

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

Regular meeting, Wednesday, July 17, 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, 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 July 2, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 31.05 & 31.06 Block 870 (BRT1664B) Lacey, James & Teri

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

BRICK: Lots 1/26, 30 Block 1368/1369 (BRT646C) SHM Manasquan LLC

This site plan is for a 36,150 s.f. marine services building with ten proposed parking spaces to be located at the Safe Harbor Marina on Riverside Drive North on the Manasquan River. County facilities will not be impacted. On a motion by Mr. Bertrand, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

LAKESWOOD: Lots 2.04 Block 156 (LAT2068) HD Trust

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

LAKESWOOD: Lots 12 Block 423.01 (LAT2069) Warren Ave., LLC

This two-lot minor subdivision is for two duplex units to be located on a local road. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Sutton. The motion was unanimously carried.

MANCHESTER: Lots 1 Block 41.01 (MT503) Manchester (Route 37) DG, LLC

This site plan is for a 7,500 sf Dollar General retail store to be located on a vacant lot on Route 37. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) The NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT access code shall be indicated on the plans, and (2) provide a copy of the NJDOT access 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.

MANCHESTER: Lots 2.04 Block 86 (MT504) DT Retail Properties, LLC

This two-lot major subdivision is located on Lacey Road. Future Lot 2.05 is for a Dollar Tree (site plan MT504A) and future Lot 2.06 is for a stormwater detention basin, CAFRA tree save area, and an existing utility easement for access to a booster station and water tower. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) add a graphic scale to the final plat in accordance with the Recordation Act, (2) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 40 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (4) submit a copy of the CAFRA permit from the NJDEP, (5) show the location of the tree save conservation restriction easement required by CAFRA on the final plat, (6) show a corner monument to be set at the new property line at the County right-of-way line, (7) correct the date of the referenced survey in General Note 6, and (8) modify the existing cross-access easement to Lot 2.01 to include the proposed access drive location. 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 2.04 Block 86 (MT504A) DT Retail Properties, LLC

This site plan is for a 9,973 s.f. Dollar Tree retail store with 50 proposed parking spaces to be located on Lacey Road. The Dollar Tree will be located on future Lot 2.05 with a stormwater detention basin and CAFRA tree save area to be located on future Lot 2.06, along with an existing utility easement for access to a booster station and water tower. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plans 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 40 feet from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' 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) submit a copy of the CAFRA permit from the NJDEP, (4) address the following traffic comments: a) the striped center island can not be crossed by vehicles entering or exiting the site, therefore the driveway should be designed to accommodate only "right-in / right-out" movements or the painted area should be modified to create a "left turn-in" lane, and b) provide turning templates for right turn-in and right turn-out movements, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/17/19), (6) indicate the proposed curb is to be at the existing edge of pavement in accordance with Section 612:B, (7) 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, (8) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (9) add the Ocean County standard notes for projects located on County roads, (10) address the conditions of major subdivision application MT504, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

SEASIDE PARK: Lots 20.02, 24 Block 97, 91 (SPB46J) Funtown Pier Associates

This site plan is for a second story deck over a proposed splash park on Lot 20.02 and the relocation of a refuse area on Lot 24 both located on Ocean Avenue and Porter Avenue. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of both County roads 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 for both County roads to Ocean County, (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, (3) update the General Notes and Zoning table to include the entire project, (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.

Letters dated May 29, 2019 were read from Millis Looney of Van Cleef Engineering requesting a waiver from submitting a traffic report. All pedestrian users of the boardwalk park at metered parking spaces on the Borough and County streets and/or in paid parking lots. A waiver is requested from submitting a drainage report since there will be no increase in impervious coverages for either parcel.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from submitting 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 both County roads 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 for both County roads to Ocean County, (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, and (3) update the General Notes and Zoning table to include the entire project. 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 56.01 Block 147.66 (ST576) Viola, Paul & Kathi

This two-lot minor subdivision is located on a local road. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add three corner coordinates to the final plat in accordance with the Recordation Act. This condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lots 26 Block 533.09 (TRT3439) AAA Real Estate Holdings II, LLC

This site plan is for the demolition of an existing building and the construction of a 4,992 s.f. one-story medical office building with three additional parking spaces to be located on Lakehurst Road and Marjorie Drive. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) properly identify all three lot numbers for the subject property on the plans, in the title block, and on the application, or provide a copy of the deed of lot consolidation and identify the new lot number of the subject property, (2) provide a copy of the cross-access easement to the adjoining property, (3) since the existing right-of-way half width of the County road 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, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point and intersection in accordance with County standards to Ocean County, (5) reconstruct the handicap ramps at the driveway and intersection in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (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.

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

LAKWOOD: Lots 35,36,37,38,86,89/25,26,28, 29.01 Block 1159/1159.04 (LAT1991D) Congregation Maalos Hatorah

LAKWOOD: Lots 8.01 Block 190.04 (LAT568B.01) Bais Reuven Kamenetz of Lakewood, Inc.

LAKWOOD: Lots 8.01 Block 190.04 (LAT568C.01) Bais Reuven Kamenetz of Lakewood, Inc.

TOMS RIVER: Lots 3 & 4 Block 389 (TRT3433.01) Toms River Commerce Park, LLC

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CORRESPONDENCE:

BRICK: Block 1308.102, Lot 11 (BRT1977) Farro's Far Out Tees. This site plan received conditional approval on June 6, 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 in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero, and the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board did not require an off-tract drainage improvement fee nor an off-tract traffic improvement fee; therefore this site plan was given final approval. The motion was unanimously carried.

TOMS RIVER: Block 172, Lot 21.07 (TRT620E) OWL Properties. This site plan received conditional approval on August 1, 2018. Condition #10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #11 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00, and the off-tract traffic improvement fee to be \$5,083.00. 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 required the payment of an off-tract traffic improvement fee in the amount of \$5,083.00. The motion was unanimously carried.

TOMS RIVER: Block 645, Lots 1, 2, 3 & 6 (TRT3420) Ocean First Bank. This site plan received conditional approval on August 15, 2018. Condition #8 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 \$10,000.00. 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 \$10,000.00. 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 BRT1977	11	1308.102	06/06/18	07/17/19
JACKSON JT1672B	22.01 & 23.01	4801	10/03/18	07/09/19
LAKWOOD LAT1412D	47.01, 47.02	1160.04	11/20/18	07/16/19
LAKWOOD LAT423D.02	20	1086	05/01/19	07/16/19
LAKWOOD LAT2037A	19 & 25	415	12/19/18	07/08/19
LAKWOOD LAT594B	11	1609	04/04/18	07/12/19
MANCHESTER MT500	2059	5	02/06/19	07/12/19
TOMS RIVER TRT3426	48 / 19	443.25 / 434	10/03/18	07/08/19

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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,

A handwritten signature in black ink, appearing to read "Robin L. Florio". The signature is written in a cursive style with a large initial "R".

Robin L. Florio, Secretary
Ocean County Planning Board

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