02 & 12 Block 20 (STRB67B.01) M&T at STR Urban Renewal, LLC

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CORRESPONDENCE:

BARNEGAT: Block 92.111, Lot 24.09 (BAT95U.02) Cardinale & Barnegat Crossing. This site plan received conditional approval on July 3, 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 \$51,000.00. 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 required the payment of an off-tract traffic improvement fee in the amount of \$51,000.00. The motion was unanimously carried.

LAKWOOD: Block 1077, Lot 21 (LAT1404C) K-Lakewood Associates, LLC. This site plan received conditional approval on October 17, 2018. Condition #4 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 \$6,250.00. 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 \$6,250.00. The motion was unanimously carried.

PLUMSTED: Block 40, Lot 7 (PT48C) Brayco, Inc. This site plan received conditional approval on April 19, 2017. 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 traffic improvement fee to be \$2,500.00. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board required the payment of an off-tract traffic improvement fee in the amount of \$2,500.00. The motion was unanimously carried.

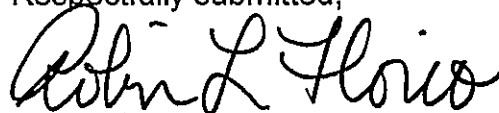
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIE S MET:
BERKELEY BT74T.04C	1.03	4.146	10/17/18	10/31/19
BERKELEY BT420C	56	882.14	10/02/19	11/01/19
LAKWOOD LAT1093C.01	1	172.01	10/02/19	10/29/19
LAKWOOD LAT2000A.01	90, 98.04, 98.05	251.02	08/15/18	11/06/19
LITTLE EGG HBR LEHT285G	p.o. 1.02	251	03/06/19	11/06/19
STAFFORD ST507A	24	123.01	10/02/19	10/29/19
TOMS RIVER TRT3255A	10	171	11/07/18	11/06/19
TOMS RIVER TRT2894H.02	1.04 & 1.05	145.01	01/16/19	10/24/19

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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