

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

Regular meeting, Wednesday, February 3, 2021, 10:00 AM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Pursuant to the directives of Governor Murphy's Executive Orders regarding COVID-19 social distancing compliance, the Ocean County Planning Board meeting was held both publicly in the Ocean County Engineer Conference Room with Chairman James Russell presiding, John Ernst Robin Florio and Veronica Tompkins in attendance and remotely via WebEx conference with Earl Sutton, Elaine McCrystal, Joseph Bilotta, Scott Tirella, Laura Benson, Anthony Agliata, Mark Jehnke and Mark Villinger attending remotely.

Chairman Russell asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Tompkins advised the Chairman that adequate notice of this meeting was provided.

On a motion by Ms. McCrystal, seconded by Mr. Bilotta, the minutes of the meeting of January 20, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 29 Block 831 (BRT2012) Targonska, Elzbeita

This two-lot minor subdivision is located at the intersection of local roads, Harvard Avenue and Edge Street. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. 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 Block 1377 (BRT2013) RV Group LLC

This three-lot minor subdivision is located on local roads. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

EAGLESWOOD: Lots 35, 36 Block 36 (ET46D) Kurt Henn

This four-lot minor subdivision is located on Stafford Forge Road. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road on the plat, (2) submit a deed of dedication and metes and bounds description for the right-of-way dedication to 30' from centerline to Ocean County, and (3) add the following notes to the subdivision plat: (a) driveway locations on new lots shall be spaced in accordance with Table 600-4 of Section 606, and (b) off-street parking shall be situated on new lots to prevent vehicles from backing onto the County road in accordance with Section 603.C. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKEWOOD: Lots 74.02 Block 524.27 (LAT2046A) 1626 Massachusetts Ave., LLC

This site plan is for a change of use from a residential dwelling to a boy's school with 40 proposed parking spaces to be located on Massachusetts Avenue. The plans indicate that the proposed curb will be built 25.5 feet from the striped centerline. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) 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, (2) provide a line of sight profile for the County road indicating safe sight

distance from the proposed access drive in both directions in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (3) 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, (4) design the proposed access point to the County road in accordance with Section 606 and Table 600-4 for an urban commercial driveway, (5) revise the plans to properly show County road striping, drainage facilities under the County road, and provide full width pavement dimension, (6) address the following traffic comments: a) depict school bus turning templates on the circulation plan, b) provide ITE trip generation criteria and analysis for comparison to the operational information provided by the applicant, and c) provide additional information regarding school functions during non-peak hours, student prohibition from driving/parking at the school, number of students per bus, and the need for 39 spaces when only 6 are required, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/3/2021), (8) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, 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, (9) revise the location of the proposed sidewalk to provide a three foot grassed strip between the proposed curb and sidewalk in accordance with Figure 600-6 and Table 600-8.F. 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.

LAKWOOD: Lots 10 Block 165 (LAT2125) Bitton, Joseph

This six-lot major subdivision is for the demolition of a commercial building for the construction of six duplex units with 24 proposed parking spaces to be located on East 8th Street. Ocean County requires the applicant to address the following items: (1) submit a drainage report (waiver requested), and (2) revise the final plat to include three corner coordinates in accordance with the Recordation Act. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 12, 2021 was read from Joseph Kociuba of KBA Engineering requesting a waiver from providing a stormwater management report. The proposed project results in disturbance of less than an acre and a reduction of impervious coverage of 77% to 55% causing a reduction in stormwater. Accordingly, a stormwater management system is not required.

On a motion by Ms. McCrystal, seconded by Mr. Tirella, the Board granted a waiver from providing a drainage report as the applicant significantly reduced the impervious coverage on the site; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following item: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act. The above condition 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.

LAKWOOD: Lots 78 Block 548 (LAT2126) Duvie Holdings, LLC

This five-lot major subdivision is for four townhouses with ten proposed parking spaces to be located on a homeowners association lot at the corner of Route 88 and Boulder Way. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code, and (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKWOOD: Lots 1 Block 1160.12 (LAT2127) Mactavish Partnership

This site plan is for a 20,487 s.f. office building with 83 proposed parking spaces to be located on

a vacant lot on Airport Road. The plans indicate the half width right-of-way is 36' from centerline, where 30' would be desired. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans so that the sheet index matches the sheet numbers, (2) revise the plans to show all existing features within 200 feet of the site, including County road striping and provide more detail regarding the existing drainage features under the County road, (3) 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, (4) address the following traffic comments: a) the following revisions should be made to the circulation plan: depict roadway striping, depict no left turn sign for site egress, label curb radii, turn off superfluous information such as contours, b) consider revising driveway geometry to physically restrict left turns at the site exit, c) provide additional information regarding safety concerns (weaving, sight distances, etc.) related to the proximity of the proposed access point to the Garden State Parkway exit ramp and signalized intersection. Confirm adequate sight distance for vehicles exiting the site to see traffic exiting the Garden State Parkway. Modify the HCS analysis of Airport Road and site access to show 544 vehicles in the 'Thru-Right' lane from the Garden State Parkway ramp and 252 vehicles, in the 'Thru' lane from Airport Road north bound (rather than show all 796 vehicles in the left 'Thru' lane), d) the building area on application does not appear to match the building area on the traffic report, e) the proposed "Do Not Enter" sign for internal circulation appears to be in the wrong location, and f) label the shaded area on the plan, (5) design the location of the proposed access point along the County road in accordance with Section 606 and Table 600-4, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/3/2021), (7) provide a copy of the recorded drainage easements shown on the plans or provide drainage easement forms and metes and bounds description to dedicate the drainage easement to Ocean County, (8) revise the plans so that the proposed dumpster enclosure is not located within the drainage easement, (9) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKESWOOD: Lots 63, 64, 65 Block 175 (LAT2128) Krupnick, Alan & Richard

This two-lot minor subdivision is for a lot consolidation on unimproved paper streets, Kennedy Boulevard East, Dunmore Street, and Elkins Street. 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.

LAVALLETTTE: Lots 1, 2 & 5 Block 4 (LAB57) MGC Development, LLC

This two-lot minor subdivision and lot consolidation is located on a local road. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add to the final plat three corner coordinates in accordance with the Recordation Act. The above condition 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 2 Block 102 (MT514) Whiting Storage Urban Renewal, LLC

This site plan is for a self storage facility (three buildings at 15,000 s.f. each) to be located at the intersection of Lacey Road and Lake Road. Access will be from Lake Road which is a Municipal road. The plans indicate that the Lacey Road full width right-of-way is 80' in accordance with the desired Master Plan right-of-way width. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. The trip generation statement is acceptable in lieu of a traffic report. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the Pinelands Commission "No Further Review" letter, (2) address the following traffic comment: a) the trip generation statement says Lake Road is County Route 615; however, Lake Road is not within County jurisdiction, 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: Lots 19 Block 123 (PPB797) Joanna Hamilton & Laura Bitter

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.

SEASIDE HTS: Lots 3 Block 52 (SHB150A) Oak Forest Development

This three-lot minor subdivision is located on Sheridan Avenue. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) add the following notes to the final plat: a) driveway locations on new lots shall be spaced in accordance with Table 600-4 of Section 606, and b) off-street parking shall be situated on new lots to prevent vehicles from backing onto the County road in accordance with Section 603.C. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

SEASIDE HTS: Lots 21 Block 73 (SHB154) Shree Properties, LLC

This ten-lot major subdivision is for the demolition of a motel and the construction of ten single family residential units with 30 parking spaces to be located on Central Avenue, Hering Avenue, and Sampson Avenue. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of both County roads (Hering Avenue and Central Avenue) on the site plan and the final plat, and if the half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30' x 100' sight triangle easements at both County road intersections in accordance with County standards to Ocean County, (3) remove the existing County road parking stall striping from the proposed site development sheets, (4) construct the handicap ramps at both intersections in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (5) dimension road pavement half width and full width of both County roads, (6) design the spacing of the proposed driveways to the County roads in accordance with Table 600-4, (7) design the off-street parking on the new lots to be in accordance with Section 603.C, (8) add 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, (9) submit a traffic report (waiver requested), (10) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer (waiver requested), and (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated January 4, 2021 was read from Brian Murphy of FWH Associates requesting several waivers. A waiver is requested from providing a traffic report. There will be a reduction of traffic generated by the proposed development, as the site use is being changed from a 39 bedroom hotel to just ten single family dwellings. Furthermore, the current hotel parking lot is accessed off Central Avenue, a County road. The proposed subdivision will only have three of the ten single family homes have access off Central Avenue. As such not only will the amount of traffic generated by the site be reduced, so will the access onto Central Avenue. For this reason, a waiver is also requested from paying a traffic impact fee. A waiver is requested from paying a drainage impact fee. Currently the entire existing hotel and associated parking and pool area drains to Central Avenue. The proposed development provides a substantial reduction in impervious surface from 15,680 s.f. to 10,020 s.f. Furthermore, all the roof areas are being directed to an underground recharge pipe. The drainage discharge to the County has been

substantially reduced. A waiver is also being requested from a CAFRA permit, as the current site predates CAFRA and the current application is for only ten single family homes. This is below the 24 home threshold to require a CAFRA permit.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board accepted the applicants statement of traffic reduction, acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold, the off-tract drainage improvement fee has been determined to be zero and the off-tract traffic improvement fee has been determined to be zero; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of both County roads (Hiring Avenue and Central Avenue) on the site plan and the final plat, and if the half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30' x 100' sight triangle easements at both County road intersections in accordance with County standards to Ocean County, (3) remove the existing County road parking stall striping from the proposed site development sheets, (4) construct the handicap ramps at both intersections in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (5) dimension road pavement half width and full width of both County roads, (6) design the spacing of the proposed driveways to the County roads in accordance with Table 600-4, (7) design the off-street parking on the new lots to be in accordance with Section 603.C, (8) add 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. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

TOMS RIVER: Lots 39.04, 39.05 & 41 Block 397.02 (TRT2437F) March Realty, LLC

This site plan is for a 12,686 sf multi-tenant retail with drive-thru building with 49 parking spaces to be located on southbound Hooper Avenue, just south of Church Road. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, 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 60 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (3) address the following traffic comments: a) provide design vehicle turning templates for the Hooper Avenue access point, including roadway striping, b) revise exit geometry to physically restrict left turns out; do not install one way sign on median barrier, rather put a "No Left Turn" sign onsite at the egress drive, c) future volumes are to be projected ten years, not two years, d) it appears the future no-build volumes on Hooper Avenue at the proposed access point are the same as the existing volumes; verify and revise the analysis as required, (4) remove the proposed parking from within 5' of the future County right-of-way in accordance with Section 603.A, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/3/2021), (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (7) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right of way, 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, (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.

TOMS RIVER: Lots 35.01 Block 535.08 (TRT3277C) R. Stone & Co., Inc.

This site plan is for a 6,000 s.f. medical office building and 40 parking spaces to be located on Lakehurst Road and Smith Road. The plans show the existing and proposed curb line at 20' from centerline of Lakehurst Road. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show the sight triangle easement at the intersection, (2) revise the plans to show existing features on the adjoining property along Lakehurst Road, (3) relocate the island in the proposed access drive to Lakehurst Road to be 2' behind the curblines of Lakehurst Road and redesign the proposed island to further define a "right-in/right-out only" access, (4) address the following traffic comments: a) provide design vehicle turning templates at the proposed Lakehurst Road access drive, including roadway striping, b) provide no left turn signs for exiting site traffic and east bound Lakehurst Road traffic, c) the number of parking spaces listed in the report does not match the plan, and d) the PM trip generation total is incorrect, (5) revise the County road pavement detail to show the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (6) construct handicap ramps at the driveway and intersection on Lakehurst Road in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (7) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, 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.

TOMS RIVER: Lots 6 & 7 Block 1076.05 (TRT3456) Scamporino, Andrew

This two-lot minor subdivision is for a lot line adjustment on local roads, Dockage Avenue, Jefferson Avenue, and Buoy Place. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to include three corner coordinates 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. The motion was unanimously carried.

TOMS RIVER: Lots 65 Block 192.58 (TRT599K) Ocean County Memorial Park

This site plan application is for the construction of a new 3,987 s.f. mausoleum and ten parking spaces within the Ocean County Memorial Park. County facilities are not affected. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

TUCKERTON: Lots 5 Block 49 (TB130D) Ocean Inc. c/o Channell Wilkins

This site plan is for the construction of 24 apartment units (one bedroom each), a cul-de-sac, and a 1,500 s.f. community center to be located along East Main Street [NJ Route 9]. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval contingent the applicant to address the following items: (1) show the NJDOT "desired typical section" for this section of NJ Route 9 on the plans, (2) address the following traffic comments: a) revise trip generation statement to provide distribution to County roadways, use latest version of ITE Trip Generation Manual, specify Land Use Code, and provide peak street hour criteria. 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.

* * * * *

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

JACKSON: Lots 5, 6, 8, 9, 10 Block 4801 (JT1415B) Hyson Estates, LLC

STAFFORD: Lots 23.01 & 47 Block 145 (ST55F) Manahawkin Motors Inc./d/b/a Manahawkin Chrysler Dodge Jeep Ram

STAFFORD: Lots 23.01 & 47 Block 145 (ST55G) Manahawkin Motors Inc. d/b/a Manahawkin Chrysler Dodge Jeep Ram

* * * * *

CORRESPONDENCE:

LAKEWOOD: Block 194 / 195 / 196 / 197 / 198, Lots 1, 4 / 1, 2, 3 / 1, 2, 3, 4, 5 / 3, 5 / 10 (LAT1762D) MC Tuscany II Property, LLC. This major subdivision received conditional preliminary and final approval on April 15, 2020. Condition # 9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #10 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$15,833.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the payment of an off-tract traffic improvement fee in the amount of \$15,833.00. The motion was unanimously carried.

LAKEWOOD: Block 104, Lots 13, 59.01 (LAT2097) Congregation Toldos Yaakov Yosef. This site plan received conditional approval on May 20, 2020. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board hereby amends the minutes to add the following condition: Enter into a Developer's Agreement with the Ocean County Board of Commissioners for County road improvements. The motion was unanimously carried.

LONG BEACH: Block 15.126 Lot 1 (LBT782) Meyer Shore, LLC. This minor subdivision received conditional approval on January 20, 2021. A letter dated January 21, 2021 was read from Jesse Dougherty of Marathon Engineering requesting a waiver from providing the requested 20' x 100' sight triangles. The 30' x 10' sight triangles restrict the potential use of the proposed lots with regards to placement of the house footprint and driveway. The 30' x 100' sight triangle restricts development within the Township zoning setback lines by an additional 6%. Each proposed lot is subject to 25' x 25' Long Beach Township sight triangle easement area at intersection. The right-of-way of Long Beach Boulevard in this area is 100 feet wide. The curb line along the frontage of this property is set 20 feet inside the right-of-way line. Therefore, 30' x 100' sight triangles are less effective than the proposed AASHTO sight triangle for 35 mph speed limit on the Boulevard that the minor subdivision plan depicts. The intersection at 38th Street and Long Beach Boulevard has a traffic signal controlling the traffic. Instead of the 30' x 100' sight triangles, we are proposing sight triangles based on AASHTO Intersection Sight Distance with stop control for the design speed of 35 miles per hour along the Boulevard. The minor subdivision plan and application submitted and reviewed by the Ocean County Planning Board meeting on Wednesday, January 20, 2020 show these sight triangles. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board denied the sight triangle waiver request. The motion was unanimously carried.

TOMS RIVER: Block 164 & 164.01 (TRT1658E) JSM at Hickory Street. This site plan received conditional approval on September 2, 2020. A letter dated January 6, 2021 was read from Sean Martin of JSM at Hickory Street requesting waivers. A waiver request was previously requested and denied from submitting a traffic report. Therefore additional information has been submitted in support of the waiver request. Please refer to the Statement of Compliance, Section V, which supports compliance with the NJ Department of Transportation Traffic Rule at NJAAC 7:7-16.12. Based on this additional information, we respectfully renew our waiver request. A waiver is requested from revising the drainage basins to provide one foot of freeboard above the 100 year water surface elevation at the emergency spillways of Basin C and D as both Basin C and Basin D are fully approved and constructed. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from submitting a traffic report modification as applicant as indicated there is no change to the number of residential units, and granted a waiver from Condition #3. The motion was unanimously carried.

TOMS RIVER: Block 535.08, Lot 35 (TRT3277B.01) R. Stone & Company. This major subdivision received contingent preliminary and final approval on July 15, 2020. Condition # 6 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #7 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$5,833.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$5,833.00. The motion was unanimously carried.

* * * * *

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:
LACEY LT889	1-7	412	09/02/20	02/02/21

* * * * *

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

/rlf