

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

Reorganizational meeting, Wednesday, January 20, 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 Engineering 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, Joseph Bilotta, Dennis Liberatore, Laura Benson, and Anthony Agliata attending remotely.

The first order of business was the nomination and election of Chairman and Vice Chairman. Chairman Russell opened the floor for nominations. On a nomination by Mr. Bilotta, seconded by Ms. McCrystal, James Russell was nominated for Chairman. The motion was unanimously carried. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, Earl Sutton was nominated for Vice Chairman. The motion was unanimously carried. There being no other nominations for Chairman and Vice Chairman, on a motion by Ms. McCrystal, seconded by Mr. Bilotta, the nominations for Chairman and Vice Chairman were closed and James Russell was elected Chairman and Earl Sutton was elected Vice Chairman. The motion was unanimously carried.

Congratulations Mr. Russell, Chairman, and Mr. Sutton, Vice Chairman

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. Bilotta, seconded by Mr. Ms. McCrystal, the minutes of the meeting of December 16, 2020 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BEACH HAVEN: Lots 18 & 19 Block 1 (BHAB231) Barron, Joan Camba

This two-lot minor subdivision is 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. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lots 1.01 Block 603 (BRT1313C) Farm Pointe New Jersey, LLC

This site plan is for a Farm Store with six parking spaces to be located on a vacant lot at the intersection of Mantoloking Road and Vannote Drive. 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, and if the half width is less than 40 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) submit a sight right easement form for a sight triangle easement at the intersection of Mantoloking Road and Vannote Drive in accordance with County standards to Ocean County, (3) provide a 20'=1" scale plan that shows all existing features within 200 feet of the site, including County road pavement half width and full width dimensions, County road striping, and crosswalk striping, (4) label intersection and access drive curb radii and design the intersection curb radii in accordance with Table 600-6 and the access drive curb radii in accordance with Table 600-4, (5) submit County road improvement plans for pavement widening to 25' from centerline (waiver requested), (6) address the following traffic comments: a) provide design vehicle turning templates, including roadway striping, and label curb radii, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/20/21), (8) add to the plans the following standard County 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 and 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.", (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated December 10, 2020 was read from Joseph Michiels, PE of BL Companies requesting a waiver from providing County Road Improvement Plans as the proposed improvements to the County road are a driveway opening and a sidewalk along the roadway. The property is bound by Vannote Drive to the west, and a deli to the east. The proposed site plans show the improvements at a scale of 1"=10' which exceeds the requirement for County roadway plans and include 1"-5' scale ADA curb ramp details for all proposed ramps.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing County Road Improvement Plans as existing pavement half-width along property frontage is consistent with the existing corridor conditions; 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, and if the half width is less than 40 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) submit a sight right easement form for a sight triangle easement at the intersection of Mantoloking Road and Vannote Drive in accordance with County standards to Ocean County, (3) provide a 20'=1" scale plan that shows all existing features within 200 feet of the site, including County road pavement half width and full width dimensions, County road striping, and crosswalk striping, (4) label intersection and access drive curb radii and design the intersection curb radii in accordance with Table 600-6 and the access drive curb radii in accordance with Table 600-4, (5) address the following traffic comment: a) provide design vehicle turning templates, including roadway striping, and label curb radii, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/20/21), (7) add to the plans the following standard County 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 and 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.", (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 5 Block 548 (BRT1988A) Hooper Avenue Associates, LLC

This six-lot major subdivision is for six single family houses and a cul-de-sac to be located off of Hooper Avenue. The plan indicates that the half-width right-of-way of Hooper Avenue is 33' from centerline. The plans show the proposed curb to be built at 20' from centerline. The final plat indicates that the intersection corner clip right-of-way will be dedicated to the Township as part of the Township road right-of-way. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County requires the applicant to address the following items: (1) submit a traffic report for the site (waiver requested), (2) submit a sight right easement form and metes and bounds description for a sight triangle easement at the proposed intersection on proposed Lot 5.06 in accordance with County standards to Ocean County, (3) obtain and submit a sight right easement form and metes and bounds description for a sight triangle easement at the proposed intersection on Block 548.08 Lot 1 in accordance with County standards to Ocean County, (4) revise the plans to show County road striping and pavement full width dimension and County road stationing, (5) design the intersection curb radius for both corners in accordance with Section 610:E and Table 600-6, (6) traffic comments: a) depict existing vegetation and AASHTO sight lines to demonstrate adequate sight distance in each direction along Hooper Avenue, and b) provide a stop bar on the approach to Hooper Avenue, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/20/21), (8) revise the proposed County road curb to extend to the existing curb and inlet to prevent ponding along the edge of pavement of Hooper Avenue, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated December 16, 2020 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. A trip generation statement has been provided in lieu of a traffic report. It is proposed to develop the site with six new single family dwellings. The existing dwelling will be razed. Therefore, there is a net increase of five dwellings. The existing gravel road will be reconstructed to the residential site improvement standards. A new cul-de-sac will be constructed off this road and will serve the six new dwellings. The existing dwelling on the adjoining property will also be served by the improved roadway. No lots will have direct access to Hooper Avenue. The proposed project will not be a significant traffic generator. Once the project is completed, the roadways serving the development will be adequate to provide safe and efficient circulation.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from providing a full traffic report as the applicant has provided an acceptable trip generation statement; this major subdivision was given preliminary and final approval contingent the applicant to address the following items: (1) submit a sight right easement form and metes and bounds description for a sight triangle easement at the proposed intersection on proposed Lot 5.06 in accordance with County standards to Ocean County, (2) obtain and submit a sight right easement form and metes and bounds description for a sight triangle easement at the proposed intersection on Block 548.08 Lot 1 in accordance with County standards to Ocean County, (3) revise the plans to show County road striping and pavement full width dimension and County road stationing, (4) design the intersection curb radius for both corners in accordance with Section 610:E and Table 600-6, (5) traffic comments: a) depict existing vegetation and AASHTO sight lines to demonstrate adequate sight distance in each direction along Hooper Avenue, and b) provide a stop bar on the approach to Hooper Avenue, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/20/21), (7) revise the proposed County road curb to extend to the existing curb and inlet to prevent ponding along the edge of pavement of Hooper Avenue, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

JACKSON: Lots 2,6,7,10,12,19,20 & 30 Block 19403 (JT1564G.01) RG2 Associates

This 189-lot major subdivision is for final approval for 186 residential single family lots, two sewer pump stations, and one open space lot to be located on Grawtown Road with access to East

Veterans Highway (CR527/528). The plans indicate that the right-of-way half width of East Veterans Highway is greater than 40' from centerline. The applicant has provided a Consistent Determination from the Pinelands Commission recognizing that Lot 30 is part of the application. The applicant has provided traffic signal plans and intersection road improvement plans for Grawtown Road and East Veteran Highway intersection. 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) show 30'x100' sight triangles at the proposed access point to East Veterans Highway on the County road plans and the final plat, (2) submit a sight right easement form and metes and bounds description for 30' x 100' sight right easements on Lot 30 in accordance with County standards to Ocean County, (3) acquire sight right easements from Lot 1 and Lot 29 to provide a clear line of sight at the new intersection, (4) revise the profile view to show the top of grade along the full extent of the line of sight in both directions, properly locate the drivers eye at 14.5 feet from the edge of the travelled way, and show the object at 3' above the road surface in the center of the thru lane for intersection sight distance, (5) dimension the existing pavement half width on the County Road Improvement Plans, (6) revise the final plat Key Map to show that Lot 30 is part of the subdivision, revise Note 1 on the final plat to reference the appropriate Block number, provide three corner coordinates on each page, add a list of property owners within 200', show existing lot lines to be removed, and add the County road right-of-way half width and full width dimension to the final plat, (7) revise the subdivision plans and final plat to show the existing Septic Sewer Dilution Easement on Lot 10 for Lots 9 & 11 (deed book 5246 page 0702 and filed map G2593) and provide vacation documents for the Septic Sewer Dilution Easement if the applicant intends to tie Lots 9 and 10 into the proposed sewer system, (8) provide a copy of the Pinelands Commission "No Further Review" letter, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 6/3/2020), (10) address the following traffic comments: a) update the report to current standards and current traffic counts, b) provide Vehicle Circulation Plans for the Veterans Highway/Road D-3 and Whitesville Road/Grawtown Road intersections, c) the Signal, Signing and Striping Plans submitted for the Veterans Highway/Grawtown Road intersection are incomplete, inconsistent and unsigned; revise the draft signal layout to 'near left, far right' for each approach. Revise Note 2 on the Grawtown Road Improvement Plans to remove reference to the signal design being prepared by Ocean County, d) submit a signal timing and signal warrant analysis, and e) revise the road name throughout the plans to East Veterans Highway, not West Veterans Highway, (11) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed traffic signal and road improvements at the intersection of Grawtown Road and East Veterans Highway, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (14) submit major subdivision plan set sheets 10 thru 30. 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 10 & 11 Block 20601 (JT1669A.01) Denton Pines, LLC

This 37-lot major subdivision is for 34 new single family dwellings, one existing single family dwelling, eight affordable apartment units, and one stormwater lot with a total of 152 parking spaces to be located on Whitesville Road. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. The plans show pavement widening to 25' from centerline. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline and corner clip to Ocean County, (2) revise the sight triangle at the Denton Lane intersection to be consistent with County standards measured 30'x100' from the future right-of-way line, (3) submit a sight right easement form and metes and bounds description for the sight triangle easement to Ocean County, (4) submit a copy of the Pinelands Commission No Further Review letter which confirms that the Pinelands Commission has accepted the proposed drainage design to accommodate the County road widening, (5) remove from the final plat corner monuments "to be set" at the existing right-of-way line of the County road and add a list of property owners within 200' in accordance with the Recordation Act, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/20/2021), (7) revise the site plans to include labels for the proposed drainage in the County road and revise the Supplemental Drawing list to include 7 sheets of the County road improvement plan set, (8) provide a right-of-way corner clip deed of dedication and metes and bounds description from the point of tangency to the point of curvature of the curb return from Block 20701 Lot 27.03

for the intersection radius improvements to Ocean County, (9) provide a road easement and metes and bounds description from Block 20601 Lot 12 to accommodate to required road widening to Ocean County, (10) address the following traffic comments: a) revise the County road profile to include the full extent of the line of sight and depict sight lines in plan view along Whitesville Road from Denton Lane in both directions to clearly demonstrate adequate lines of sight, b) confirm the proposed driveway at Sta. 348+00 will allow vehicles to turn around on-site without backing onto the County road, and c) revise both proposed intersection curb radii at the Whitesville Road and Denton Lane to be 40' in accordance with Section 610:E and Table 600-6, (11) add the following note to the final plat: "Off-street parking on new Lot 10.10 shall be constructed to prevent vehicles from backing onto the County road in accordance with County Subdivision and Site Plan Resolution Section 603.C.", (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (13) 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 5,6,19 & 20 Block 3001 (JT1675C) Cardinal & Jackson Crossing #2

This site plan is for Adventure Crossing Phase 2 which is for 1,002,891 s.f. of warehouses and 998 proposed parking spaces to be located on Anderson Road. The plan shows "emergency vehicle access" to Anderson Road with the main access thru Phase 1. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide an analysis of all other signalized intersections along the corridor taking into account future proposed development including Route 537/Route 571, Route 537/Jackson Outlet, Route 537/ Interchange 195, Route 537/Pine Street, and the Route 537/U-turn jughandle, (2) address all outstanding conditions of approval for Phase 1 (JT1675A.05), (3) address the following traffic comments specific to Phase 2: a) provide design vehicle turning templates for the U-turn intersection due to realignment of the dual left turn toward the north, as the median barrier will likely be impacted. Revise the dashed striping in the intersection to be between the dual turning lanes, b) provide queue analysis at all intersections due to additional Phase 2 traffic, c) verify the proposed inside thru lane striping at the U-turn, as there will not be an accepting lane on the east side of CR 537 until Phase 3, d) revise intersection radius so trucks exiting the warehouse area will not encroach into all three lanes of Road 'B', e) the area of proposed warehouse in the report does not match the plan, (4) address all Monmouth County comments dated 12/14/20 and 12/15/20 with regard to the Monmouth Road (CR537) Jughandle Ramp "A" road improvement plans, (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans and submit a copy of the NJDEP wetland permit for the construction within the wetland area / buffer area as shown on the plans, (6) since a portion of the site drains towards an Ocean County drainage structure on Anderson Road, provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/20/21), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

JACKSON: Lots 18 Block 14101 (JT1724) Royal Property Management

This seven-lot major subdivision is for six residential single family units, a cul-de-sac, and one stormwater detention basin lot to be located off of a local road, Brewers Bridge Road. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Mr. Sutton, this major subdivision was given preliminary and 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 1/20/2021), (2) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (3) 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.

LAKEWOOD: Lots 9 Block 524.36 (LAT2120) Gellerman, Simcha

This site plan is for the change of use from a single family residence to a school with 11 proposed parking spaces on Cross Street. This application was received after the school was in operation and after the parking lot improvements were already built. On a motion by Mr. Liberatore, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a traffic report for the site, (2) submit a drainage report for the site, (3) since the half width is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (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) remove the proposed parking from within 20' of the future County right-of-way in accordance with Section 603.A, (6) reconstruct the access points to the County road to be in accordance with Section 606 and Table 600-4 taking into consideration the improvement of the adjacent paper street, Fairfield Avenue, (7) revise the plans to show County road pavement widening to 26' from centerline, (8) submit 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, (9) show all movements and show future three-lane County road striping on the turning templates, (10) properly show the existing tree line, (11) address the following traffic comments: a) revise design vehicle turning templates to show future widened three-lane section of Cross Street. Do not show abrupt breaks in vehicle wheel path. Do not show the vehicle driving off the roadway, b) demonstrate that buses can stack on-site without queuing into the roadway, c) provide ITE trip generation criteria for comparison with the proposed number of students and provide additional information regarding the 'temporary nature' of the proposed site, d) provide one-way and stop signs as required, e) demonstrate that adequate sight distance will be provided in each direction. 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 183 Block 189.02 (LAT2122) Spigelman, Nachum

This two-lot minor subdivision is located 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. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 8 Block 2.05 (LAT2123) Simchas Kallah, LLC

This site plan is for a 4,669 square foot commercial building for a warehouse and retail show room and 18 proposed parking spaces to be located on West County Line Road. The traffic report is acceptable. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width is less than 50 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed egress point in accordance with County standards to Ocean County, (3) address the following traffic comments: a) revise the driveway geometry as required to provide curb returns in the direction of travel or consider reversing the flow of traffic, b) the exiting vehicle should not encroach into the left lane of W. County Line Road; revise as required, c) the 'east bound' and 'west bound' County Line Road designations shown on the plan are incorrect, d) provide one-way signage, (4) provide an in-situ undisturbed soil permeability test results to confirm adequate on-site percolation rates for the proposed underground stormwater detention system, (5) remove the proposed parking from within 20' of the proposed County right-of-way in accordance with Section 603.A, (6) design the proposed access point along the County road, specifically the right turn radii in accordance with Section 606 and Table 600-4, (7) show the location of existing drainage pipes under the County road, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKEWOOD: Lots 86 Block 251.01 (LAT2124) Shulman, Sam

This two-lot minor subdivision is located on a local road. 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 item: (1) the proposed lot numbers are the same as the proposed lot numbers for the approved minor subdivision of adjoining Lot 86.01 (LAT2093 approved on 3/4/2020). Revise accordingly. 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.

LONG BEACH: Lots 1 Block 15.126 (LBT782) Meyer Shore, LLC

This two-lot minor subdivision is located on Long Beach Boulevard between 37th and 38th Streets. The applicant proposes to demolish an existing commercial building, remove driveway aprons along the County road, and construct two single family residences with access to the local streets. On a motion by Mr. Liberatore, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to show the right-of-way half width and full width dimension of the County road, (2) revise the final plat to show 30'x100' sight triangles at the intersections with the County road, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersections in accordance with County standards to Ocean County, (4) add to the plan the following standard County notes for projects located on County roads: a) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, and (5) add three corner coordinates to the final plat in accordance with the Recordation Act. 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 4 Block 38 (MT338C) Spring Hills Manchester, LLC

This site plan application is for the construction of a proposed three-story short term post acute care nursing facility along with 122 parking spaces, a proposed infiltration basin and associated site improvements. The applicant has provided a copy of the CAFRA permit. County facilities are not affected. 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) revise the plans to include the NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT access code, (2) provide a copy of the NJDOT access permit, and (3) 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.

PT. PLEASANT BH: Lots 1.01 & 1 Block 28.01 (PPBB282) Cherian, Thomas

This two-lot minor subdivision is for a lot line adjustment located at the corner of Washington Avenue (local section) and Ocean Avenue. 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 items: (1) revise the final plat to include the proposed lot numbers, (2) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (3) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 33 feet 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, and (4) if the Township requires full height curb along the County road or sidewalk restoration, provide a concrete curb detail in accordance with County standards and construct handicap ramps at the intersection in accordance with the current Federal ADA standards to be reviewed and approved 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.

PT. PLEASANT BH: Lots 3 Block 202 (PPBB283) EAF One LLC

This site plan is for a 691 s.f. addition and renovations to an existing retail building (Gottlieb Building) and parking lot renovations to provide ten parking spaces on Arnold Avenue to accommodate a proposed second floor hotel with seven guest rooms. There is no vehicular access via Arnold Avenue, rather the parking lot is accessed via River Avenue. The existing structure is built to less than one foot of the property line and the building has an existing canopy which extends three feet into the County right-of-way. 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, 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 traffic report (waiver requested), (3) submit a drainage report (waiver requested), (4) submit County Road Improvement Plans (waiver requested), (5) submit a copy of the CAFRA permit or CAFRA Jurisdictional Determination (waiver requested), and (6) 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 conditions and the Board's decision on the waiver requests.

A letter dated November 12, 2020 was read from Timothy Lurie of DW Smith Associates requesting a waiver from providing a traffic report, drainage report, County Road Improvement Plans and a CAFRA or Jurisdictional Determination. The applicant requests a submission waiver for these items, as the application is for renovation and addition to the existing two-story principal building with parking lot modifications. The site fronts Arnold Avenue to the south and River Avenue to the east. The proposed changes do not create an access drive onto Arnold Avenue. The existing access drive on River Avenue will be slightly modified. The improvements will result in less than an acre of disturbance. All improvements are over existing impervious surfaces. Therefore, there is no increase of impervious surfaces. The project is not considered a major development for stormwater management; therefore a waiver from submitting a drainage report is requested. Proposed improvements do not impact the portion of the site fronting Arnold Avenue aside from renovations. Therefore, County Road Improvement Plans cannot be provided. The first floor retail use will remain while new hotel use is proposed on second floor. The hotel use will have only seven guest rooms. The improvements will increase the amount of parking stalls on site to accommodate the hotel use. The proposed changes do not create an access drive onto Arnold Avenue. The existing access drive on River Avenue will be slightly modified, therefore, a waiver is requested from the traffic report. A CAFRA permit is not needed for this project. Per N.J.A.C. 7:702.2(a)5 which states "...Except as otherwise provided above, a development in the CAFRA area at a point 150 feet landward of the mean high water line of any tidal waters or the landward limit of a beach or dune, whichever is most landward, that would result either solely or in conjunction with a previous development in: a) a residential development having 25 or more dwelling units; b) a commercial development having 50 new or more parking spaces or equivalent parking area; or c) a public development or industrial development." The project is located more than 500 feet from the mean high water line and does not propose any residential dwelling units; ten spaces are provided for commercial development. The site is not in an urban aid municipality, therefore, no CAFRA permit is needed.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from submitting a traffic report as the applicant is not increasing the impervious coverage; granted a waiver from providing County Road Improvement Plans as there are no required improvements to Arnold Avenue, granted a waiver from providing a traffic report provided the applicant submits a trip generation statement for proposed uses and the Board acknowledges that the applicants interpretation represents that the project does not exceed the CAFRA threshold; 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, 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 trip generation statement, and (3) 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.