

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

Regular meeting, Wednesday, May 1, 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, John Ernst, Christopher Khatami, 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 April 17, 2019 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

LAKEWOOD: Lots 85,86,87.01 & 87.02 Block 251.02 (LAT1607A) 27 White Road, LLC

This 17-lot major subdivision is for one existing residence plus 16 new single family homes with four parking spaces per unit and a proposed cul-de-sac to be located on local road called White Street. On a motion by Mr. Bilotta, seconded by Mr. Sutton, 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) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 5/1/19), (3) provide dry wells for roof runoff and verify that the system is designed to handle the 100 year storm event, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (5) 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 20 Block 1086 (LAT423D.02) 485 Locus Holdings, LLC

This site plan application is for the conversion of a skate park, gymnastics facility, and nursery school to become a grocery shopping center and a school. The plans show an existing two-story 45,283 square foot metal building that includes an existing school to remain, two proposed shopping centers, three sports courts to be removed, and 149 parking spaces. The plans indicate that the existing right-of-way half width of Locust Street is at 33' from the right-of-way centerline. The plans show the future edge of pavement to be built at 23' from the right-of-way centerline in anticipation of a future three lane section for Locust Street. Ocean County requires the applicant to address the following items: (1) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 4/22/19), (2) provide a handicap ramp design to be reviewed and approved by the Ocean County Engineer (per ADA memo dated 4/22/19), (3) submit a signed and sealed sight right easement form and metes and bounds description for the proposed sight triangle easements at the access point to Locust Street in accordance with County standards to Ocean County, (4) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation shown on the plans in accordance with Section 311.G (waiver requested), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) address the following traffic comments: provide right-turn out turning template with the future three lane striping configuration, (7) design the proposed access point to the County road with the point of curvature located at the property line in accordance with Section 606, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract drainage improvement fee in the amount to be determined by the Ocean County Engineer, (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated April 11, 2019 was read from Brian Murphy of FWH Associates requesting a waiver from providing an updated wetlands Letter of Interpretation as the prior LOI delineated the limit of the wetland and associated buffer. Additionally, there is no proposed disturbance within the wetland or buffer. A waiver is requested from providing a CAFRA Jurisdictional Determination as the site was previously constructed prior to 1994, hence the existing parking stalls are exempt. Furthermore, the entire site is providing less than 149 parking stalls, so it is exempt from CAFRA review. A circulation plan has been provided to determine that the access point has the appropriate radius for the traffic which will be accessing the site. The point of curvature along the site access has not been revised as it would create a meandering drive aisle such as the existing access. Our previous meetings with the County determined the current location of the access as it moved the access as far as feasible from the existing intersection for the development access which is across the street from the project. Furthermore, the adjacent site is already fully developed so the location of the proposed driveway will not impact the adjacent property in any way. A waiver is requested from paying the off-tract drainage fee as there is no increase to the drainage discharge from the site as the site is currently developed.

On a motion by Mr. Ernst, seconded by Mr. Jobes, the Board granted a waiver from submitting an updated copy of the Letter of Interpretation since there is no disturbance beyond the existing woods line, granted a waiver from providing a CAFRA Jurisdictional Determination, granted a waiver from designing the proposed access point to the County road with the point of curvature due to the conditions related to the other property owner, and denied the request to waive the off-tract drainage improvement fee as the drainage design needs to be finalized; this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 4/22/19), (2) provide an handicap ramp design to be reviewed and approved by the Ocean County Engineer (per ADA memo dated 4/22/19), (3) submit a signed and sealed sight right easement form and metes and bounds description for the proposed sight triangle easements at the access point to Locust Street in accordance with County standards to Ocean County, (4) address the following traffic comments: provide right-turn out turning template with the future three lane striping configuration, (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (6) pay an off-tract drainage improvement fee in the 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.

LONG BEACH: Lots 12 & 13 Block 6.23 (LBT776) LBI Group, LLC

This minor subdivision is for a lot line adjustment 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 Ms. McCrystal, seconded by Mr. Jobes, this minor subdivision was given final approval. The motion was unanimously carried.

OCEAN: Lots 1.01 Block 111 (OT211C) Glennon, Robert

This two-lot minor subdivision is located at the intersection of Lighthouse Drive and Crosswind Road. A 30'x100' sight easement at the intersection and a road easement to 30' from centerline plus a corner clip to Ocean County were obtained under a previous application. County road improvements were waived at that time. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing half width and full width of the County right-of-way, (2) dimension the existing pavement half width and full width of the County road, and (3) add three corner coordinates to the final plat 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. Construction shall not commence until all conditions have been met.

PT. PLEASANT: Lots 15 Block 256 (PPB790) Crest Pointe Property, LLC

This site plan is for a 2,940 s.f. addition to an existing nursing home and inpatient physical rehabilitation facility with 52 existing parking spaces located on a local road. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), and (2) 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 April 8, 2019 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a drainage report and a traffic report. The changes to the site are minimal there are no changes to the drainage patterns. With no change to the parking area and a minimal increase in building coverage, a negligible increase in stormwater runoff is anticipated. The applicant has stated that there will be no increase in the number of employees as a result of the proposed improvements. The purpose of the application is to increase the area of the building for extra space for the rehabilitation portion of the facility. The proposed project expansion will not increase traffic. Once the project is completed, there will be no change to traffic generation and parking demand. Adequate parking for employees and patients will be provided. Hulse Road currently has adequate capacity to handle the traffic from the site. Once completed, the site will have no negative impact on the road system.

On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing a drainage report and a traffic report; therefore, this site plan was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 2, 2.01 & 3 Block 442.21 (TRT3435) Criscito, Mario

This minor subdivision is for a lot line adjustment 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.

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

- JACKSON:** Lots 22-29 Block 23001 (JT527D) Jackson Trails LLC
- JACKSON:** Lots 22-29 Block 23001 (JT527C) Jackson Trails LLC
- LAKEWOOD:** Lots 1.04 Block 961.02 (LAT944Z2) CBRC Holdings LLC

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CORRESPONDENCE:

BARNEGAT: Block 113, Lots 42.03 & 42.04 (BAT95H.09) US Homes D/B/A Lennar. This major subdivision received conditional preliminary and final approval on January 16, 2019. Condition #7 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and 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 that the amounts previously paid are sufficient, and therefore the off-tract drainage improvement fee is zero and the off-tract traffic improvement fee is zero. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board did not require an off-tract drainage improvement fee or off-tract traffic improvement fee. The motion was unanimously carried.

BEACH HAVEN: Block 154, Lots 1, 3.01 & 3.02 (BHAB174B) JC Beach Haven Restaurant, LLC. This site plan received conditional approval on April 3, 2019. A letter dated April 24, 2019 was read from James Brzozowski of Horn, Tyson & Yoder requesting a waiver from the payment of the off-tract drainage improvement fee. The prepared drainage report indicates a minimal increase in stormwater runoff from the site post development vs. pre-development. The applicant is the redeveloper of this site and the site was fully developed. The report demonstrates that very little additional drainage is leaving the site. Because of this, minimal additional flow and the fact that no improvements are warranted in the County system, this waiver is requested. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board granted a waiver from providing an off-tract drainage improvement fee. The motion was unanimously carried.

JACKSON: Block 23103, Lot 17 (JT1699) MP Realty Partners, LLC. This minor subdivision received final approval on March 6, 2019. On a motion by Mr. Ernst, seconded by Mr. Bertrand, the Board rescinded the approval for the minor subdivision and will record the application as "disapproved" since the Pinelands Certificate of Filing has not been completed per notification

from the Pinelands Commission on April 15, 2019. The motion was unanimously carried.

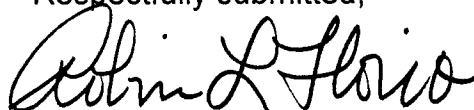
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BEACH HAVEN BHAB174B	1, 3.01, 3.02	154	04/03/19	05/01/19
BRICK BRT1634B	2	1383	08/15/18	04/29/19
LAKWOOD LAT1713C	30, 35, 36, 40, 43	411	03/20/19	05/01/19
LAKWOOD LAT2005.02	50 & 53.03	187.16	02/06/19	05/01/19
PLUMSTED PT401	4.01, 4.02	40	03/15/17	04/23/19
PLUMSTED PT401A	4.01, 4.02	40	03/15/17	04/23/19
SEASIDE HTS SHB149.01	15	76	04/03/19	04/29/19
TOMS RIVER TRT3379.01	21	654.01	07/03/18	05/01/19

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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

/r/f