

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

Regular meeting, Wednesday, April 3, 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, Charles Jobes, Jr., Joseph Bilotta, C. Roberts Mulloy, 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. Jobes, seconded by Mr. Bertrand, the minutes of the meeting of March 20, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BEACH HAVEN: Lots 1, 3.01 & 3.02 Block 154 (BHAB174B) JC Beach Haven Restaurant, LLC

This site plan is for a proposed 11,961 s.f. commercial restaurant and residential building with 30 parking spaces to be located at the existing Buckalew's bar and restaurant at the corner of Bay Avenue, 2nd Street, and Centre 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 sight right easement form and metes and bounds description for sight triangle easements at the intersections in accordance with County standards to Ocean County, (waiver requested), (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (7) reconstruct the existing intersection curb radius in accordance with section 610:E, (waiver requested), and (8) pay an off-tract drainage 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 March 1, 2109 was read from James Brzozowski of Horn, Tyson & Yoder, requesting several waivers. The applicant requests a waiver from submitting a traffic report. The site plan proposes the expansion of the existing restaurant on the site fronting on Bay Avenue between Centre Street and Second Street. The portion of Bay Avenue upon which this site fronts, is a two-lane road with left turn areas provided between the two lanes of traffic. Diagonal on street parking is provided on both sides of Bay Avenue. A traffic light exists at the intersection of Bay Avenue and Centre Street. The next traffic light to the north exists one block away at the intersection of Bay Avenue and Third Street. No access to the site is to be provided from Bay Avenue. Access to the parking areas are provided from the side streets (Centre Street and Second Street). The traffic control devices that are currently in place in the vicinity of the site adequately controls the movement of traffic through this area. The surrounding roads are all improved and provide sufficient width to provide access to the proposed development. The applicant requests a waiver from submitting a drainage report. This project does not qualify as a major development as defined at NJAC 7:8-1.2. Surface runoff- from this property is directed to the existing inlets at the intersections of Bay Avenue and Centre Street and Bay Avenue and Second Street, water then outfalls into Little Egg Harbor Bay to the west. Crushed shells will be utilized in the new parking area adjacent to Second Street to reduce the stormwater runoff onto Second Street. Due to the tidally influenced flooding and the high water table typical of this barrier island, the installation of storm facilities is not feasible. The applicant requests a waiver from submitting County road improvement plans as no modifications or improvements are proposed within the right-of-way of Bay Avenue in conjunction with the proposed development. The applicant requests a waiver from submitting a CAFRA Jurisdictional Determination since the site is located well over 500 feet from a regulated body of water and proposes less than 150 parking spaces or equivalent area. The applicant requests a waiver from County standard 610:E requiring

a 25' radius at the intersection of Bay Avenue and Second Street. A 1.5' curb radius exists at this intersection and the applicant proposes to increase the radius to 15'. An existing stormwater inlet prevents the curb radius from being increased to the required 25'. A waiver is requested from requiring a 25' radius at the intersection of Bay Avenue and Centre Street. A 5' curb radius exists at this intersection. An existing stormwater inlet and utility pole prevents the curb radius from being increased beyond what is existing. Increasing the radius to 25' at this intersection would require the relocation of the existing inlet, utility pole and a fire hydrant. A waiver is requested from County standards for sight triangle easements at the intersection of Bay Avenue and Second Street. The County standard sight triangle at this intersection would severely limit the development of Lot 3.01. The presence of on-street diagonal parking along Bay Avenue obscures the views through the standard County sight triangle along Bay Avenue. The applicant requests the use of AASHTO standards for sight triangles for an intersection with stop control on the minor road be substituted to the County sight triangle standards. A waiver is requested from County standards for sight triangle easements at the intersection of Bay Avenue and Centre Street. The existing building located at this intersection encroaches into the County sight triangle. The applicant requests the use of AASHTO standards for sight triangles be substituted for County standards. The AASHTO sight triangle is an accepted and safe standard and is suggested as an alternative.

On a motion by Mr. Mulloy, seconded by Mr. Bertrand, with Mr. Sutton abstaining, the Board accepted the traffic impact statement submitted in lieu of a traffic report, granted a waiver from providing a drainage report, County road improvement plans and a CAFRA Jurisdictional Determination, will permit the 5' radius to remain at the intersection of Bay Avenue and Centre Street and will accept the 15' radius in lieu of the 25' at the intersection of Bay Avenue and Second Street, and accepted the use of AASHTO sight triangle standards in lieu of County standards at the intersection of Bay Avenue and Second Street and Bay Avenue and Centre Street; 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) and (2) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 6 Block 1108 (BRT1989) Selman Savino Properties, LLC

This site plan is for a 1,056 s.f. facility to be used for the storage of new vehicles and vehicle washing/preparation with 148 proposed parking spaces to be located on a vacant lot on Burnt Tavern Road (CR 632). The plans indicate that the existing right-of-way half width of the County road is 50 feet from centerline. The trip generation statement is acceptable. Ocean County requires the applicant to address the following items: (1) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed egress point in accordance with County standards to Ocean County, (2) submit a traffic report (waiver requested), (3) address the following traffic comment: a) provide design vehicle turning templates at both driveways, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 4/3/19), (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation shown on the plans in accordance with Section 611.G, (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (7) design the proposed access points to the County road in accordance with Section 606, (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 March 12, 2019 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. The property was formerly occupied with a single family dwelling. It is proposed to make improvements to the property by constructing a small modular office building. The proposal also includes improvements and drive aisles to provide for storage of new vehicles for an offsite car dealership. In general, this will be an unmanned facility. A trip generation statement has been submitted in lieu of a full traffic report as the proposed project will not significantly increase traffic.

On a motion by Mr. Mulloy, seconded by Mr. Bertrand, with Mr. Jobes abstaining, the Board accepted the 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) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed egress point in accordance with County standards to Ocean County, (2) address the following traffic comment: a) provide design vehicle turning templates at both driveways, (3) provide a drainage design to be reviewed and approved by the *Ocean County Engineer* (per drainage memo dated 4/3/19), (4) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation shown on the plans in accordance with Section 611.G, (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (6) design the proposed access points to the County road in accordance with Section 606, (7) 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. 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.

BRICK: Lots 14.04 Block 84 (BRT1990) New Jersey Natural Gas Company

This site plan is for a 824 s.f. natural gas regulator station to be located on a proposed easement at the entrance of the Ocean County Utility Authority property on Mantoloking 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) submit County road improvement plans (waiver requested), and (4) submit a copy of the NJDEP CAFRA permit. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter received on March 15, 2019 was read from Peter Wilders of AMI Technical Solutions requesting a waiver from submitting a traffic report. The regulator building will not generate any daily increased traffic on the site and will only need to be accessed a few times a year from maintenance and inspection purposes. Access to the regulator building will not generate any additional trips on a daily basis so it will have no impact on the existing amount of traffic entering and exiting the site to Mantoloking Road. A waiver is requested from submitting a drainage report. The stormwater runoff from this site currently flows overland and eventually discharges to a culvert located south of the project easement area. The site topography is very flat which lends to infiltration of a lot of the runoff along with a high water table in the area. The building will be raised above grade and will not have any gutters so it will still allow all runoff to infiltrate into the groundwater supply below the building and overland flow to the existing culvert. There will be very minimal impacts to runoff as a result of this project. A waiver is requested from submitting County road improvement plans. This project will not be altering any existing daily traffic patterns to this site. The regulator station site will only be accessed a few times a year for maintenance and inspection purposes. There will be no additional trips on a daily basis to this site as a result of this project so there will be no impacts to County Route 528.

On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board granted a waiver from submitting a traffic report, drainage report and County road improvement plans; this site plan was given final approval contingent upon the applicant to: (1) submit a copy of the NJDEP CAFRA permit. 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.

LACEY: Lots 4.01 Block 409 (LT878) Wells Fargo Bank, N.A.

This site plan is for upgrades to an existing Wells Fargo Bank located on Route 9. Upgrades include additional drive thru lane, modifications to concrete islands, installation of an ATM equipment, extended canopy with columns, curb reconstruction, asphalt repairs, line striping and signage. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 37 Block 416 (LAT2057) Halpern, Tovia

This two-lot minor subdivision is located on James Street for one duplex building (two units) and eight proposed parking spaces. The plans indicate that the right-of-way of James Street is the

desired master plan right-of-way of 66'. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this application was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show everything within 200 feet of the site, including the existing driveway adjacent lots and half width and full width pavement dimensions, (2) revise the subdivision final plat to include the existing right-of-way width half width and full width of the County road, (3) remove proposed parking from within 20' of the County right-of-way line, (4) provide pavement widening to 26' from the centerline of James Street, (5) provide a County curb detail and pavement widening detail for the County road in accordance with Section 611:B-2, (6) provide County road improvement plans indicating centerline stationing, limit of full depth pavement reconstruction, proposed curb elevations, cross sections to be at a scale of 1"=5' horizontal and 1"=5' vertical, identify existing cross-slope, and indicate a typical proposed 1%-3% cross slope to the centerline of James Street, to be reviewed and approved by the Ocean County Engineer, (7) revise the plans to provide depressed curb in the location of the proposed driveways, (8) add the County standard notes to the plans, and (9) 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 22 Block 765 (LAT2058) Fischer Associates, LLC

This two-lot minor subdivision is for a proposed duplex building for two units with eight parking spaces to be located on a local road. County facilities will not be impacted. The final plat appears to have been created 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.

LAKEWOOD: Lots 66, 281 & 282 Block 548 (LAT2059) KG Investments

This site plan is for a 17,931 s.f. office complex with basement with 149 proposed parking spaces to be located on State Highway Route 88 (Ocean Avenue) and adjacent to Lake Shenandoah County Park and across from Ocean County Park. The trip generation statement is acceptable. On a motion by Mr. Bilotta, seconded by Mr. Jobes, 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 88 in accordance with the current NJDOT access code shall be indicated on the plans, (3) dimension the full width and half width right-of-way, (4) provide a fee-simple deed dedication or an Access Easement to Ocean County for the Lake Shenandoah access drive located at the rear of the subject property, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 4/3/2019), (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) 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 14,15 Block 104.02 (LAT2060) Cong. Satmar of Lakewood

This site plan is for a proposed two-story 11,755 s.f. Congregation Satmar Synagogue with 19 proposed parking spaces to be located on East Kennedy Boulevard. 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 33 feet from centerline then 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 comment: a) provide truck turning templates for a future three lane section. Note: Kennedy Boulevard was identified as a future three-lane section as part of the County's recent Transportation Model Update, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 4/3/19), (5) 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 pavement half width and full width dimensions, (6) design the proposed access point along the County road in accordance with Section 606, (7) remove the proposed parking from within 20' of the County right-of-way in

accordance with Section 603.A. (waiver requested), and (8) provide a pavement trench repair detail. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated March 18, 2019 was read from Glenn Lines of New Lines Engineering requesting a waiver from Section 603:A which requires that parking spaces be a minimum of 20' from the right-of-way and that the maneuvering of vehicles into and out of parking spaces shall not be within 20' of the right-of-way of the County road. Kennedy Boulevard has a half-width of 40', a travel lane 15' wide and a parking lane 14.5' wide. The distance between the curb and right-of-way is 11.5'. Compliance with this section would require the proposed parking space to be moved an additional 12' from the right-of-way line. This would reduce the proposed on site parking by four spaces thereby requiring four additional cars to park on Kennedy Boulevard. The use of AASHTO sight lines demonstrate that the sight lines do not extend on to the property. Additionally the sight lines do not extend to the curb line. As designed, the first parking space is 19.5' from the curb line and 34' from the travel lane. *I believe this provides sufficient distance out of the travel lane for cars to maneuver into the parking lot without impeding traffic.* Granting this waiver will not conflict with the sight lines for vehicles exiting the site. Also, providing four additional parking spots on site is a benefit.

On a motion by Mr. Mulloy, seconded by Mr. Biotta, the Board granted a waiver from removing the proposed parking from within the 20' of the County right-of-way; 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 33 feet from centerline then 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 comment: a) provide truck turning templates for a future three lane section. Note: Kennedy Boulevard was identified as a future three-lane section as part of the County's recent Transportation Model Update, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 4/3/19), (5) 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 pavement half width and full width dimensions, (6) design the proposed access point along the County road in accordance with Section 606, and (7) provide a pavement trench repair detail. 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 14 & 15 Block 109 (MT468C) US Home d/b/a Lennar

This 85-lot major subdivision is Phase 3 of the Woodlands of Lake Ridge with frontage on Cherry Street and Lacey Road. No access is proposed to Cherry Street or Lacey Road. Access is provided solely from County Road 539. County Route 539 road improvements have been constructed and completed as per the Phase 1 approval. Cherry Street right-of-way full width is 60' and Lacey Road half width is 40' consistent with the County Master Plan. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, with Mr. Jobes abstaining, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

PT. PLEASANT: Lots 10.02 Block 315 (PPB788) AUA Auto Landco, LLC

This site plan is to convert an existing marine service facility to a classic car sales facility with six existing parking spaces located on Bridge Avenue (CR 632). The plans show the proposed curb to be built 19.5 feet from centerline. Ocean County requires the applicant to address the following items: (1) since the existing right-of-way half width 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) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (3) provide a copy of the Stormwater Maintenance Plan, (4) submit a traffic report (waiver requested), and (5) submit a drainage report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated March 5, 2019 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a stormwater management report and corresponding calculations as the changes to the site are minimal and there are no changes to the drainage patterns. With the inclusion of porous pavement an increase in stormwater recharge is anticipated. A waiver is also requested from providing a traffic report. Based on the information provided from the applicant, there will be no increase in the number of employees as a result of the proposed improvements. The purpose of the application is to change the use of the facility from a marine sales and repair shop to a classic car sales facility. The proposed use will be less intense, resulting in a decrease in anticipated traffic.

On a motion by Mr. Mulloy, seconded by Mr. Bertrand, the Board granted a waiver from providing a drainage report and traffic report; this site plan was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width 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) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, and (3) provide a copy of the Stormwater Maintenance Plan. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met.

PT. PLEASANT: Lots 116 Block 279 (PPB789) McManus, Jeff

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

SEASIDE HTS: Lots 15 Block 76 (SHB149.01) Moonchild Properties, LLC

This five-lot major subdivision proposes five single family units with ten proposed parking spaces to be located at the intersection of Central Avenue and Hiering Avenue. The traffic impact statement is acceptable. Ocean County requires the applicant to address the following items: (1) revise the plans to include "No Stopping or Standing" signs from the eastern property line to the intersection so that there will be no on-street parking along the frontage of Hiering Avenue, (2) 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 (waiver requested), (3) design the proposed driveways to the County road in accordance with Section 606 and Table 600-4. (waiver requested), (4) The cross access easement for Lots 15.01, 15.02, 15.03, 15.04 and 15.05 shall indicate that parking is prohibited in the easement. A copy of said easement shall be approved by Ocean County before recording. A note regarding the parking restriction in the access easement shall also be placed on the final plan and plat, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (waiver requested), (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) 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 March 13, 2019 was read from Joseph Kociuba of KBA Engineering Services requesting a waiver from providing a sight triangle in accordance with County standards. The plans detail the location of the AASHTO sight triangle at the intersection of Hiering Avenue and Central Avenue which is a stop controlled intersection. The AASHTO sight triangle demonstrates that the existing right-of-way is wide enough to contain the entire triangle therefore negating the need for sight triangle easements on the property. It should be noted that Hiering Avenue is a local residential street and it is typical to have residential dwellings with minimal front setback to north-south streets within Seaside Heights. Requiring the County standard 30' x 100' sight triangle would create a substantial hardship for the property owner and would be out of character with the intersections in the area. A waiver is requested from strict conformance with Section 606 and Table 600-4. The applicant has revised the driveway layout to provide combined driveways for Lots 15.01 and 15.02 as well as Lots 15.03 and 15.04 in an effort to move the driveway for Lot 15.01 further from the intersection and try to separate the distances between driveways. The setback to the first driveway now exceeds the urban residential standard for separation from the corner (5' required, 25' provided). The minimum spacing between driveways proposed is 28' between the combined driveway and 18' between the single driveway and combined driveway

where 50' is required. The area along Heiring is predominately residential with driveway spacing substantially less than the requirement. The spacing proposed is consistent with the area. Compliance with the County standard would cause a substantial hardship. The applicant is requesting a waiver from submitting a drainage report since the applicant previously submitted a stormwater report to the County detailing that the impervious coverage of the site is reduced in the post-development condition and therefore the runoff from the site remains the same or reduced. In addition, not roadway widening is proposed.

On a motion by Mr. Mulloy, seconded by Mr. Bertrand, the Board accepted the use of AASHTO sight triangle standards at the intersection of Hiering and Central Avenues, granted a waiver from designing the driveways in accordance with Section 606 and Table 600-4, and granted a waiver from providing a drainage design; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) revise the plans to include "No Stopping or Standing" signs from the eastern property line to the intersection so that there will be no on-street parking along the frontage of Hiering Avenue, (2) the cross access easement for Lots 15.01, 15.02, 15.03, 15.04 and 15.05 shall indicate that parking is prohibited in the easement. A copy of said easement shall be approved by Ocean County before recording. A note regarding the parking restriction in the access easement shall also be placed on the final plan and plat, (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.

TOMS RIVER: Lots 74 Block 394.06 (TRT2117C) Unison Alto Hooper LLC/ c/o Levin Management Corp.

This site plan is for two proposed monument signs (15' high and 27' high) to be located along Hooper Avenue outside of an existing County road easement. There are no improvements proposed to the access drives or County road frontage. 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 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) properly show AASHTO sight triangles from both access points and if the ASSHTO sight triangle falls on the subject property, submit a sight right easement form and metes and bounds description for sight triangle easements at the existing access points in accordance with County standards to Ocean County, (3) revise the plans to show the outbounds of the existing traffic signal easement, (4) submit a traffic report (waiver requested), and (5) submit a drainage report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated March 21, 2019 was read from Douglas Grysko of Dynamic Engineering requesting a waiver from submitting a traffic report and a drainage report as they are not applicable to the scope of work for this proposed project.

On a motion by Mr. Mulloy, 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) dimension the existing right-of-way half width and full width of the County road 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) properly show AASHTO sight triangles from both access points and if the ASSHTO sight triangle falls on the subject property, submit a sight right easement form and metes and bounds description for sight triangle easements at the existing access points in accordance with County standards to Ocean County, and (3) revise the plans to show the outbounds of the existing traffic signal easement. 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 16 Block 529.04 (TRT3434) R. Stone & Co., Inc.

This site plan is for a 6,000 s.f. medical office and 40 proposed parking spaces on a vacant lot on Route 37. Ocean County facilities will not be impacted. On a motion by Mr. Jobes, seconded by Mr. Sutton, 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

JACKSON: Lots 12, 13.01-13.05 Block 19701 (JT1658B) BMH Property 1, LLC

LAKESWOOD: Lots 1 & 4 / 1- 3 / 1- 5 / 3, 5 & 8 / 10 Block 194 / 195 / 196 / 197 / 198 (LAT1762C) MC Tuscany II Property LLC

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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 March 28, 2019 was read from Carolyn Feigin of DW Smith Associates requesting two waivers. The applicant is requesting a waiver from providing a compliant 15' wide accel lane. Due to the tapering of the roadway width as it travels beneath the Garden State Parkway overpass, a full accel lane has not been provided and is not possible. The radius on the driveway has been enlarged and a taper is now provided back to meet existing curb approximately 71' from the driveway. It is our opinion that this proposed geometry improves the exit operation from the existing condition. The applicant is requesting a waiver from providing a compliant decel lane. A 15' width, 100' length deceleration lane, with a 70' curb taper at 10:1 back to back existing curb has been provided. In order to provide the compliant decel lane, it would be necessary to remove and replace another 130 l.f. of County curb, relocate another utility pole and replace/convert another Type "B" stormwater inlet to an "E" inlet. The result is a narrow triangular sliver that would impose additional costs which many not be necessary. The site is currently operating as an asphalt plant, which is the same use as the proposed application. Therefore, it is our opinion that the curb and pavement widening as shown on the December 18, 2018 plans would significantly improve the deceleration operation for the entering vehicles by adding the 100' decel lane and 70' taper widening at the entrance. On a motion by Mr. Mulloy, seconded by Mr. Sutton, the Board denied the request to not build compliant accel and decel lanes and upheld the condition. The motion was unanimously carried.

BRICK: Block 868.01, Lots 15 & 16 (BRT1690E.01) JSM at Martin Blvd., LLC. This site plan received conditional approval on April 5, 2017. A letter dated April 3, 2019 was read from Jim Vaccaro of JSM at Martin Boulevard requesting a one-year extension. On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board granted a one-year extension to April 5, 2020. The motion was unanimously carried.

JACKSON: Block 2701, Lot 33 (JT1685) Block 34. This site plan received conditional approval on September 20, 2017. 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 \$8,333.00. On a motion by Mr. Mulloy, seconded by Mr. Bilotta, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the payment of an off-tract traffic improvement fee in the amount of \$8,333.00. 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:
BRICK BRT1958	1.02	645	04/05/17	03/28/19
LAKESWOOD LAT1991C	29 & 30	1159.04	03/06/19	04/03/19

THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
LAKWOOD LAT889H	36	782	01/16/19	04/03/19
LAKWOOD LAT800D	1.01	396	09/05/18	03/29/19

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

/rlf