

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

Regular meeting, Wednesday, August 7, 2024, 8:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Chairman Tirella read the Open Public Meetings Act Statement of Compliance.

Chairman Tirella presiding. Attending: Debbie Beyman, Elaine McCrystal, Matt Lotano, Joe Marra, Dennis Liberatore, Mark Jehnke, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Liberatore abstaining, the minutes of the meeting of July 17, 2024 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 25, 27, 34.05 Block 100 (BRT2030A) Schweitzer, Larua/ Dunning, Tamara

This two-lot minor subdivision is for a lot consolidation located on a local road, Nejecho Drive. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. Approval recommended. On a motion by Ms. McCrystal, seconded by Mr. Marra this minor subdivision was given final approval. The motion was unanimously carried.

JACKSON: Lots 12 & 13 Block 13601 (JT1776) Beis Medrash Hope Chapel Inc.

This site plan is for a 7,450 s.f. house of worship with 114 parking spaces to be located on North Hope Chapel Road. The plans show County road pavement widening to 25' from centerline consistent with the master plan. 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) dimension the existing right-of-way full width of the County road on the plan, (2) since 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, (3) 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, (4) dimension the existing pavement full width, (5) provide a copy of the recorded deed of lot consolidation, (6) address the following traffic comments: the report and statement of operations refer to a 2-story 17,076 s.f. shul which is not consistent with the plan and application. The proposed trip generation is based on 87 required parking spaces yet the plan proposes 114 spaces and ITE trip rates yield only 52 peak hour trips. The statement of operations states a Simcha Room (social hall) will be used for post-service gatherings and other social events. Provide anticipated trip generation for all proposed uses, revise as required, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/7/2024), (8) add to the plans Ocean County standard notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, b) The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right of way, c) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LACEY: Lots 1-10 Block 263 (LT913) Arya Properties

This two-lot minor subdivision is located on a local road, Marine Plaza. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Ms. Beyman, Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

LACEY: Lots 26-31 Block 1459 (LT914) Karchik, Ronald

This two-lot minor subdivision is located on a local road, Tappan Street. 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.

LAKWOOD: Lots 1-5 Block 1086 (LAT1999B.02) MLMS Holdings, LLC

This four-lot major subdivision is for four duplex units to be located on Evergreen Boulevard (unimproved). The subdivision includes the construction of a paper street called Temple Street. The applicant has provided a copy of a bond for the paved public road access thru unimproved Evergreen Boulevard and unimproved June Street, which are currently under construction by the developer of Locust Holdings, LLC and Vermont Equities, LLC. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this major subdivision 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) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKWOOD: Lot 153.01 Block 190 (LAT2258) Yeshivas Meor Hatalmud of Lakewood, Inc.

This site plan is for a proposed two-story 42,450 s.f. high school with dormitory with 38 proposed parking spaces to be located at the intersection of Ridge Avenue and East County Line Road. This project falls within the limits of the County's intersection improvement project. 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) since the existing right-of-way half width of East County Line Road is less than 43' 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, (2) since the existing right-of-way half width of Ridge Avenue is less than 40' 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, (3) revise the plans to reference the deed book and page number of the property acquisition of adjacent Lot 154 from Lakewood Township to Ocean County, (4) provide road easements and metes and bounds descriptions from the adjacent property owners of Lots 68 and 152 for the paved taper back to existing edge of pavement on Ridge Avenue and show the existing road easement on Lot 67.01 on the County road improvement plans, (5) revise the plans to show the proposed edge of pavement to be at 26' from centerline of Ridge Avenue at the southern property line, (6) address the following traffic comments: a) label total building area and number of stories on site plans, b) provide ITE trip generation for comparison with information provided by applicant, c) verify if post-high school students will be permitted to park vehicles on-site, d) north-bound left turn from Ridge Avenue to County Line Road degrades from LOS E to LOS F and the 95% queue of 484' will extend beyond both proposed site driveways. Discuss impacts of queuing and mitigate as required, e) re-install all existing 'No Stopping Or Standing' signs, f) depict proposed Ocean County Road Improvements on the plans, g) remove proposed gates at site access points, and h) demonstrate proposed fence will not encroach into sight line for right turn from Ridge to County Line, (7) revise the proposed County road drainage design to accommodate the drainage proposed on the County's improvement plans for this intersection, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/7/2024), (9) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (10) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed traffic signal modifications and County road improvements, (11) add to the plans Ocean County standard notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, b) The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction

of any improvements or soil erosion control measures within the County right of way, c) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, and d) The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LONG BEACH: Lot 9.01 Block 13.16 (LBT804) BI 8200, LLC - Jon Rosen, Sole Member

This two-lot minor subdivision is located on Long Beach Blvd between Connecticut Avenue and Rhode Island Avenue. On a motion by Mr. Liberatore, seconded by Ms. McCrystal this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) provide a corner clip right-of-way dedication for the traffic signal equipment, (3) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the intersections in accordance with County standards to Ocean County, (4) dimension the County road pavement half width and full width. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

MANCHESTER: Lots 649-652 Block 59 (MT538) 3250 Wilbur, LLC

This 14-lot major subdivision is for 13 dwelling units, a cul-de-sac, and an infiltration basin lot to be located on a local road, Wilbur Avenue. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) identify on the final plat the future owner of Lot 15 and the entity responsible for maintaining the proposed infiltration basin, (2) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (3) address the following traffic comment: Provide distribution to C.R. 571, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

PLUMSTED: Lot 36 Block 76 (PT412A) Galloway, Frank & Robbin

This two-lot minor subdivision is for one existing residential dwelling and Ocean County Natural Lands Trust Acquisition located on Pinehurst Road (CR 539). The County right-of-way is 40' from centerline, consistent with the Master plan. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Ms. Beyman this minor subdivision was given final approval. The motion was unanimously carried.

PT. PLEASANT: Lots 6 & 7 Block 47 (PPB818) Warnken, Guy c/o Executor Warnken, Chad

This two-lot minor subdivision is for a lot line adjustment located at the intersection of Barton Avenue and Herbertsville Road. On a motion by Ms. McCrystal, seconded by Mr. Marra this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of Herbertsville Road on the plan, and if the half width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline and a diagonal corner clip to Ocean County, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) rotate the final plat so that north is up or to the right in accordance with industry standard, (4) dimension the County road pavement half width and full width on the plat. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

PT. PLEASANT BH: Lot 19.02 Block 97 (PPBB294) PPB200 Central, LLC

This two-lot minor subdivision is located at the intersection of Baltimore Avenue and Central Avenue. 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 Baltimore 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, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County (waiver requested), (3) dimension the County road pavement half width and full width, (4) revise the final plat to include a north arrow, 3 corner coordinates, and a Professional Land Surveyor's signature and seal in accordance with the Recordation Act. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature and the Board's decision on the waiver request.

A letter was read dated July 16, 2024 from Ray Carpenter of R.C. Associates requesting a waiver from providing a County standard sight triangle. This would hinder the development of the corner lot.

On a recommendation by Mr. Jehnke, seconded by Ms. McCrystal the Board granted the waiver from providing a County standard intersection sight triangle and accept an AASHTO sight triangle. 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 Baltimore 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, (2) dimension the County road pavement half width and full width, (3) revise the final plat to include a north arrow, 3 corner coordinates, and a Professional Land Surveyor's signature and seal in accordance with the Recordation Act. The motion was unanimously carried.

STAFFORD: Lot 15 Block 60 (ST602) Ocean County

This three-lot minor subdivision is located on West Bay 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. Liberatore this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lot 35.01 Block 535.08 (TRT3277C2) Stone, Robert E., Jr.

This amended site plan is for a 6,000 s.f. commercial medical office to be located on Lakehurst Road, which was previously approved under TRT3277C. The applicant has modified the plans to show the existing access drive to Lakehurst Road to be closed and the proposed access drive to be from the local road, Smith Road. The site plan amendments are acceptable. On a motion by Ms. McCrystal, seconded by Mr. Marra this site plan 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

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CORRESPONDENCE:**BRICK: Block 1383 Lot 7.01 (BRT2011A) Freimark, Larry**

This major subdivision was given conditional approval on 2/7/2024. A letter was read dated August 6, 2024 from William Stevens of Professional Design Services requesting a waiver from rotating the plans so that the north arrow is up or to the right. A recommendation made by Mr. Jehnke to approve the waiver request failed to receive a second nomination. A recommendation was made by Ms. McCrystal, seconded by Mr. Tirella to deny the waiver request and the plans should comply with industry standards. The motion was unanimously carried.

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

This site plan was given conditional approval on 9/20/23. On a recommendation by Mr. Jehnke, seconded by Ms. McCrystal the minutes are amended to require the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The motion was unanimously carried.

JACKSON: Block 8701 Lots 18, 22, 23 (JT594C.02) 680 Bennetts Mill Road, LLC

This site plan was given conditional approval on 11/1/2023. Condition #6 was to pay an off-tract drainage improvement fee and condition #7 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$78,125.00. On a recommendation by Mr. Jehnke, seconded by Ms. McCrystal the off-tract drainage improvement is \$6,000.00 and the off-tract traffic improvement fee is \$78,125.00. The motion was unanimously carried.

LAKEWOOD: Block 445 Lots 17, 18 (LAT1296E.02) Prospect Massachusetts Heights, LLC

This major subdivision was given conditional approval on 4/17/2024. Condition #9 was to pay an off-tract drainage improvement fee and condition #10 to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$49,600.00. On a recommendation by Mr. Jehnke, seconded by Ms. McCrystal the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$49,600.00. The motion was unanimously carried.

LAKEWOOD: Block 440 Lot 47 (LAT2244) Cross Street 4 LLC

This site plan was given conditional approval on 4/17/2024. A letter dated July 11, 2024 was read from Glenn Lines of NewLines Engineering requesting a waiver from constructing road improvement plans. The applicant feels it would be beneficial for one design engineer and contractor to complete all the improvements and widening of the road. On a recommendation by Mr. Jehnke, seconded by Ms. McCrystal it was recommended granting a waiver from constructing County road improvement and amend minutes to include a condition that the applicant enter into a Developers Agreement with regard to the developer's share of the roadway improvements. The motion was unanimously carried.

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

This site plan was given condition approval on 11/1/2023. On a recommendation by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Lotano abstaining, the minutes are amended to include a condition that the applicant enter into a Developers Agreement for a right-of-way acquisition to accommodate the required master plan County road improvements.

TOMS RIVER: Block 394.03 Lot 158 (TRT2168G) Ocean Wealth Management

This site plan was given conditional approval on 4/17/2024. Condition #2 was to pay an off-tract traffic improvement fee to be determined by the County Engineer. On a recommendation by Mr. Jehnke, seconded by Ms. McCrystal the County Engineer has determined that the off-tract traffic improvement fee to be zero as there is an overall reduction in trips. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BERKELEY BT710	1.01, 1.02	520	04/03/2024	08/07/2024
BRICK BRT818C	6.01	1034	07/17/2024	08/01/2024
LAKWOOD LAT1296E.02	17, 18	445	04/17/2024	08/07/2024
LAKWOOD LAT1704C2	1, 2, 3	433	02/07/2024	07/30/2024
LAKWOOD LAT1704C3	1	436	03/06/2024	07/30/2024
LAKWOOD LAT2229	5, 26, 27	24.04	10/18/2023	07/29/2024
OCEAN OT285	1.01	202	12/20/2023	07/29/2024
SEASIDE HEIGHTS SHB178	29	4.01	02/07/2024	07/30/2024
SEASIDE HEIGHTS SHB180	18	23	03/06/2024	07/31/2024
TOMS RIVER TRT2168G	158	394.03	04/17/2024	07/29/2024

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Planning Director Agliata introduced the Resolution authorizing the adoption of the fee schedule for Ocean County Planning Board Site Plan and Subdivision to establish a fee schedule for Planning Board applications. Roll call was taken. The motion was unanimously carried. Resolution passed.

WHEREAS, there exists a need to revise section 319 of the adopted Site Plan and Subdivision Resolution fee schedule from April 1, 1981; and

WHEREAS, this revised fee schedule will take effect upon Board of Commissioners Resolution adoption of approval, but not prior to September 1, 2024; and

WHEREAS, the procedures and planning standards heretofore adopted by this Board shall be supplemented to include the following fee schedule;

- a. SITE PLANS (not to exceed \$10,000)
- b. Non-residential..... \$250
(plus \$10 per new parking space and \$15 per truck bay/ loading area/ truck parking space)
- c. Multi-Family..... \$250
(plus \$10 per dwelling unit)

- d. Industrial use or warehousing which contains one (1) or more acres of impervious surfaces\$500
(plus \$10 per 1,000 square feet of gross floor area, or \$10 per car parking space and \$15 per truck bay/ loading area/ truck parking space, whichever is greater)
- e. MINOR SUBDIVISIONS
 - i. Does not abut a county road.... \$100
 - ii. Does abut a county road\$200
(plus \$25 per new lot)
- f. MAJOR SUBDIVISIONS (not to exceed \$10,000)
 - i. Does not abut a county road..... \$250
(plus \$50 per new lot)
 - ii. Does abut a county road.....\$500
(plus \$50 per new lot)
- g. REVISIONS (50% of original application fee or whatever is less)
 - i. Revised site plans
 - 1. All site plans.....\$250 (per each revision)
 - ii. Revised Major subdivisions
 - 1. Does not abut a county road.... \$250 (per each revision)
 - 2. Does abut a county road.....\$500 (per each revision)
 - iii. Revised Minor Subdivisions
 - 1. Does not abut county road....\$50 (per each revision)
 - 2. Does abut a county road.....\$100 (per each revision)
- h. APPLICATION EXTENSION
 - i. Fee will be equal to 25% of the original application fee.
- i. EXEMPTIONS
 - i. Government agencies
 - ii. Houses of worship
 - iii. Secular nonprofit institutions (with 501C)
 - iv. Schools

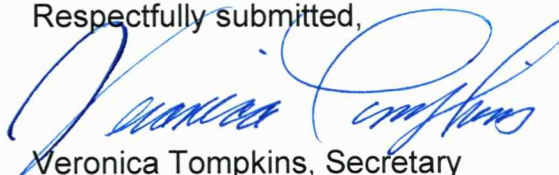
NOW, THEREFORE, BE IT RESOLVED that the Ocean County Planning Board hereby adopts the revisions to the **Site Plan and Subdivision Resolution Fee Schedule**.

BE IT FURTHER RESOLVED that a certified copy of this Resolution along with the revisions to the **Site Plan and Subdivision Resolution Fee Schedule** be forwarded to the Ocean County Board of Commissioners.

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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, Secretary
Ocean County Planning Board