

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

Regular meeting, Wednesday, May 1, 2024, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Chairman Tirella read the Open Public Meetings Act Statement of Compliance

Chairman Tirella presiding. Attending: Elaine McCrystal, Dennis Liberatore, Mark Jehnke, Debbie Beyman, Matt Lotano, Commissioner Barbara Jo Crea, Laura Benson, Esq., Tony Agliata, and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Ms. Beyman abstaining, the minutes of the meeting of April 17, 2024, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BEACH HAVEN: Lot 2 Block 170 (BHAB238) Queen City Properties, LLC

This site plan is for a three-story 1,822 s.f. footprint mixed use building for commercial on the ground floor and four residential apartments above with eight proposed parking spaces to be located at the intersection of North Bay Avenue and 5th Street. The plans indicate that the half width right-of-way of North Bay Avenue is 50' from centerline consistent with the master plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested) (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested) (3) submit County road improvement plans (waiver requested) (4) 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) (5) reconstruct the existing intersection curb radius in accordance with Section 610:E (waiver requested) (6) pay an off-tract traffic improvement fee in an amount of \$1,667. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated April 19, 2024, was read from James Brzozowski of Horn, Tyson & Yoder requesting waivers from providing a traffic report, CAFRA Permit or a Jurisdictional Determination letter, County road improvement plans, sight right easement for sight triangle easements, reconstruct existing intersection curb radius. The applicant is constructing a mixed-use building. The applicant is providing a trip generation statement in lieu of a full traffic report. The property is currently developed, and curbs and sidewalk exist along Bay Avenue frontage. The project does not require a CAFRA Permit, per NJAC 7:7-2.2(a)3, as the site is located greater than 150' from the mean high-water line and proposes less than 50 parking spaces and less than 25 residential units. The applicant is requesting a waiver from County standards for sight triangle easements as the intersection would severely limit the development of the site, and the applicant requests a waiver from County Standards requiring a 25' radius at the intersection of the westerly side Bay Avenue and the northerly side of Third Street. A curb radius of 13' currently exists at this intersection.

A motion made by Mark Jehnke, seconded by Ms. McCrystal, the Board granted the waiver from providing a full traffic report and accept the applicants trip generation statement as provided. It was recommended the Board acknowledge and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Recommend grant a waiver from providing County road improvement plans as no road widening is necessary and the applicant is closing up the existing driveway to the County Road. Recommend the Board accept AASHTO in lieu of County sight triangle standards and grant a waiver from improving the intersection curb radius. Ocean County requires the applicant to address the following condition of approval: (1) pay an off-tract traffic improvement fee in the amount of \$1,667. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BRICK: Lot 1 Block 109.11 (BRT1839B) Joanne Marie, LLC

This site plan is for the renovation of an existing contractor shop to provide three three-bedroom apartments on the first floor and one three-bedroom apartment on the second floor while maintaining a portion of the second-floor commercial office on Mantoloking Road. The applicant also proposes reconstruction of the existing parking area and sidewalks. The Trip Generation Statement is acceptable. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following item: (1) revise the plans to reference the Deed book and page numbers of the right-of-way dedication to 40' from centerline along Mantoloking Road to Ocean County recorded in Deed book 13539-page 1749 and the sight easements at the access drive recorded in Deed book 13539-page 1791, Approval recommended upon fulfillment of the above contingencies. 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.

BRICK: Lot 1 Block 565 (BRT2049) APM Office Space, LLC

This site plan is for parking lot, handicap ramp, trash enclosure, and entrance improvements at an existing commercial office building with six new parking spaces located at the intersection of Hooper Avenue and Downey Avenue. The plans indicate that the right-of-way half width is 33' from centerline and edge of pavement is at 20' from centerline, consistent with the master plan. The trip generation statement is acceptable. Ocean County requires the applicant to address the following conditions of approval: (1) revise the site plan so that north is up or to the right in accordance with industry standard, (2) reconstruct the existing intersection curb radius in accordance with Section 610:E, (3) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (4) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (5) add to the plans the following 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, (6) submit a traffic report (waiver requested), (7) submit a drainage report (waiver requested), (8) submit County road improvement plans (waiver requested), (9) address the following traffic comments: a) parking spaces are to be designed so vehicles do not back onto the County roadway, and b) revise intersection curb return radius to 35' per Section 610:E, (10) 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 April 17, 2024, was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting waivers from providing a traffic report, drainage report and County road improvement plans. The applicant has provided a trip generation statement. The proposed site will decrease the impervious coverage which will decrease stormwater runoff to the County drainage system. The proposed project will only require minor improvements including driveway, curb, and sidewalk construction.

A motion was made by Mark Jehnke, seconded by Ms. McCrystal to grant a waiver from providing a full traffic report and accept the applicants Trip Generation Statement as provided. Grant a waiver from providing a drainage report as there is a decrease in impervious coverage which will decrease stormwater runoff. Grant waiver from providing road improvement plans as the applicant is making minor improvements to the driveway, curb at the existing edge of pavement located 20' from centerline, which is the master plan width. Ocean County requires the applicant to address the following conditions of approval: (1) revise the site plan so that north is up or to the right in accordance with industry standard, (2) reconstruct the existing intersection curb radius in accordance with Section 610:E, (3) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (4) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (5) add to the plans the following 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, (6) address the following traffic comments: a) parking spaces are to be designed so vehicles do not back onto the County roadway, and b) revise intersection curb return radius to 35' per Section 610:E, (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. The motion was unanimously carried.

HARVEY CEDARS: Lots 1 & 16 Block 80 (HCB115B) 8001 Long Beach Boulevard, LLC

This site plan is for an addition for exterior restrooms at an existing restaurant and a second story deck for an existing apartment with 18 existing parking spaces on Long Beach Boulevard and East 80th Street. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) dimension County road pavement half width and full width and show County road striping, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), (7) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter was read dated March 8, 2023 from Donna Bullock of Morgan Engineering requesting waivers from providing a traffic report, drainage report, County road improvement plans and from providing a CAFRA Permit or CAFRA Jurisdiction Determination. The project is located on a township road. The applicant proposes to construct a second story deck for residential use and a first story building addition of bathrooms, under the deck. There will be no increase in parking on site. A drainage report waiver is requested as no proposed site improvements are proposed. Total impervious coverage will be the same. There are no on-site or off-site improvements proposed for this application. The proposed development does not meet statutory criteria for a CAFRA Permit. It is not a residential development with 25 or more units or development with fewer units that proposes 1,200 linear feet of new roadway or new sanitary sewer main.

Mr. Jehnke made a motion, seconded by Ms. McCrystal, Mr. Tirella abstaining, to grant a waiver from providing a full traffic report provided the applicant provides a trip generation statement comparing existing trips to proposed trips. Grant the waiver from providing a drainage report as there will be no increase in stormwater runoff. Grant waiver from providing County Road improvement plans as no County road widening is required. Recommend the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) dimension County road pavement half width and full width and show County road striping. 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.

JACKSON: Lots 7, 32.10 Block 14001 (JT1676A) Alter, Yehuda

This two-lot minor subdivision is for a lot line adjustment for two single family residential dwellings on Izak Court and Jackson Pines 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. Liberatore this minor subdivision was given final approval. The motion was unanimously carried.

JACKSON: Lots 21 & 22 Block 6401 (JT1770) BMOJ

This site plan is for a 10,949 s.f. Synagogue with 71 parking spaces to be located on South New Prospect Road across from Woodlane Road. The applicant is required to upgrade the County traffic signal to accommodate access to the site. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way full width of the County road on the plan, and since the right-of-way half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' 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) provide an executed road easement and metes and bounds description from the adjacent property owner for the paved taper back to existing edge of pavement, (4) revise the plans to show County road pavement widening on the opposite side of the County road to the master plan width to 23' from centerline to accommodate the center left turn lane, (5) address the following traffic comments: a) refer to the proposed electrical plan and timing for the County's upcoming Overlay 2022A project. Revise the site plans and analysis to incorporate the County's upcoming improvements., b) depict proposed three-lane section on South New Prospect Road, including dedicated left turn lanes northbound into site and southbound to Woodlane Road. Revise circulation plan and analysis as required, c) provide traffic signal & electrical plans and timing for signalization of the proposed access drive including pedestrian facilities on both sides of the access drive, remove proposed stop sign, d) it appears building area and number of parking spaces in the application do not match the plans and report. Revise as required, and e) depict AASHTO intersection sight line for right turn on red from site, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 5/1/2024), (7) add to the plans the following standard notes for projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, b) 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, c) 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, d) alignment & grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final As-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements. Approval recommended upon fulfillment of the above contingencies. 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.

JACKSON: Los 11 Block 22203 (JT1771) Whitesville Development, LLC

This site plan is for a three-story 18,375 total s.f. office building, a 31,000 s.f. contractor shop warehouse and garage and an 8,000 s.f. mezzanine office with 165 parking spaces to be located on Whitesville Road. The project includes Phases 1-3. The plans show County road pavement widening to 25' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width and dimension the existing pavement half width and full width, (2) if the right-of-way half width is less than 33' 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, (3) provide an executed road easement and metes and bounds description to Ocean County from adjacent property Lot 12 for the proposed paved tapers back to existing edge of pavement, (4) 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, (5) address the following traffic comments: a)

remove proposed curb island in the driveway, b) label AASHTO sight line length, and c) the block, building area and number of parking spaces listed in the report do not match the application. Revise as required. (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 5/1/2024), (7) submit a copy of the NJDEP Freshwater Wetland permit for the construction within the wetland buffer area, (8) revise the road improvement plans for the County road to show the limit of full depth pavement reconstruction based on full depth pavement cores - to be reviewed and approved by the Ocean County Engineer, (9) revise the limit of pavement reconstruction to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and label the proposed cross-slope on the cross-sections, (10) submit a Pinelands Commission approval letter for the County road improvements, (11) add the following Ocean County standard notes for projects located on County roads: a) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, b) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, and c) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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. 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.

LACEY: Lot 29 Block 1635.01 (LT910) Ridgemont Homes, Inc.

This two-lot minor subdivision is located on a local road, Lake Barnegat Drive North. 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. Liberatore, Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 62.04 Block 189.04 (LAT2022C) Yaakov, Migdal Bais

This site plan is for a two-story 28,699 s.f. footprint school with basement and an 8,000 s.f. gym with 46 parking spaces to be located on Joe Parker Road. The plan shows the existing right-of-way half width of the County road is 30' from centerline and pavement to be widened to 20' from centerline, consistent with the master plan. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) properly dimension the County right-of-way and pavement full width, (2) address the following traffic comments: a) provide roadway improvement plans to clearly define limits to be constructed by applicant, b) demonstrate entering and exiting passenger vehicles will not conflict, c) the circulation plan is unclear and includes superfluous/duplicate information, revise as required, d) the proposed access description and plan provided in the report do not match the site plan, revise as required, e) label the total building area and number of parking spaces in the report. The building area and number of parking spaces do not match on the application and plan, f) revise the lot number on the report to match the plan, g) depict existing striping on the site plan. Label all proposed striping tapers, lane widths, etc. Revise striped median island for consistent eastbound through lane striping. Diagonal hatching in median should oppose direction of travel. Provide proposed signs as required, h) demonstrate the trucks can turn around in the aisle on site, i) demonstrate on-site bus circulation, and j) revise proposed striping at westerly limit to be tangent to the existing horizontal curve, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 4/3/2024), (4) add to the plans 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, c) alignment & grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final As-built information shall be supplied on a reproducible medium, will include top and bottom of curb,

centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies. Approval recommended upon fulfillment of the above contingencies. 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.

LAKEWOOD: Lots 5 & 7 Block 777 (LAT2245) Antebi, Abraham

This three-lot minor subdivision is for two duplex units to be located at the intersection of two local roads, Pine Street & Cedar Street. 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. Liberatore this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 22 Block 415 (LAT2246) Warren Avenue, LLC

This two-lot minor subdivision is for a one duplex unit to be located on a local road, Edgewood Court. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following condition of approval: (1) rotate the final plat so that north is up or to the right in accordance with industry standards. Approval recommended upon fulfillment of the above contingencies. 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.

LITTLE EGG HBR: Lot 13 Block 264 (LEHT451) M.G.E.G. Investments, LLC

This two-lot minor subdivision is located at the intersection of two local roads, Stage Road and Madeline Lane. 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. Liberatore this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 11, 12, 13 & 14 Block 65 (MT528C) Parkwood Square LP & Parkwood Center B, LLC

This site plan is 166-unit townhouse/apartment development, including 138 market units and 28 affordable units, a three-story mixed use 18,400 s.f. footprint building with commercial on the first floor and apartment apartments on the second & third floors, and a two-story 12,800 s.f. office building with 645 total parking spaces to be located on Toms River / Ridgeway Road (CR 571), South Hope Chapel Road (CR 547), and Ridge Avenue. The plans to show pavement widening and stripping for five-lane sections on both County roads to go beyond the proposed access drives. The geometric alignment of the proposed road improvements is acceptable. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the Pinelands Commission "no further review" letter, (2) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline on South Hope Chapel Road to Ocean County and a right-of-way corner clip dedication at the County road signalized intersection, (3) submit a road easement form and metes and bounds description for an 8' wide road easement along Toms River / Ridgeway Road (CR 571) to 48' from centerline to Ocean County, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at all proposed access points in accordance with County standards to Ocean County, (5) submit a copy of the deed of lot consolidation, (6) address the following traffic comments: a) provide signal and electrical plans depicting proposed modifications to the CR 547/571 intersection to accommodate right-turning WB-50, b) the site plans and roadway plans are not consistent. The overall plan and roadway plans depict right out only driveway on CR 547 whereas the remainder of the site plans depict right in/right out driveway; revise to right out only or install curbed median island along the centerline to physically restrict left turns. Also, Site Plan 'B' and Circulation Plan do not depict curbed median island at easterly CR 571 site access. Revise as required, c) the revised report does not address the proposed weave between traffic exiting the right-in/right-out driveway at approximately Sta 231+50 and traffic entering Road 'C', consider entrance only driveway, revise as required, and d) install R3-4 & R4-7 signs at ends of each curbed median island, (7) revise the County road improvement plans to include proposed curb elevations and cross sections for the County road to maintain a uniform 1%-3% cross slope for the

entire half width of the roadway and positive gutter flow in accordance with section 611.B.1, - to be reviewed and approved by the Ocean County Engineer, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 5/1/2024), (9) show guiderail to be installed in accordance with NJDOT standards (see guiderail review memo dated 5/1/2024), (10) add the County road improvement plans to the supplemental drawing list on the site plan cover sheet, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) 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. 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.

MANCHESTER: Lots 630 Block 4 (MT537) Shore Points Properties, LLC

This site plan is for a 9,790 s.f. medical office building with 49 parking spaces to be constructed on Ridgeway Road. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 40' from centerline, 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 an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (3) submit County road improvement plans (waiver requested), (4) address the following traffic comments: a) depict AASHTO intersection sight lines including vegetation to remain, and b) demonstrate entering and exiting passenger vehicle right turns will not conflict and will not encroach into left lane of westbound CR 571, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 5/1/2024), (6) remove the crosswalk striping from within the access drive, (7) add to the plans the following standard note for projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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 request.

A letter dated March 26, 2024 from Christopher Rosati of FWH Associates was read requesting a waiver from providing County road improvement plans. County roadway widening is not proposed with this application.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a waiver was granted from providing County road improvement plans as no pavement widening is required along the County road. The applicant is building curblin along existing edge of pavement. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 40' from centerline, 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 an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (3) address the following traffic comments: a) depict AASHTO intersection sight lines including vegetation to remain, and b) demonstrate entering and exiting passenger vehicle right turns will not conflict and will not encroach into left lane of westbound CR 571, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 5/1/2024), (5) remove the crosswalk striping from within the access drive, (6) add to the plans the following standard note for projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) 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. The motion was unanimously carried.

PT. PLEASANT: Lot 18 Block 126 (PPB816) McLaughlin, Aaron

This two-lot minor subdivision is located on a local road, Leighton Avenue. 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. Liberatore this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 15-19, 35-39 Block 813 (TRT2503B) Rudolph Rinderer, Jr.

This site plan is for a 2,720 s.f. addition to the Ocean County Powersports sales and service center on Route 37 and Adams Avenue. County facilities are not affected. On a motion by Ms. McCrystal, seconded by Ms. Beyman 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

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CORRESPONDENCE:

BRICK: Block 646.09 Lot 6 (BRT1783A) 597 Mantoloking Road

This site plan received conditional approval on 4/17/2024. A letter dated April 16, 2024 was read from Yehuda Back of NewLines Engineering requesting waivers for stormwater report, driveway design and County road improvement plans. The waiver for stormwater report is requested as no improvements are proposed that will impact drainage. The front of the site is paved with all runoff draining from back to front towards the existing County inlet located in the front of the site in a County drainage easement. A waiver is requested to allow the existing (non-conforming) driveway design to remain. There is no existing defined driveway entrance, existing access to the rear of the building is via a drive aisle along the east side of the building. A waiver is requested from providing a full right-of-way dedication to master plan width of 40' from centerline. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, a motion was made to grant a waiver from providing a stormwater report as there will be no increase in runoff to the County roadway. Grant a waiver from designing the driveway in accordance with County standards for the reasons provided in the applicant's letter. Grant waiver from providing a full right-of-way dedication to master plan width of 40' from centerline and accept a 6' wide road easement out to 30' from centerline due to the location of the existing building. Grant a waiver from providing County road improvement plans as the road improvements shown on the plan are acceptable. The motion was unanimously carried.

BRICK: Block 1027 Lot 82 (BRT2042) BreMar Holdings, LLC

This site plan received conditional approval 12/20/2023. A letter dated April 16, 2024, was read from Kenneth Smith of Lindstrom, Diessner & Carr requesting a waiver from rotating the arrow so north is up or to the right according to industry standards. On a motion by Mr. Jehnke, seconded by Ms. McCrystal a motion was made to grant a waiver from rotating the plan, as the plans are being reviewed by the NJDOT. The motion was unanimously carried.

JACKSON: Block 8101 Lot 10 (JT658F) 715 Bennetts Mills LLC

This site plan received conditional approval 5/17/2023. Condition #7 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #8 is to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$11,042.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$11,042.00. The motion was unanimously carried.

SOUTH TOMS RIVER: Block 20, Lots 1.01, 11.03 (STRB67C) M&T at STR Urban Renewal, LLC

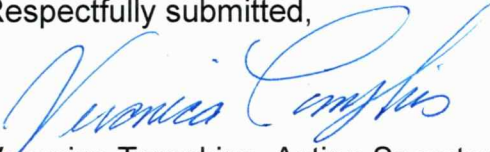
This site plan received conditional approval 12/6/2023. A letter was read dated April 24, 2024, signed by Ronald Aulenbach from EP Design Services, LLC stating that they will immediately apply for a road opening permit, and will begin construction on or about 5/6/2024 and anticipate the construction will take about 90-120 days to complete (subject to traffic signal material delays). On a motion by Mr. Jehnke, seconded by Ms. McCrystal the minutes are amended to state that no certificates of occupancy or temporary certificates of occupancy can be issued by the Township for Building 1, (30 units) or temporary certificates of occupancy can be issued for Building 2 (30 units) until the applicant has completed the Phase 1 onsite roadway connections to Railroad Avenue and Chamberlain Street. All offsite improvements shall be completed prior to any CO's or TCO's being issued beyond the initial Building 1 (30 units) or Building 2 (30 units). 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 BRT2005A	20, 22	211.02	09/06/2023	04/23/2024
JACKSON JT1704B	52, 53	6501	07/17/2024	05/01/2024
LACEY LT908	167,168,169	101.12	02/07/2024	04/30/2024
LAKEWOOD LAT2242	6	548	03/20/2024	04/23/2024
PINE BEACH PBB57C	29.01	77	02/21/2024	04/22/2024
POINT PLEASANT PPB806	13	115	11/16/2022	04/23/2024
STAFFORD ST600	5	44.49	04/17/2024	04/30/2024
SOUTH TOMS RIVER STRB67C	1.01, 11.03	20	12/06/2023	04/30/2024
TOMS RIVER TRT3518	23-33	627	10/18/2023	05/01/2023

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

Respectfully submitted,

Veronica Tompkins, Acting Secretary
Ocean County Planning Board

