

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

Regular meeting, Wednesday, March 17, 2021, 10:00 AM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Pursuant to the directives of Governor Murphy's Executive Orders regarding COVID-19 social distancing compliance, the Ocean County Planning Board meeting was held both publicly in the Ocean County Engineer Conference Room with Chairman James Russell presiding, John Ernst and Robin Florio in attendance and remotely via WebEx conference with Earl Sutton, Elaine McCrystal, Scott Tirella, Alan Avery, Jr., Mat Thompson, and Anthony Agliata.

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. Sutton, seconded by Ms. McCrystal, the minutes of the meeting of February 17, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 13.08 Block 161.10 (BAT328) Just A Builder, LLC

This two-lot minor subdivision is located on Burr Street adjacent to the County Rail Trail Head. The final plat shows the existing house and driveway, which are partially located on County property, to be removed. On a motion by Mr. Avery, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) add a note to the final plat that states "Driveway access to the new lots shall be from Burr Street. Driveway access will not be permitted from the adjacent Lot 3 owned by Ocean County.", and (2) add a note to the final plat that states "All existing improvements servicing Lot 13.08 that are located on County property (Lot 3) are to be removed." 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.

BEACH HAVEN: Lots 13, 14 & 15 Block 59 (BHAB232) Genna, Gerard and Snyder, Matt

This two-lot minor subdivision is located at the intersection of local roads, Holyoke Avenue and West Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act, and (2) revise the Zone Bulk Requirements table to properly describe the existing three lots. 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.

BEACHWOOD: Lots 8 Block 11.34 (BB131) Rinderer, James

This two-lot minor subdivision is located at the intersection of local roads, Anchor Avenue and Wave 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. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

BERKELEY: Lots 1-7;1-3;1-2;1-3;1-2; Block 14;14.01;14.02;14.03;14.04 (BT266M.01) Berkeley Industrial Park, LLC

This site plan application is for Phase 1 of the Berkeley Industrial Park to include five two-story warehouse, self-storage and office buildings (149,440 s.f. total) with 142 parking spaces to be located on vacant lots on Pinewald Keswick Road (Rt 530). The overall project will include 500,746 s.f. total, including 419,946 s.f. warehouse and 80,800 s.f. office, and 859 parking

spaces. This site is adjacent to the entrance to Ocean County Miller Air Park. The plans indicate that the existing right-of-way full width of Pinewald Keswick Road is 100 feet, which is greater than the desired Master Plan width. The conceptual County road improvement plan shows additional pavement widening to 35' from centerline to accommodate a center left turn lane, a 12' thru lane, an acceleration and deceleration lane, and a 5 foot shoulder. The plan also shows opposite side widening to 23' from centerline to accommodate the center left turn lane, a 12' thru lane and a 5' shoulder. The applicant has provided a Pinelands Commission Certificate of Filing. On a motion by Ms. McCrystal, seconded by Mr. Sutton, with Mr. Avery abstaining, this site plan was given final approval contingent upon the applicant to address the following items: (1) add the County road improvement plan and sight line profile plan to the drawing index, (2) submit a Pinelands Commission "No Further Review" letter for the proposed project, (3) submit a sight right easement form and metes and bounds description for sight triangle easements in both directions at the proposed intersection in accordance with County standards to Ocean County, (4) revise the County pavement detail to show the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (5) revise the County concrete curb detail to indicate the County curb will be 9" x 18", (6) revise the conceptual County road improvement plan to show the access drive on the opposite side of the County road, (7) address the following traffic comments: a) revise proposed roadway striping to show dedicated left turn lanes along CR 530 in each direction with sufficient stacking storage for the anticipated truck traffic (minimum 100') approaching Newman Boulevard and opposite driveway with a break in striping through the intersection, b) provide edge line transition length of 300' for the acceleration lane, c) accurately depict existing striping to remain and verify if passing zone striping needs to be adjusted, d) depict existing and proposed signing, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/3/2021), (9) submit County road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, 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, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (11) 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.

BERKELEY: Lots 3, 3.01, 4, 5, 6, 7, 8, 9 & 10 Block 1671 (BT687) Coastal Construction Group, LLC

This six-lot major subdivision is located on Sunset Drive North on Pelican Island. Ocean County requires the applicant to address the following items: (1) label Lot 3.01 on the plan view and reference the Riparian Grant on Lot 3.01, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) submit a traffic report (waiver requested), and (4) 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 December 22, 2020 was read from Raymond Wheaton, Jr. of Taylor, Wiseman & Taylor requesting a waiver from submitting a traffic report due to the minimal increase of four additional single family residential units. The units front on an improved street (Sunset Drive North) with adjacent access to Route 37. A waiver is requested from submitting a drainage report. The site can be developed under the tidal area exception as all proposed properties border on Barnegat Bay. As shown on the plan, there will be no increase in impervious cover, as is a requirement under the CAFRA application currently under review.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from submitting a traffic report and drainage report; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) label Lot 3.01 on the plan view and reference the Riparian Grant on Lot 3.01, and (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP. 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 31 Block 646 (BRT1979A) Kania, Peter

This five-lot major subdivision is located on Laurel Avenue and Vannote Road. The previously approved subdivision BRT1979 is hereby withdrawn. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road and dimension the existing pavement half width and full width on the plan, (2) since the existing right-of-way half width is less than 30 feet 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, (3) indicate the proposed edge of pavement is to be built 15 feet from centerline in order to accommodate a 12 foot thru-lane and three foot shoulder, (4) construct 15:1 paved tapers along the County road in accordance with Section 611:E-1, (5) add the following notes to the final plat for subdivisions located on County roads: (a) driveway location on the new lots shall be spaced in accordance with Table 600-4 of Section 606, and (b) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Section 603.C, and (6) 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 27 Block 576 (BRT2014) Rossics, Steven

This two-lot minor subdivision is located at the intersection of two local roads. 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. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

JACKSON: Lots 35 Block 19501 (JT1726) Solomon Zolty Investments, LLC

This 22-lot major subdivision is for 20 single family residences, four affordable housing units, a stormwater basin lot, and loop road on Grawtown Road. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. The traffic report is acceptable. On a motion by Mr. Sutton, seconded by Ms. McCrystal, with Mr. Avery abstaining, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) provide a copy of the Pinelands Commission "No Further Review" letter, (2) revise the final plat to include a list of property owners within 200' in accordance with the Recordation Act, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/17/2021), (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.

JACKSON: Lots 8 Block 2401 (JT709R) A & A Truck Parts, Inc. c/o John O'Connell

This site plan is for a 40,000 s.f. gravel parking lot on a vacant lot on Progress Place for a contractor storage facility. No buildings are proposed. Ocean County requires the applicant to address the following items: (1) submit a copy of the NJDEP Freshwater Wetlands Permit for the construction within the wetland and buffer area as shown on the plans, (2) submit a traffic report (waiver requested), and (3) pay an off-tract traffic improvement fee in the amount of \$5,940.00. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated February 10, 2021 was read from William Stevens and Ian Borden of Professional Design Services requesting a waiver from providing a traffic report. The project proposes outdoor storage of trucks and equipment and a Statement of Operations is provided for reference. There is no building proposed nor employees at the site or generate traffic daily.

On a motion by Mr. Ernst, seconded by Mr. Avery, the Board granted a waiver from providing a traffic report; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the NJDEP Freshwater Wetlands permit for the construction

within the wetland and buffer area as shown on the plans, (2) pay an off-tract traffic improvement fee in the amount of \$5,940.00. 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.

LAKEHURST: Lots 13 Block 52 (LB55D) Limelight, LLC

This two-lot minor subdivision is located at the corner of Lake Street (CR2) and Cedar Street. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision 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 Lake Street on the plan, and if the half width is less than 30 feet 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 a sight triangle easement at intersection in accordance with County standards to Ocean County, (3) dimension County road pavement half width and full width, (4) construct the handicap ramp at the intersection in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, and (5) add the following standard County notes for minor subdivisions on County Roads: (a) Driveway locations on new lots shall be spaced in accordance with Table 600-4 of Section 606, (b) Off-street parking shall be situated on new lots in accordance with Section 603.C. 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 40,41 & 67 Block 246 (LAT1566B) 327 Ocean, LLC

This six-lot minor subdivision is located on Ocean Avenue. The plan shows one single family house to remain, four proposed duplex units, and one remaining vacant lot. 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. Sutton, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) 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 Improvement plan. 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 2,3 & 4 Block 250 (LAT1694A) Paskesz, Esther R.

This four-lot minor subdivision is located at the intersection of local roads. County facilities will not be impacted. On a motion by Mr. Sutton, seconded by Mr. Avery, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise note 1 on the final plat to reference the correct tax map. 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 34 Block 416 (LAT2132) Marcus, Yosef

This two-lot minor subdivision is located at the intersection of James Street and Williams Street. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the right of-way half width and full width of the County road and dimension pavement half width and full width of James Street, (2) revise the plans to show the corner clip right-of-way acquisition and temporary construction easement to be acquired by Ocean as depicted on the NV5 plan. (3) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, and (4) add the following standard notes for minor subdivisions located on County roads: a) driveway locations on new lots shall be spaced in accordance with Table 600-4 of Section 606, (b) off-street parking shall be situated on new lots in accordance with Section 603.C. 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 2 Block 1601 (LAT594X1) 485 Oberlin Owner LLC

This three-lot minor subdivision is located on local roads within the Lakewood Industrial Park. The final plat appears to have been prepared in accordance with the Recordation Act. By way of this approval, the previously approved minor subdivision LAT594X is hereby withdrawn. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 2 Block 1601 (LAT594X2) 485 Oberlin Owner LLC

This site plan is for two proposed industrial buildings (55,780 s.f. & 51,978 s.f.) with 168 proposed parking spaces to be located within the Lakewood Industrial Park at the corner of Oberlin Avenue South and Vassar Avenue. This plan is associated with the three-lot minor subdivision LAT594X1 by NewLines Engineering. 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) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/3/2021), (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) provide a parking tabulation table for Lot 2.01 and address the proposed reduction in parking, (4) identify the anticipated use of the existing and proposed Industrial buildings, (3) and determine if the proposed parking and trip generation is appropriate for the anticipated uses, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (6) 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.

LONG BEACH: Lots 7,19&21 Block 7.17 (LBT783) Balerno, Gerald & Karen

This three-lot minor subdivision is for lot line adjustments on two local roads. 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. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 16, 23 & 24 Block 1.356 (MT440A) Jerman, Jeffrey

This three-lot minor subdivision is for lot line adjustments 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. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 9, 15 & 20 Block 1.355 (MT443A) Jerman, Jeffrey

This three-lot minor subdivision is for lot line adjustments 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. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 15.01 Block 44 (MT515A) 2065 Highway 37 Owners, LLC & 2065 Highway 37 Manchester, LLC

This three-lot major subdivision is located on the south side of Route 37 at the intersection with Commonwealth Boulevard. It is associated with a site plan for Phase 1 to include 210 apartments in 21 buildings with a clubhouse, recreational area, pool and 436 parking spaces, Phase 2 to include a 6,295 s.f. gas station and market with 50 parking spaces, and Phase 3 to include an 18,000 s.f. retail pad with 142 parking spaces. Commonwealth Boulevard Extension will not become a County right-of-way, rather it is anticipated that it will become Municipal right-of-way or a private road. On a motion by Mr. Sutton, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) identify on the final plat the entity responsible for maintenance of the Commonwealth Boulevard Extension, (2) revise the final plat to show the NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT access code, (3) submit a copy of the CAFRA Permit Modification from the NJDEP, and (4) address the traffic comments provided in

the site plan review MT515B. 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 15.01 Block 44 (MT515B) 2065 Highway 37 Owners, LLC & 2065 Highway 37 Manchester, LLC

This site plan is to be located on the south side of Route 37 at the intersection with Commonwealth Boulevard. The site plan is for Phase 1 to include 210 Apartments in 21 buildings with a clubhouse, recreational area, pool and 436 parking spaces, Phase 2 to include a 6,295 s.f. gas station and market with 50 parking spaces, and Phase 3 to include an 18,000 s.f. retail pad with 142 parking spaces. Commonwealth Boulevard Extension will not become County right-of-way, rather it is anticipated that it will become Municipal right-of-way or a private road. This project is associated with three-lot major subdivision MT515A. On a motion by Mr. Sutton, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) Identify on the plans the entity responsible for maintenance of the Commonwealth Boulevard Extension, (2) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT access code, (3) submit a copy of the CAFRA Permit Modification from the NJDEP, (4) address the following traffic comments: a) the number of residential units and building areas listed in the report do not match the application, b) future volumes are to be projected ten years, not two years, c) the report does not discuss parking supply, d) submit roadway plans by Stonefield Engineering (referred to on the site plans) depicting proposed improvements along Commonwealth Boulevard, (5) address the conditions of the major subdivision application MT515A, and (6) 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.

PLUMSTED: Lots 5 Block 4 (PT403) Cedarstory, LLC

This two-lot minor subdivision is located at the intersection of local roads. 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. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lots 29 Block 229 (ST562A) Manafirkin Brewing Co

This site plan is for a sign and a 5,000 square foot addition to the Manafirkin Brewery located on East Bay Avenue for the expansion and storage of raw materials and to accommodate outdoor seating. A 3' road easement to 33' from centerline and a sight right easement were obtained under previous applications. Ocean County requires the applicant to address the following: (1) revise the plan to depict the existing roadway striping, (2) revise the plan to show the AASHTO line of sight with the sight line decision point located at least 14.5' from the edge of traveled way to confirm that the proposed sign placement is outside of the line of sight. AASHTO intersection sight distance for 45 mph design speed is 500 feet, not 300 feet as noted in the report, (3) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the existing access point to Ocean County and reference on the plans and in the document that the existing sight easement will be voided by recording the new sight easement, (4) add a graphic scale, (5) submit a traffic report (waiver requested and traffic summary), and (6) provide a drainage report (waiver request). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated March 4, 2021 was read from Rob Harrington of East Coast Engineering requesting a waiver from providing a traffic report and drainage report. In support of the traffic report waiver a summary of trips for the site demonstrating that the proposal will have a very minor impact on East Bay Avenue has been submitted. The original Ocean County Planning Board approval granted this waiver. In support of the drainage report waiver, the existing site is developed with a residence, existing paved parking area, a warehouse building and an adjacent stone surface parking area. This application will not make any changes to the existing building and parking area. The only changes to the site will be outdoor seating. This area grades to the natural area to the north. Therefore, there will be no impact to County drainage facilities. The site slopes to the north

away from East Bay Avenue and therefore, there will be no drainage impact to the County roadway. No other site improvements are proposed.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from providing a traffic report and drainage report; this site plan was given final approval contingent upon the applicant to address the following: (1) revise the plan to depict the existing roadway striping, (2) revise the plan to show the AASHTO line of sight with the sight line decision point located at least 14.5' from the edge of traveled way to confirm that the proposed sign placement is outside of the line of sight. AASHTO intersection sight distance for 45 mph design speed is 500 feet, not 300 feet as noted in the report, (3) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the existing access point to Ocean County and reference on the plans and in the document that the existing sight easement will be voided by recording the new sight easement, and (4) add a graphic scale. 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.

SURF CITY: Lots 9 & 10 Block 44 (SCB117) FHW Land Acquisition, LLC

This site plan is for the demolition of a laundromat and the construction of a 3,063 s.f. commercial building with retail on the first floor and two apartments on the second floor with 16 existing parking spaces located at the intersection of Long Beach Boulevard and 17th Street with site access from the local road. 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, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle at the intersection to Ocean County, (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), and (5) submit County road improvement plans (waiver requested).

A letter dated March 9, 2021 was read from David Gaffin, Architect requesting a waiver from providing a traffic report, drainage report and County road improvement plans. This is a commercial site and has been in operation for over 30 years, The existing building is 1,664 s.f. and has 100% impervious coverage. The proposed site will also be commercial. The two-story building will be 3,306 s.f., which will have two retail stores on the first floor and two residential apartments on the second floor. The existing impervious coverage will not change. There is no depressed curb on Long Beach Boulevard, none proposed and no ingress or egress onto the Boulevard. All ingress and egress is on 17th Street, which is a side street. Parking spaces on existing and proposed are 16, which meets the towns requirement. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from providing a traffic report, drainage report and road improvement plans as the existing site is being redeveloped. It is a change of use and there is no change to the site's parking or impervious coverage; 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, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle at the intersection to Ocean County. 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 24, 26.01, 65.01 Block 364 (TRT3073G) 1606 Lakewood Rd., LLC

This site plan application is for Phase 1 and Phase 2 of a 141 multi-family apartment complex with 218 parking spaces with frontage on Route 9. The project includes a lot consolidation. The plans show a proposed right-of-way dedication for the future Church Road Extension. The Overall/Phasing Plan has a note which states "The proposed full access driveway on Route 9 will remain as full access until the construction of Church Road Extension and subsequent connection to Church Road, at which time the driveway will be rebuilt to permit right turn-in/right turn-out only, in a design to be reviewed and approved by the County Engineer." The plans do show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code. The applicant has provided a copy of the CAFRA permit with an expiration date of October 3, 2021. The CAFRA permit includes Lot 86 which is an "apparent gore" on the boundary

survey and tax map. 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) submit a deed of dedication and metes and bounds description for the 66 foot wide maximum right-of-way dedication for the Church Road extension to Ocean County, (2) show the full extent of the County 50' wide drainage easement on adjoining Lot 16.02, (3) address the following traffic comments: a) The 2017 report compares a previous 'flex space and retail' development approved in 2008 to an 'apartment and retail' development; however, the retail component is no longer shown on the plans. The report should be updated to reflect the currently proposed development plan, b) traffic data should be projected ten years, not two years, c) the trip distribution should include the percentage of eastbound trips (via Church Road) or westbound trips (via Sunset Avenue/Stevens Road), d) the report should discuss the future Church Road Extension and associated changes in access and trip distribution, e) a figure should be provided to show only site generated traffic flows, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/17/2021), (5) enter into a new Developers Agreement with the Board of Chosen Commissioners for the proposed project which references the proper lot numbers, preparer of plans, plan revision dates, the Church Road Extension right-of-way dedication, future access point to the Church Road extension, the entity responsible for removing the access road pavement, the reconstruction of the Route 9 access point to permit right turn-in/right turn-out only, a cost estimate to remove the access drive pavement and reconstruct the Route 9 access drive, and the traffic improvement fee, (6) pay a traffic improvement fee for the Church Road Extension improvements for the amount described in the Developer's Agreement, and (7) 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.

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

- BRICK:** Lots 18.02 Block 323 (BRT2015) Beck, Kenneth
- BERKELEY:** Lots 15, 27, 28 & 29 Block 1014 (BT680A) Berkeley Nine Estates, LLC
- BERKELEY:** Lots 1-4 Block 938 (BT688) Linzey, Stephen
- LAKEWOOD:** Lots 45 Block 1077 (LAT1204A) River Ave Properties II LLC

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CORRESPONDENCE:

JACKSON: Block 19501, Lots 29 & 30 (JT1594B.01) Yerek Jackson 46, LLC. This major subdivision received conditional preliminary and final approval on December 19, 2018. 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 \$38,333.00. 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 the payment of an off-tract traffic improvement fee in the amount of \$38,333.00. The motion was unanimously carried.

JACKSON: Block 21401, Lots 38, 29 & 40 (JT1684A) Akhamzadeh, Malkiel. This minor subdivision received conditional approval on October 7, 2020. A letter dated February 15, 2021 was read from Ian Borden of Professional Design Services requesting a road easement in lieu of the dedication for the corner clip right-of-way at the intersection of Galassi Court and White Road. The Jackson Township Land Use Ordinance requires a minimum lot size of one acre and the corner lot contains the minimum area. The dedication requested in the approval conditions would reduce the lot area to less than the required minimum. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board accepted the road easement in lieu of dedication for the corner clip right-of-way. The motion was unanimously carried.

JACKSON: Block 22010, Lots 2 & 6 (JT1667B) Berk Holdings, LLC. This site plan received conditional approval on June 17, 2020. Condition #5 required the payment of an off-tract drainage

improvement fee in an amount to be determined by the County Engineer and Condition #6 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 \$18,958.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$18,958.00. The motion was unanimously carried.

JACKSON: Block 2501, Lot 3 (JT1700.01) 340 West Commodore, LLC. This site plan received conditional approval on August 21, 2019. 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 zero and the off-tract traffic improvement fee to be \$74,792.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$74,792.00. The motion was unanimously carried.

JACKSON: Block 10401 /11404, Lots 5.01, 52 & 69 (JT358J.02) EL at Jackson, LLC. This major subdivision received conditional approval on July 15, 2020. On a motion by Mr. Ernst, seconded by Mr. Sutton, the minutes are hereby amended to include the condition to allow the applicant to construct the connector roadway, Natalia Way, in an interim and in advance as a construction vehicles only access between Route 571 and Perrineville Road due to the delays encountered with acquisition of the necessary right-of-way for the required signalized intersection. The construction roadway will be restricted to right-in, right-out access only at Route 571. The motion was unanimously carried.

LAKEWOOD: Block 1600, Lot 4 (LAT594E) 470 Oberline, LLC. This site plan received conditional approval on December 16, 2020. A letter dated November 30, 2020 and received February 23, 2021 was read from Glenn Lines of NewLines Engineering stating that this site plan is exempt from a CAFRA permit based on the three triggers identified. In accordance with CAFRA regulations this site plan would fall under 7:7-2.2(a)4 – a development located in the CAFRA area beyond 500 feet landward of the mean high water line and which is located within the boundaries of a qualifying municipality of the fourth class with a population over 30,000 persons. As such it may trigger the below requirements: (i) A residential development having 75 or more dwelling units. Project is not for residential dwellings. A CAFRA permit is not required by this provision; (ii) A commercial development having 150 or more parking spaces. The project proposes 38 parking spaces. A CAFRA permit is not required by this provision; (iii) A public development or industrial development. This is not a public development or an industrial development. A CAFRA permit is not required by this provision. As per Section 13:19-3 “Public development” means a solid waste facility, including an incinerator and landfill, wastewater treatment plant, public highway, airport, an above or underground pipeline designed to transport petroleum, natural gas, or sanitary sewage, and a public facility, and shall not mean a seasonal or temporary structure related to the tourism industry, an educational facility or power lines.” Condition #4 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #5 required the payment of an off-tract drainage 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 \$4,167.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board acknowledges and accepts the applicant’s professional’s interpretation that the project does not exceed the CAFRA threshold; the Board did not require an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$4,167.00. The motion was unanimously carried.

LAKEWOOD: Block 1086, Lots 6-15, 29, 30 (LAT1999.05) Locust Holdings, LLC. This major subdivision received conditional preliminary and final approval on August 5, 2020. A letter dated October 30, 2019 was read from Jillian Aldridge of Trident Environmental indicating that their office has inspected the above referenced property. Currently, the property consists of approximately 4.9 acres of undeveloped woodlands located north of Locust Street and east of Vermont Avenue. The surrounding contains residential development located to the east, south and west of the property. The area north of the property consists of undeveloped woodlands and Route 70. Our office conducted a desktop review of available freshwater wetlands and soil mapping in preparation for a site inspection. The NJDEP freshwater wetland mapping depicts freshwater wetlands are located on and within 150 feet of the subject property. No surface waters

are located on or within 300 feet of the subject property boundary. Review of the Ocean County soil map depicted upland soils, Downer sandy loam, to encompass the entire site. Downer sandy loam is an upland soil that is not associated with wetland conditions. A site inspection was conducted on October 25, 2019 with property boundaries estimated in the field. The methodology utilized to determine the presence or absence of wetlands is the Three-Parameter Approach outlined in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands. The presence of hydrophytic hydric soils and hydrology are required for an area to be identified as freshwater wetlands. The site inspections did not identify any of the required three parameters within the proposed disturbance area. Investigation of the surrounding area also did not identify an wetlands located within 150 feet of the property. It is our professional opinion that the property does not contain wetlands or wetland transition areas. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board acknowledges the applicant's professional's interpretation that wetlands do not exist on the property. The motion was unanimously carried.

LAKEWOOD: Block 1083, Lots 2-7 (LAT1999A.06) Vermont Equities, LLC. This major subdivision received conditional preliminary and final approval on August 5, 2020. A letter dated October 30, 2019 was read from Jillian Aldridge of Trident Environmental indicating that their office has inspected the above referenced property. Currently, the property consists of approximately 4.9 acres of undeveloped woodlands located north of Locust Street and east of Vermont Avenue. The surrounding contains residential development located to the east, south and west of the property. The area north of the property consists of undeveloped woodlands and Route 70. Our office conducted a desktop review of available freshwater wetlands and soil mapping in preparation for a site inspection. The NJDEP freshwater wetland mapping depicts freshwater wetlands are located on and within 150 feet of the subject property. No surface waters are located on or within 300 feet of the subject property boundary. Review of the Ocean County soil map depicted upland soils, Downer sandy loam, to encompass the entire site. Downer sandy loam is an upland soil that is not associated with wetland conditions. A site inspection was conducted on October 25, 2019 with property boundaries estimated in the field. The methodology utilized to determine the presence or absence of wetlands is the Three-Parameter Approach outlined in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands. The presence of hydrophytic hydric soils and hydrology are required for an area to be identified as freshwater wetlands. The site inspections did not identify any of the required three parameters within the proposed disturbance area. Investigation of the surrounding area also did not identify an wetlands located within 150 feet of the property. It is our professional opinion that the property does not contain wetlands or wetland transition areas. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board acknowledges the applicant's professional's interpretation that wetlands do not exist on the property. The motion was unanimously carried.

LAKEWOOD: Block 524.36, Lot 9 (LAT2120) Gellerman, Simcha. This site plan received conditional approval on January 20, 2021. A letter dated March 11, 2021 was read from Joseph Kociuba of KBA Engineering requesting a waiver from providing the required County road improvements. This project is a minor change of use site plan converting an existing structure to a school. The school shall propose 90 students in 2020 and 120 students in 2021. The students do not drive and shall be bused to the location. The design anticipates the loading and unloading of three school buses. The three classrooms and one office create a parking demand of four parking stalls pursuant to Lakewood Township standards. The proposed design provides ample parking. The school anticipates expansion with a new building and parking in the future which would require County Planning Board approval with anticipated road improvements. Given the smaller nature of this application and use of existing facilities, the applicant requests a waiver from providing County road improvements at this time. On a motion by Mr. Ernst, seconded by Mr. Sutton, the minutes are hereby amended to require the applicant to enter into a Developer's Agreement for the County road improvements along Cross Street. The motion was unanimously carried.

LAKEWOOD: Block 251.02, Lot 88 (LAT2115) Mesivta Ohr Chaim Meir. This site plan received conditional approval on November 18, 2020. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are hereby amended to include the condition that the applicant enter into a Hold Harmless Agreement with the County due to taking County water on site, and the minutes are amended to reflect the applicant is to provide pavement width to 23'. The motion was unanimously carried.

MANCHESTER: Block 38, Lot 4 (MT338C) Spring Hills Manchester, LLC. This site plan received contingent approval on January 20, 2021. Condition #3 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 zero. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board did not require an off-tract traffic improvement fee. The motion was unanimously carried.

PT. PLEASANT BCH: Block 202, Lot 3 (PPBB283) EAF One, LLC. This site plan received conditional approval on January 20, 2021. A letter dated February 12, 2021 was read from Timothy Lurie of DW Smith requesting a waiver from providing a right-of-way dedication. As per Section 320 (b), the Board may waive dedication of any area that includes existing structures or that exceeds ten percent of the total land area encompassed by the land development. Providing additional right-of-way to Ocean County will encompass the existing structure. The existing structure is to be renovated and utilized in proposed conditions. The front yard setback from the current Arnold Avenue right-of-way to the existing structure is 0.7', whereas, 0' minimum is required by the Borough. Supposed right-of-way dedication will place the existing structure within the Ocean County right-of-way. Therefore, we request a waiver from the right-of-way dedication due to the existing site conditions in conflict. Condition #6 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 zero. On a motion by Mr. Ernst, seconded by Mr. Avery, the Board granted a waiver from providing a right-of-way dedication per Section 320 (b), and did not require the payment of an off-tract traffic improvement fee; therefore, this site plan was given final approval. 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:
BERKELEY BT629A	7-14	859	12/18/19	03/15/21
BRICK BRT1071D.01	30 & 31	702	06/17/20	02/24/21
LAVALLETTE LAB57	1, 2, 5	4	02/03/21	03/10/21
LAKWOOD LAT1934A	15.01-15.08	251.02	06/17/20	03/09/21
LAKWOOD LAT1762D	1, 4 / 1-3 / 1-5 / 3.5 / 10	194-198	04/15/20	03/10/21
LAKWOOD LAT2124	86	251.01	01/20/21	03/15/21
OCEAN OT211C	1.01	111	05/01/19	03/03/21
PT. PLEASANT PPB772A	8	112	11/06/19	02/17/21
PT. PLEASANT BCH PPBB283	3	202	01/20/21	03/17/21
TOMS RIVER TRT3449	18.03	444.07	07/01/20	02/24/21
TOMS RIVER TRT3456	6 & 7	1076.05	02/03/21	03/17/21

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Anthony Agliata discussed the 2021 – 2026 Capital Improvement Program (CIP) and distributed a memorandum and draft Resolution for consideration by the Board. The CIP has been reviewed for consistency with the Ocean County Comprehensive Master Plan. On a motion by Mr. Avery, seconded by Ms. McCrystal, the Board adopted the following Resolution endorsing the 2021 – 2026 Capital Improvement Plan and Budget.

WHEREAS, a coordinated and consistent program of capital improvements and public improvements are necessary to provide the infrastructure and public services required to meet the existing and future needs of County residents; and

WHEREAS, the Ocean County Board of Commissioners with the assistance of the Administrator, the Department of Finance, the Office of Management and Budget, the Engineering Department, the Planning Board and the County Auditor has developed a six year Capital Improvement Program and Budget; and

WHEREAS, the 2021 – 2026 Capital Improvement Program presents a program budget implementation schedule for capital improvement projects in Ocean County; and

WHEREAS, the capital projects and expenditures identified in the 2021 – 2026 Capital Improvement Program are consistent with the goals and policies contained in the Ocean County Comprehensive Master Plan, adopted by the Planning Board in 2011.

NOW, THEREFORE BE IT RESOLVED that the Ocean County Planning Board endorses the 2021 – 2026 Ocean County Capital Improvement Program and Budget which establishes an orderly financing and implementation schedule for needed capital improvements.

BE IT FURTHER RESOLVED that certified copies of this Resolution be sent to the Ocean County Board of Commissioners, the Administrator, Clerk of the Board, Director of Management and Budget, the Planning Director, the County Engineer, the County Auditor and the Director of Finance.

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

Respectfully submitted,

Robin L. Florio, Secretary
Ocean County Planning Board

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