

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

Regular meeting, Wednesday, July 2, 2024, 6 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: Earl Sutton, Debbie Beyman, Elaine McCrystal, Matt Lotano, Joe Marra, John Ernst, Matt Thompson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Sutton abstaining, the minutes of the meeting of June 19, 2024 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

**BARNEGAT: Lots 2.06, 2.08, 5 / 34 / 35/ 2 Block 90.22; 90.41; 90.433; 90.54 (BAT275J3)
Paramount Homes at Wall, LLC**

This 129-lot major subdivision is for Sections 6, 7, and 8 of the Paramount Escapes Ocean Breeze Residential Planned Retirement Community consisting of 127 single-family lots, 2 homeowners association lots, and a private road lot to be located off Route 72. The applicant has provided a Pinelands Commission Consistent Determination. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this major subdivision was given final approval contingent upon the applicant to address the following items: (1) add a key map, a list of property owners within 200', and an original land surveyor signature to the final plats in accordance with the Recordation Act. 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.

BARNEGAT: Lot 20.10 Block 210 (BAT338) Ferrara, Robert

This site plan is for a 10,120 s.f. adult day care facility with 29 parking spaces to be located on a vacant lot on North Main Street (Rt 9). County facilities will not be impacted. The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code is shown on the plans. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a copy of the NJDOT Access Permit, (2) address the following traffic comments: Provide trip distribution to Bay Avenue and Barnegat Boulevard, (3) 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 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 20 Block 1026 (BRT788E2) 2225 Route 88 Realty, LLC

This site plan is for a 27,125 s.f. storage facility with 16 proposed parking spaces to be located at the intersection of Route 88 and Jordan Road. The plans indicate that the right-of-way of Jordan Road is 60' consistent with the master plan. The plans show the proposed pavement to be 22.5' from the right-of-way centerline which is 20' from the physical striped centerline. The plans show the NJDOT "desired typical section" of Route 88. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a sight right easement form for an AASHTO sight triangle easement at the proposed access point to Jordan Road and a 30'x100' sight triangle at the intersection in accordance with County standards to Ocean County with the 30' dimension measured along the Jordan Road right-of-way line and the 100' dimension measured along the Route 88 right-of-way line, (2) show the sight easements and metes and bounds on the site plan, (3) show the proposed edge of pavement to be constructed at 40' from the opposite edge of pavement and provide a 15:1 paved taper back to existing edge of pavement, (4) provide a slope easement from the adjacent property owner for the construction of the paved taper, (5) revise the County road improvement plans to include cross-sections within the proposed widening and taper

at a scale of 1"=5' including County road stationing, proposed edge of pavement offsets, and proposed cross-slope for the half width of the roadway in accordance with section 611.B.1. - to be reviewed and approved by the Ocean County Engineer, (6) submit a copy of the NJDOT Access permit, (7) add the following Ocean County 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) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies., and f) 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, (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. All 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 5, 6, 8, 9 & 10 Block 4801 (JT1415C) JPO Jackson LP c/o Carson, Michael

This amended site plan is for 195 townhouses within 24 buildings, a 2,278 s.f. clubhouse, recreational facilities and 566 proposed parking spaces to be located on Harmony Road. There is a net reduction in one townhouse unit and a net reduction in parking by 161 parking spaces from the previous approval JT1415B.01. The plans show a proposed center left turn lane at the access point to the County road, with the proposed edge of pavement to be located at 23' from centerline to accommodate one 12' wide lane, half the center left turn lane, and a 5' shoulder extending to existing curb on the adjoining property to the north. The plans show the proposed right-of-way to be at 30' from centerline in front of existing Lots 8, 9, and 10. There is an existing 20' wide Ocean County Drainage Easement along the northerly property line. The off-tract improvement fees were paid under the previous application. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

LACEY: Lot 4.01 Block 745 (LT912) Rose & Sons Management LLC

This site plan is for a 3,000 s.f. commercial garage building with 13 proposed paved parking spaces and a perimeter fence at an existing fence and landscaping business on Route 9 (Main St) across from South Street. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (2) submit a traffic report (waiver requested), (3) submit a drainage report (waiver requested), (4) 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 dated June 17, 2024 was read from Glenn Lines of NewLines Engineering requesting waivers from providing a traffic report, drainage report and a CAFRA Permit or a Jurisdictional Determination letter from the NJDEP. A traffic report waiver is requested as there is no change in the current operation of the site and no additional employees will be hired. A drainage waiver is requested as the applicant is constructing a 3,000 s.f. garage and an 8' fence around the property and pave a portion of the gravel parking lot. A CAFRA Permit is requested as this is not a residential development having 25 or more dwelling units, a commercial development having 50 or more parking spaces, nor a public development or industrial development.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the waiver from providing a traffic report as there will be no impact to County facilities. Recommend the Board grant the waiver from providing a drainage report as there will be no impact to County facilities. 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 condition of approval: (1) revise the plans to show the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. All the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lot 1 Block 1130.01 (LAT2241A) Birchas Chaim

This site plan is for a 52,065 s.f. educational facility for a daycare and kindergarten with 97 parking spaces to be located on Vine Avenue and unimproved Mermaid Avenue. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the following traffic comment: provide distribution to the County roads, (2) 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 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 48, 56 Block 7 (LAT2254) Konigsberg, Michele

This two-lot minor subdivision is for a lot line adjustment located on Miller Road and Garfield 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 conditions of approval: (1) since the half width is less than 30' from centerline of Miller Road, 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) add a note to the plan that states: Vehicular access to proposed Lot 48.01 from Miller Road is prohibited, (3) revise the plat to show the County road edge of pavement and provide half and full width pavement dimensions. Approval recommended upon fulfillment of the above contingencies. All the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lot 22 Block 429 (LAT2255) Harrison, Glenn

This two-lot minor subdivision is located on local roads, Princewood Avenue and Arcadia 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 269 Block 1160 (LAT293X14F) Church & Dwight Co.

This site plan is for a 5,996 s.f. addition to an existing warehouse located at the intersection of Oak Avenue and Airport Road in the Lakewood Industrial Park. The site has 271 existing parking spaces. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following condition of approval: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP. Approval recommended upon fulfillment of the above contingencies. All the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lot 14 Block 578 (TRT3532A) VRE Storage Toms River, LLC

This two-lot minor subdivision is located at the intersection of Oak Avenue and Bay Avenue. Lot 14.01 is being created for a self-storage facility that is proposed under site plan application TRT3532B. 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 conditions of approval: (1) dimension the existing right-of-way full width of both County roads on the final plat, (2) dimension the proposed right-of-way half width of Oak Avenue on the final plat, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline of Oak Avenue to Ocean County, (4) since the existing right-of-way half width of Bay Avenue is less than 50' from centerline, submit a deed of dedication and metes and bounds

description for an additional right-of-way dedication to 50' from centerline of Bay Avenue to Ocean County, (5) 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, (6) dimension the pavement half width and full width of both County roads on the final plat. Approval recommended upon fulfillment of the above contingencies. All the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lot 14 Block 578 (TRT3532B) VRE Storage Toms , LLC

This site plan is for a 109,565 s.f. three-story self-storage facility with 24 parking spaces to be located at the intersection of Oak Avenue and Bay Avenue. The self-storage facility will be located on Lot 14.01, which is being created under minor subdivision application TRT3532A. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the conditions of the minor subdivision application TRT3532A, (2) dimension the existing right-of-way full width of both County roads on the site plan, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline of Oak Avenue to Ocean County, (4) since the existing right-of-way half width of Bay Avenue is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline of Bay Avenue to Ocean County, (5) 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, (6) revise the plan to show the clearing limits on proposed Lot 14.02 for a clear line of sight from the proposed access drive, (7) address the following traffic comments: a) revise circulation plan to demonstrate entering and exiting right turning vehicles will not conflict and will not cross over proposed curb line., and b) Dimension AASHTO intersection sight line lengths and decision point. Demonstrate vegetation and site ID sign will not be within sight lines, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/2/2024), (9) 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, and 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, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) 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 the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. 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:

JACKSON: Block 301 Lot 5 (JT1156E) Merkler, William

This site plan was given conditional approval on 5/3/2023. A letter was read dated June 25, 2024 by Ryan McDermott of Dynamic Engineering requesting a waiver from providing plans that have the north arrow pointing up or to the right. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the waiver was denied as the plans should comply with industry standards. The motion was unanimously carried.

JACKSON: Block 2501 Lot 13 (JT1258C) Sculthorpe, Tom

This site plan was given conditional approval on 2/7/2024. Condition #11 was to pay an off-tract drainage improvement fee and condition #12 was to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$1,667.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the off-tract drainage fee is zero and the off-tract traffic improvement fee is \$1,667.00. The motion was unanimously carried.

JACKSON: Block 4301 Lot 15 (JT1739B 135 Commadore, LLC

This site plan was given conditional approval on 3/6/2024. Condition #11 was to pay an off-tract drainage improvement fee and condition #12 to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the drainage fee to be zero and the off-tract traffic improvement fee to be \$23,125.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract drainage improvement fee is zero and the off-tract traffic improvement fee is \$23,125.00. The motion was unanimously carried.

JACKSON: Block 11602 Lots 20, 21 (JT1769) Makselis, Giedrius

This site plan was given conditional approval on 4/17/2024. A letter was read dated June 18, 2024 from Graham Macfarlane of Professional Design Services requesting a waiver from designing the driveway to meet County Standards. On a motion by Mr. Ernst, seconded by Ms. McCrystal, this waiver is denied as it is to be designed to meet County standards. The motion was unanimously carried.

OCEAN: Block 202 Lot 1.01 (OT285) Garden State Labs, Inc.

This site plan was given conditional approval on 12/20/2023. Condition #12 was to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$3,125.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the off-tract traffic improvement fee is \$3,125.00. The motion was unanimously carried.

POINT PLEASANT: Block 113 Lot 41 (PPB796B) Ocean By Developers, LLC

This site plan was given conditional approval on 7/6/2022. Condition #8 was to pay an off-tract tract drainage improvement fee and condition #9 to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$3,542.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the off-tract drainage improvement fee is zero and the off-tract traffic improvement fee is \$3,542.00. The motion was unanimously carried.

PLUMSTED: Block 54 Lots 11, 15, 17 (PT411A) TP1-NJ, LLC

This site plan was given conditional approval on 11/1/2023. A letter was read dated May 29, 2024 from Van Cleef Engineering requesting a waiver from providing a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County. A waiver is requested from having to taper further than the property line due to the excessive slopes. On a motion by Mr. Ernst, seconded by Ms. McCrystal, Mr. Lotano abstaining, this waiver has been denied. The applicant shall carry the curb to the property line at the proposed pavement half width of 25' from centerline and then provide a 15:1 paved taper back to existing edge of pavement. Also properly show the right-of-way line in front of Lot 10. The motion was unanimously carried.

SEASIDE HEIGHTS: Block 46 Lots 15,22 (SHB174) Shah, Divyesh/Shah Motel, LLC

This site plan was given conditional approval on 9/6/2023. Condition #8 was to pay an off-tract drainage improvement fee and condition #9 to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be zero and that the off-tract traffic improvement fee is \$7,500.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract drainage improvement fee is zero and the off-tract traffic improvement fee is \$7,500.00. The motion was unanimously carried.

TOMS RIVER: Block 164 Lot 5 (TRT3506) Klein, Abe

This site plan was given conditional approval on 6/7/2023. Condition #7 is to pay an off-tract drainage improvement fee and condition #8 was to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract

drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee \$2,583.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$2,583.00. The motion was unanimously carried.

TOMS RIVER: Block 1108.37 Lot 3 (TRT3528) Fischer Automotive Sales, LLC

This site plan was given conditional approval on 4/3/2024. A letter dated July 1, 2024 was read from Jeffrey Carr of Lindstrom, Diessner & Carr, P.C. requesting a waiver from submitting a deed of dedication and meets and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County. There is an existing 42' half width right-of-way in front of the reference property, plus an 8' sidewalk/utility easement already exists on the property. On a motion by Mr. Ernst, seconded by Ms. McCrystal, a waiver to accept an easement in lieu of a deed of dedication was granted. The motion was unanimously carried.

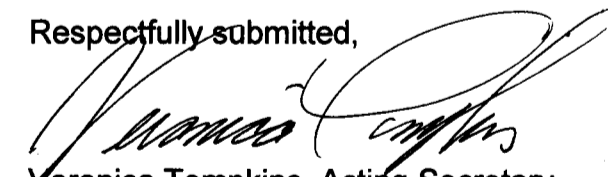
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
JACKSON JT1721A	18	2603	07/06/2023	06/24/2024
LAKWOOD LAT2036A	10	548	06/19/2024	06/28/2024
OCEAN OT288	4.01	200	06/05/2024	06/27/2024
POINT PLEASANT PPB796A	41	113	07/06/2022	06/27/2024
POINT PLEASANT PPB796B	41	113	07/06/2022	07/02/2024
SEASIDE HEIGHTS SHB134A.091	58, 59, 63	5.01	04/03/2024	06/24/2024
SEASIDE HEIGHTS SHB182A	51, 55, 56, 59	2.01	04/03/2024	06/28/2024
SEASIDE HEIGHTS SHB182B	51, 55, 56, 59	2.01	04/03/2024	06/28/2024

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

Respectfully submitted,



Veronica Tompkins, Acting Secretary
Ocean County Planning Board