

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

Regular meeting, Wednesday, October 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, Joseph Bilotta, Scott Tirella, John Ernst, Laura Benson, Steve Simone 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 Mr. Tirella, the minutes of the meeting of were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 56 Block 882.14 (BT420C) Bayville Commons, LLC

This site plan application is for the construction of a 30' high illuminated sign on pillars at the Baywick Plaza shopping center located on Route 9. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, with Mr. Tirella abstaining, this site plan was given final approval contingent upon the applicant to address the following item: (1) show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code and locate the proposed sign outside of the desired typical section. 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.

LAKWOOD: Lots 1 Block 172.01 (LAT1093C.01) 3G Corporation

This site plan is for the construction of a 5,600 s.f. independent one-story retail building and 11 proposed parking spaces to be located behind the existing WaWa and retail facilities at the intersection of East County Line Road and Squankum Road. The project includes modification of the existing signalized intersection of Squankum Road and Kennedy Boulevard. The plans indicate that the existing right-of-way of East County Line Road is 19.7' from centerline and that the proposed right-of-way is 36.75' from centerline, where 43' from centerline is required by the September 2018 Master Plan Update. The plans indicate that the existing half width right-of-way of Squankum Road is 37.5' from centerline, where 30' is required by the September 2018 Master Plan Update. The applicant has provided a right-of-way deed of dedication, sight easements at two of the three the existing access points to Ocean County, and a traffic signal easement at the Squankum Road access point. Ocean County requires the applicant to address the following items: (1) since the existing half width right-of-way of East County Line Road 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 43' from centerline to Ocean County (waiver requested), (2) dimension the full width right-of-way of both County roads and provide the metes and bounds and total square footage of the right-of-way area to be dedicated to Ocean County, (3) submit metes and bounds descriptions for sight triangle easements at all three access points to the County roads in accordance with County standards to Ocean County, (4) disconnect the proposed drainage system in the parking lot at the northern curb line from the existing County drainage system, (5) pay an off-tract traffic improvement fee in an amount of \$3,392.00. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 3, 2019 was read from John Rea and Scott Kennell of McDonough & Rea Associates requesting a waiver from providing the 43' half-section right-of-way since the 36.75' right-of-way was established by the County and the dedication would impact 33 parking spaces. The existing right-of-way was set at 36.75' from centerline by the County in conjunction with the County sponsored 2007 East County Line Road and Squankum Road intersection improvements along the site frontage. The applicant does not propose to modify the East County Line Road right-of-way. Furthermore, the existing parking lot curblines is located along the right-of-way line.