

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

Regular meeting, Wednesday, September 20, 2023, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella read the Open Public Meetings Act Statement of compliance.

Chairman Tirella presiding. Attending: Elaine McCrystal, Dennis Liberatore, Joseph Marra, John Ernst, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Bilotta, the minutes of the meeting of September 6, 2023 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 1.01, 1.02, 1.03/ 8, 10, Block 824/ 825.02 (BT670A) Aulenbach, Ronald

This site plan is for Phase 1 only of the Berkeley Town Center for 4 commercial buildings (total 24,790 s.f.) with 181 parking spaces to be located on Route 9 and Gladney Avenue. The plans show proposed drainage system from Phase 1 tying into a 36" RCP pipe within the County drainage easement. The title of the plan set says Phase 1 Preliminary and Final and Phase 2 Preliminary, although this conditional approval is only for Phase 1. County road improvement plans will be required when Phase 2 is submitted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (2) revise the easement plan to identify the entity responsible for each easement, (3) identify the direction of flow in the 36" RCP pipe within the County drainage easement and show the full downstream extent of the pipe, (4) investigate the condition of the 36" RCP pipe within the County drainage easement and repair or replace as needed, (5) modify the County drainage easement to be 20' wide and submit an executed drainage easement form and metes and bounds description, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 9/20/2023), (7) provide pretreatment of storm water runoff prior to discharging into the County drainage system, (8) the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code shall be indicated on the plans, (9) provide a copy of the NJDOT Access Permit, (11) address the following traffic comments: a) the total proposed Phase 1 building area in the report does not match the plan/application. Revise accordingly, b) provide trip distribution percentage to County roadways for each phase, c) provide 10-year future build condition, d) the Phase 2 traffic analysis assumes a new signal at Route 9 & Washington/Western, with Mizzen Avenue closed at Route 9 and re-routed to Western Boulevard. The analysis is not consistent with the plan. Revise accordingly, (12) 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. The motion was unanimously carried.

BRICK: Lot 107, Block 645.01 (BRT2001A) Fine Art Holdings, LLC

This site plan is for a proposed two-story 9,682 s.f. total building for a catering business on first floor (5,018 s.f.) and two residential apartments on the second floor (4,664 s.f.) with 19 proposed parking spaces to be located at the intersection of Drum Point Road and Emberly Road. The plans indicate that the existing right-of-way half width is 30' from centerline consistent with the County master plan. Conditions were met under the previous application BRT2001 which expired before the off-tract improvement fees were assessed. On a motion by Mr. Liberatore, seconded by Ms. McCrystal Ocean County requires the applicant to address the following items: (1) pay an off-tract drainage improvement fee in an amount of \$6,000.00, (2) pay an off-tract traffic improvement fee in an amount of \$3,958.00. 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: Lots 28 / 1.01, Block 86.04 / 90 (BRT2040) Mantoloking Road Playhouse LLC

This site plan is for a 4,029 s.f. art and dance studio with 30 parking spaces to be located on Mantoloking Road. On a motion by Ms. Ernst, seconded by Mr. Liberatore Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show existing conditions within 200' of the site including driveways on the opposite side of the road and County road curb, (2) dimension the existing and proposed right-of-way full width of the County road on the plan, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point and intersection in accordance with County standards to Ocean County, (5) address the following traffic comments: a) revise proposed curb return radius at northeast corner of Mantoloking Road and Cranberry Cove Road to 40' per Table 600-6, label existing northwest corner radius, (6) provide a 9"x18" concrete curb detail in accordance with County standards, (7) provide a label for the proposed depressed curb at the site access drive, (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. 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 13 Block 2603 (JT1460B) West Commodore Business Park, LLC

This site plan is for a 24,000 s.f. total two-story warehouse with an office and 20 proposed parking spaces located on West Commodore Boulevard and Wright Debow Road. The site has 29,648 s.f. of existing warehouse and 78 parking spaces. The site will have a total of 98 parking spaces. The previous conditional approval for this site from 2007 has expired without receiving final approval and the off-tract traffic improvement fee had not been paid. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show all existing features within 200' of the site, including existing edge of pavement on the opposite side of the road and County road striping, (2) dimension the right of way half width of West Commodore Boulevard on the plan, (3) 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, (4) show the County sight triangle easements at the driveway on West Commodore Boulevard, (5) submit County road improvement plans (waiver requested), (6) revise the plans to show County road pavement widening to 25' from centerline to the eastern property line with a 15:1 paved taper back to existing edge of pavement, (7) submit a road easement to 7' beyond the future edge of pavement from Block 2603 Lot 12 to Ocean County for the County road improvements, (8) address the following traffic comments: a) depict AASHTO sight lines to demonstrate proposed sign will be outside sight lines, b) depict West Commodore Boulevard in its entirety including roadway striping. Label curb return radii and pavement full and half-widths, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended on the fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated August 22, 2023 was read from Sean Savage of MatrixNewWorld to request a waiver from providing County road plans as West Commodore Boulevard has been widened to the master plan width of 25' from centerline.

On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board has denied the waiver from providing County road improvement plans and must comply with conditions #6 and #7 as well as the previous condition within JT1460A. This site plan was given final approval contingent upon the applicant to fulfill the following conditions: (1) revise the plans to show all existing features within 200' of the site, including existing edge of pavement on the opposite side of the road and County road striping, (2) dimension the right of way half width of West Commodore Boulevard on the plan, (3) 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, (4) show the County sight triangle easements at the driveway on West Commodore Boulevard, (5) submit County road improvement plans (waiver requested), (6) revise the plans to show County road pavement widening to 25' from centerline to the eastern property line with a 15:1 paved taper back to existing edge of pavement, (7) submit a road easement to 7' beyond the future edge of pavement from Block 2603 Lot 12 to Ocean County for the County road improvements, (8) address the following traffic comments: a) depict AASHTO sight lines to demonstrate proposed sign will be outside sight lines, b) depict West Commodore

Boulevard in its entirety including roadway striping. Label curb return radii and pavement full & half-widths, (9) 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.

LAKEWOOD: Lot 14, Block 187.15 (LAT1484B) Torah Temimiah of Lakewood Inc

This site plan is for a 47,172 s.f. Yeshiva (16,025 square footprint) and a 5,400 s.f. gym with 33 proposed parking spaces to be located on Lanes Mills Road. This project lies within the project limit for the "Reconstruction of Ocean County Route 526" by Maser Consulting. The proposed improvements along Lanes Mill Road are to be built in accordance with the above referenced project. The September 2018 Master Plan update requires a full width right-of-way of 86' for Lanes Mills Road (Route 526). The plans show pavement widening to 21' from the Maser baseline consistently along the frontage of Lanes Mill Road. 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 existing right-of-way half width and full width of the County road on the site plan, (2) revise the plans to show all existing features within 200' of the site, including existing County road striping, (3) since the right-of-way half width is less than 43' from Maser baseline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from Maser baseline or 43' from the physical centerline, whichever is greater, to Ocean County in accordance with the above referenced reconstruction project, (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) mathematize the existing and proposed roadway geometry including horizontal curve striping radii. Clearly depict how proposed roadway striping will transition to existing, b) demonstrate entering and exiting buses will not encroach into two-way center turn lane. Remove abrupt breaks in vehicle wheel path on circulation plan, c) depict AASHTO sight lines, d) depict all existing features on plans including edges of pavement, e) provide total building area in the traffic report, f) provide ITE trip generation criteria for comparison to information from the applicant, and f) provide Maser baseline tick marks, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 9/20/2023), (7) submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation, (8) revise the plan to show the back of the 4' wide sidewalk to be located at the proposed right-of-way line at 43' from centerline. 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: Lot 3, Block 439 (LAT2225) Lacey River Debt, LLC

This site plan is for one proposed three-story 8,400 s.f. footprint commercial building and one existing commercial building with 148 total on-site parking spaces to be located on Route 9. The site proposes 30 new parking spaces plus 52 leased parking spaces from Lot 4 to meet the required parking demand of 200 spaces. Lot 4 has access to Route 9 and Cross Street. 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 conditions of approval: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (2) address the following traffic comments: a) provide parking requirement analysis for Cross River Mill (Lot 4) to demonstrate 52 excess parking spaces are available to be leased, and b) depict proposed three-lane section on Cross Street, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 9/20/2023), (4) 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.

LAKEWOOD: Lot 33, Block 778.06 (LAT2226) Block 190, LLC

This two-lot minor subdivision is located on a local road, Sherwood Drive. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) rotate the final plat so that north is up or to the right in accordance with industry standard. 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: Lot 87, Block 251.01 (LAT2227) Marble Aches Homes

This four-lot minor subdivision is located on a local road, Drake Road. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat so that north is up or to the right in accordance with industry standard, 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.

OCEAN GATE: Lot 1, Block 17.01 (OGB51) Coastal Creations Contracting

This site plan is for a 2,500 s.f. second story addition to an existing commercial building for a contractor's office and storage yard and six parking spaces located on Ocean Gate Avenue, West Barnegat Avenue and unimproved Louis Avenue; (1) revise the plans to properly show existing conditions within 200' of the site, including the portion of the site that was paved on the Berkeley Township side of the property and underground drainage features in the County road, (2) revise the plans so that north is up or to the right in accordance with industry standard, (3) submit a traffic report (waiver requested), (4) submit a County road improvement plans (waiver requested), (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) dimension the existing right-of-way half width and full width of the Ocean Gate Avenue 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, (7) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at both intersections in accordance with County standards to Ocean County, (8) provide drainage calculations for the increase in pavement area since August 2022, (9) revise the proposed parking to prohibit vehicles from backing out onto the County road in accordance with Section 603.A, (10) provide County road pavement half width and full width dimensions, (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 and the Board's decision on the waiver requests.

A letter dated August 29, 2023 was read from Mathew Wilder of Morgan Engineering requesting a waiver from providing a traffic report. The proposed use is less intense than the mechanics shop which had existed on this property and the proposed use will be a contractor's office that provides secure storage for equipment within the building as well as office space for three employees. A waiver from providing a CAFRA Permit or CAFRA Jurisdictional Determination report was requested. The redevelopment of the subject property does not trigger the need for a CAFRA approval. The project is for a non-residential development that does not include the construction of a new road or an extension of a sanitary sewer main.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, Mr. Tirella abstaining, the Board granted the waiver from providing a traffic report and accept the applicant's trip generation statement. The Board also accepts and acknowledges the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. This site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the plans to properly show existing conditions within 200' of the site, including the portion of the site that was paved on the Berkeley Township side of the property and underground drainage features in the County road, (2) revise the plans so that north is up or to the right in accordance with industry standard, (3) submit a County road improvement plans (waiver requested), (4) dimension the existing right-of-way half width and full width of the Ocean Gate Avenue 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, (5) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the both intersections in accordance with County standards to Ocean County, (6) provide drainage calculations for the increase in pavement area since August 2022, (7) revise the proposed parking to prohibit vehicles from backing out onto the County road in accordance with Section 603.A, (8) provide County road pavement half width and full width dimensions, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) 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 47.0, Block 342 (PPB811) 1623 Northstream Prkwy, LLC

This two-lot minor subdivision is for a lot line adjustment on a local road, Northstream Parkway. 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.

SEASIDE HTS: Lots 21.01-21.10, Block 73 (SHB154A) Shree Properties, LLC

This nine-lot major subdivision is to amend the previous ten-lot subdivision (SHB154) to be for nine single family dwelling lots with 30 parking spaces to be located on Central Avenue, Hierung Avenue, and Sampson Avenue. On a motion by Mr. Liberatore, seconded by Ms. McCrystal this major subdivision as given final approval contingent upon the applicant to address the following items: (1) revise the final plat to show the existing lot line between existing Lot 21.05 and 21.06 to be removed, (2) rotate the final plat so that north is up or to the right in accordance with industry standards, (3) revise the final plat to show existing lot lines and proposed lot lines with a different line weight, (4) provide an amended plot plan to show the proposed County road striping for on street parking spaces and proposed driveway configuration. 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.

SEASIDE HTS: Lot 1, Block 13 (SHB176) 419 Boulevard LLC

This site plan is for the demolition of a vacant building and the construction of a five-story mixed use building (20,605 s.f. footprint) to include 36 condominium units, retail, and 54 parking spaces to be located on the Boulevard, Hamilton Avenue, and Webster Avenue. The applicant has proposed belgium block curb and pavers in lieu of concrete sidewalk per the Borough's streetscape requirements. 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 Boulevard 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) since the existing right-of-way half width of Hamilton Avenue 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, (3) submit a deed of right-of-way dedication and metes and bounds description for a 45 degree corner clip 3' away from the proposed building at the intersection of Hamilton Avenue and the Boulevard to accommodate the traffic signal equipment, (4) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access point and intersection in accordance with County standards to Ocean County, (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (6) address the following traffic comments: a) provide passenger vehicle turning templates, b) the traffic statement says the site will be served by two-way driveways to Webster Avenue and Hamilton Avenue, however the plan shows one-way operation, revise as required, c) the sight triangles shown are not accurate. Depict a sight triangle for looking left / turning right on red from the signalized approach of Hamilton Avenue at The Boulevard. Depict sight triangles in each direction at site exit to Hamilton Avenue, (7) submit a drainage report (waiver requested), (8) submit County road improvement plans (waiver requested), (9) construct a concrete handicap ramp at the Boulevard and Webster Avenue intersection in accordance with the current Federal ADA standards - to be reviewed & 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, (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 and the Board's decision on the waiver requests.

A letter dated August 15, 2023 was read from Mathew Wilder of Morgan Engineering requesting a waiver from providing a drainage report. To provide enhancements to stormwater runoff from the site, a six-inch perforated leader system has been incorporated into the site design to promote groundwater recharge and reduce the runoff leaving the subject site. A waiver was also requested from providing County road improvement plans except for the proposed exit only driveway out to Hamilton Avenue.

On a motion by Mr. Ernst, seconded by Mr. Marra a waiver from providing a drainage report was granted due to the drainage design being adequate. A waiver is also granted from providing County road improvement plans as no road widening is required. This site plan was given final

approval contingent upon the applicant to address the following conditions: (1) dimension the existing right-of-way half width and full width of the Boulevard 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) since the existing right-of-way half width of Hamilton Avenue 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, (3) submit a deed of right-of-way dedication and metes and bounds description for a 45 degree corner clip 3' away from the proposed building at the intersection of Hamilton Avenue and the Boulevard to accommodate the traffic signal equipment, (4) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access point and intersection in accordance with County standards to Ocean County, (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (6) address the following traffic comments: a) provide passenger vehicle turning templates, b) the traffic statement says the site will be served by two-way driveways to Webster Avenue and Hamilton Avenue, however the plan shows one-way operation, revise as required, c) the sight triangles shown are not accurate. Depict a sight triangle for looking left / turning right on red from the signalized approach of Hamilton Avenue at The Boulevard. Depict sight triangles in each direction at site exit to Hamilton Avenue, (7) construct a concrete handicap ramp at the Boulevard and Webster Avenue intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (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. 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.

TOMS RIVER: Lots 150 & 152, Block 1108.52 (TRT3516) DeRosa, Carmine

This two-lot minor subdivision is for a lot line adjustment on a local road, Windsor 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.

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

- JACKSON: Lots 20.480-20.488, Block 4101 (JT1301N2) J21SSE, LLC**
- JACKSON: Lots 5 & 6, Block 4301 (JT1757) 81 East Commodore LLC**
- LAKEWOOD: Lots 157.02, 157.03, 157.07, Block 189.16 (LAT1544D) Cong. Yeshiva Gedolah, Inc.**

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CORRESPONDENCE:

JACKSON: Block 13801 Lot 7.01 (JT1673A) WEINSTEIN, BEN

This site plan was given final approval on 3/2/2022. Condition #10 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #11 was 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 \$12,338.00. On a motion by Mr. Ernst, seconded by Mr. Marra the off-tract drainage improvement fee has been assessed at \$6,000.00 and the off-tract traffic improvement fee to be \$12,338.00. The motion was unanimously carried.

SHIP BOTTOM: Block 104, Lots 2.01, 3.01, 4.01 (SBB176D) RON JON REALTY CORP. & RON JON SURF

This site plan was given final approval on 5/17/2023. Condition #6 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #7 was 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 zero and the off-tract traffic improvement fee to be zero. 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 zero. The motion was unanimously carried.

TUCKERTON: Block 23, Lot 7 (TB144) CLOVERFIELD VENTURES, LLC

A letter dated September 14, 2023 was read from Bruce Jacobs of Gravatt Consulting Group requesting a waiver from providing a sign right easement at the intersection of Radio Road and Western Avenue due to the skewed configuration of the intersection. On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board granted a waiver from providing a sight easement because the ASHTO line of sight falls within the County right-of-way. The motion was unanimously carried.

TOMS RIVER: Block 410 Lot 28 (TRT3099D) THE MARC 1471, INC

The minutes are hereby amended to reflect the applicant has increased the building size from 88,800 s.f. to 93,700 s.f. and increased the parking spaces from 132 to 139 spaces. The motion was unanimously carried.

TOMS RIVER: Block 173, Lots 5, 11, 12 & 46 (TRT3491) Infinity Holdings, LLC

A letter dated August 24, 2023 was read from Brian Murphy of FWH Associates requesting a waiver from providing the standard Ocean County sight triangle and instead provide an AASHTO sight triangle at the intersection of Cox Cro Road and Bal Harbour Drive. An AASHTO sight line at the intersection has been show and the sight lines do not encroach onto the proposed lots. On a motion by Mr. Ernst, seconded by Mr. Liberatore, the Board has denied the waiver from providing an AASHTO sight triangle because a new street intersection on vacant property requires the County standard 30'x100' sight triangle. The motion as 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:
BARNEGAT BAT314A.01	1,2/1/1/1/1/2,3	175/176/181/182/ 183/184	09/06/2023	09/18/2023
BEACHWOOD BB136	1	11.26	08/02/2023	09/12/2023
BRICK BRT1988B	5	548	09/06/2023	09/07/2023
BRICK BRT2000A	3	381	03/16/2022	09/19/2023
JACKSON JT1549C.02	5.02, 5.03	2101	10/06/2022	09/14/2023
JACKSON JT1673A	7.01	13801	03/02/2023	09/20/2023
SHIP BOTTOM SBB176D	2.01,3.01,4.01	104	5/17/2023	09/20/2023
TOMS RIVER TRT182J	49.01	394	10/07/2020	09/14/2023

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:
TOMS RIVER TRT1478R2	1	472	03/15/2023	09/13/2023
TUCKERTON TB144	7	23	11/16/2022	09/20/2023
TUCKERTON TB145	7.01	23.01	11/16/2022	09/20/2023

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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