

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

Reorganizational meeting, Wednesday, January 19, 2022, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Earl Sutton, Joseph Bilotta, Elaine McCrystal, Scott Tirella, Barbara-Jo Crea, Joseph Marra, John Ernst, Laura Benson, Anthony Agliata, Mark Jehnke, Mark Villinger and Robin Florio.

The first order of business was the nomination and election of Chairman and Vice Chairman. Laura Benson opened the floor for nominations. On a motion by Mr. Bilotta, seconded by Mr. Tirella, James Russell was nominated for Chairman. The motion was unanimously carried. On a motion by Mr. Tirella, seconded by Ms. McCrystal, 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. Tirella, 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 Ms. McCrystal; seconded by Mr. Tirella, the minutes of the meeting of December 15, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 13 & 15 Block 1029 (BRT2024) Ewald, LLC

This four-lot minor subdivision is for three new single family residences to be located on Center Drive and an existing commercial use located on Route 88. 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. Tirella, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

EAGLESWOOD: Lots 1.01, 13.02 Block 34 & 36 (ET102B) Eagles Nest Aerodrome, LLC

This site plan application is for the construction of two 11,550 s.f. ten-bay hangars, a stormwater basin, a fuel tank, and parking lot modifications at the Eagles Nest Airport located on Airport Road (aka Cedar Lane). County facilities are not affected. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

EAGLESWOOD: Lots 4.03 Block 25 (ET121E) 2 J's Kline, LLC

This site plan is for a 12,000 s.f. building within an existing contractor's office/maintenance and supply yard with 47 proposed parking spaces located on Forge Road, Railroad Avenue, and Route 9. Off-tract Improvement fees were paid by the previous applicant. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) revise the plans to show County road widening along Forge Road and Railroad Avenue to be built 20' from centerline across the entire frontage of the site (waiver requested), (3) dimension County road pavement half width and full width of both County roads, (4) dimension County road right-of-way half width and full width of both County roads, (5) plans indicate that the drainage system in the County road is both "proposed" and "previously constructed". The stormwater collection system in the County roads has been constructed; revise the labels accordingly, (6) add the following note to the plan: "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies.", (7) provide cross sections for both county roads to show the areas of pavement resurfacing and the areas requiring full depth pavement reconstruction to the centerline of both County roads, indicate the limit of pavement reconstruction

to maintain a uniform 1% to 3% cross slope for the entire half width, and provide positive gutter flow based on the proposed design profile to be reviewed and approved by the Ocean County Engineer, and (8) provide a copy of the NJDOT Access Permit. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated December 16, 2021 was read from Robert Sive of Geller, Sive & Company requesting relief from the County's requirement to install curb, sidewalk and reconstruct the half widths of Forge Road and Railroad Avenue along the subject property's frontage as well as provide a traffic report. The property is situated within the Highway Commercial (C-2) Zone District and contains an area of approximately 12.87 acres. It is currently utilized as a contractor's office with a maintenance yard and supply yard. The site previously received Ocean County Planning Board approval in October 2015 for a contractor's storage yard with various existing and proposed buildings and storage of related equipment and material. As part of the 2015 approval, the applicant installed the required on-site stormwater management basin and stormwater collection system within Forge Road and Railroad Avenue. The property was purchased by the 2 J's Kline, LLC to utilize the property for their landscape/hardscape business. The previously approved site plan remains substantially the same, with additional storage areas proposed for bulk landscape material and the storage of fiberglass in-ground swimming pool shells. The previously proposed 12,000 s.f. maintenance/office building is now proposed for storage use only. The amended site plan was approved locally by the Township of Eagleswood Land Use Board on September 14, 2021 with waivers for curb and sidewalk. Site access is from Route 9, with no access existing and/or proposed from either Forge Road or Railroad Avenue. The existing/proposed site operations are not a significant trip generator, and there will be no significant increase in traffic as a result of the proposed site improvements. Adequate on-site circulation is provided for the business operations and there is no anticipated customer traffic at this site. A landscaped berm has been constructed along both Forge Road and Railroad Avenue, with additional trees proposed as part of this amended site plan. The relief can be granted without detriment to the public good or the County Site Plan and Subdivision Resolution.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from submitting a traffic report, provided the applicant provide a copy of the NJDOT Access Permit or submit a trip generation statement detailing trips for the project, and denied the request to waive County road widening along Forge Road and Railroad Avenue to be built 20' from centerline across the entire frontage of the site; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show County road widening along Forge Road and Railroad Avenue to be built 20' from centerline across the entire frontage of the site, (2) dimension County road pavement half width and full width of both County roads, (3) dimension County road right-of-way half width and full width of both County roads, (4) plans indicate that the drainage system in the County road is both "proposed" and "previously constructed". The stormwater collection system in the County roads has been constructed; revise the labels accordingly, (5) add the following note to the plan: "County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies.", (6) provide cross sections for both county roads to show the areas of pavement resurfacing and the areas requiring full depth pavement reconstruction to the centerline of both County roads, indicate the limit of pavement reconstruction to maintain a uniform 1% to 3% cross slope for the entire half width, and provide positive gutter flow based on the proposed design profile to be reviewed and approved by the Ocean County Engineer, and (7) provide a copy of the NJDOT Access Permit. 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.

ISLAND HEIGHTS: Lots 1&2 Block 39.02 (IHB94) Wilbur, Robert

This site plan is for the reconstruction of the Island Heights Firehouse and parking lot modifications at the intersection of two local roads, Lake Avenue and Maple Avenue. Ocean County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Sutton, with Mr. Tirella abstaining, this site plan was given final approval. The motion was unanimously carried.

JACKSON: Lots 1, 2 Block 7403 (JT1725A) Howell Realty Associates, LLC

This site plan is for a 13,149 s.f. commercial building with 140 proposed parking spaces to be located on Brewers Bridge Road within the West County Line Road jug handle. The County maintains the West County Line Road jug handle. On a motion by Mr. Tirella, 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 deed of lot consolidation, (2) finalize the vacation documents for the utility easement to Ocean County, (3) provide stability calculations for the proposed wall to confirm there will be no impacts to the jug handle, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/19/22), (5) revise the traffic report to properly describe the proposed project, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) 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 73 Block 4402 (JT1729A) County Line Construction Company, Inc.

This nine-lot major subdivision is for eight single family lots, one stormwater management lot, and a cul-de-sac to be located on Frank Applegate Road. The plans indicate that the right-of-way half width of Frank Applegate Road is 30' from centerline, consistent with the Ocean County Master Plan. The plans show pavement widening to 20' from centerline and 15:1 paved tapers along the County road. The traffic statement is acceptable. Ocean County requires the applicant to address the following items: (1) dimension the existing County road pavement half width and full width in front of the adjacent properties, (2) dimension the full width of the County right-of-way on the final plat, (3) submit an executed road easement form for a road easement from adjoining Lot 8 to Ocean County to accommodate the paved taper back to existing edge of pavement in accordance with County standards. The metes and bounds description does not match the road easement area shown on the final plat, (4) submit executed sight right easement forms for the sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (5) submit a copy of a recorded drainage easement to Jackson Township for the proposed drainage rain garden swales. The County will not accept responsibility for the maintenance of the proposed rain garden swales, (6) provide drainage calculations for the proposed rain garden swales to show that the swales are sized properly to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer. Appendix J was omitted from the Stormwater Management Report, (7) provide a horizontal and vertical line of sight profile for the County road along the line of sight indicating safe sight distance at the proposed intersection in accordance with County standards to be reviewed and approved by the Ocean County Engineer. Intersection sight distance is not shown in plan view and the sight distance shown in profile is not 500 feet per AASHTO criteria for 45 mph design speed. Depict and label the sight distance in both plan and profile and depict existing roadway striping, (8) add the following Ocean County standard notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the road opening permit from the Ocean County Engineer's office, b) 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, c) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, 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, (9) reference the NJDEP Letter of Interpretation date and file number for the wetland delineation on the final plat and update General Note 10 on the subdivision plans to reference the NJDEP Letter of Interpretation date and file number, (10) provide existing edge of pavement elevation and right-of-way offset on Station 59+50 cross section, (11) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the comingling of stormwater, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer (waiver requested), and (13) 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 August 24, 2021 and received on December 13, 2021 was read from Brian Murphy of FWH Associates requesting a waiver from paying a drainage impact fee. Currently, the site drains to existing wetlands on either side of the property either directly or via Frank Applegate Road. The proposed development preserves existing tree cover to the fullest extent possible and will not increase runoff from the site. All proposed improvements will drain to a basin located onsite. Furthermore, all roof areas are being directed to individual drywells. All remaining runoff is produced entirely by undisturbed bypass area. The drainage discharge to the County has been substantially reduced.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board denied the request to waive the off-tract drainage improvement fee; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) dimension the existing County road pavement half width and full width in front of the adjacent properties, (2) dimension the full width of the County right-of-way on the final plat, (3) submit an executed road easement form for a road easement from adjoining Lot 8 to Ocean County to accommodate the paved taper back to existing edge of pavement in accordance with County standards. The metes and bounds description does not match the road easement area shown on the final plat, (4) submit executed sight right easement forms for the sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (5) submit a copy of a recorded drainage easement to Jackson Township for the proposed drainage rain garden swales. The County will not accept responsibility for the maintenance of the proposed rain garden swales, (6) provide drainage calculations for the proposed rain garden swales to show that the swales are sized properly to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer. Appendix J was omitted from the Stormwater Management Report, (7) provide a horizontal and vertical line of sight profile for the County road along the line of sight indicating safe sight distance at the proposed intersection in accordance with County standards to be reviewed and approved by the Ocean County Engineer. Intersection sight distance is not shown in plan view and the sight distance shown in profile is not 500 feet per AASHTO criteria for 45 mph design speed. Depict and label the sight distance in both plan and profile and depict existing roadway striping, (8) add the following Ocean County standard notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the road opening permit from the Ocean County Engineer's office, b) 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, c) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, 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, (9) reference the NJDEP Letter of Interpretation date and file number for the wetland delineation on the final plat and update General Note 10 on the subdivision plans to reference the NJDEP Letter of Interpretation date and file number, (10) provide existing edge of pavement elevation and right-of-way offset on Station 59+50 cross section, (11) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of stormwater, (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.

LAKEWOOD: Lots 21 Block 1159.04 (LAT1991F) Finkelstein, Mordechai

This seven-lot major subdivision is for six duplex units and one single family residence to be located at the intersection of Chestnut Street and Clinton Avenue. The duplex units will have access off the local road and the single family residence will have access to Chestnut Street. The plans indicate the right-of-way half width of Chestnut Street is 33' from centerline, consistent with the Master Plan. On a motion by Mr. Bilotta, seconded by Mr. Marra, 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 a corner clip right-of-way dedication at the intersection 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) add the following note to the final plat: Off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C, (4) dimension the County road right-of-way and pavement half and full widths on the final plat, (5) revise the plans to show existing features within 200', including existing edge of pavement, County road striping, and existing features on the opposite side of the County road on the proposed plan sheets, (6) revise the plans to show proposed drainage facilities to accommodate stormwater runoff from each unit, (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.

LAKWOOD: Lots 1,2,3,7,10,11 / 2, 5 / 1 / 1,5,6,7 Block 466 / 467 / 468 / 469 (LAT2114A) GSG Crossmass, LLC

This 61-lot major subdivision is for one single family residence and 60 duplex units to be located on Cross Street. This project falls within the limits of the "Reconstruction of Cross Street from Route 9 to Augusta" by Pennoni. The subdivision plans indicate that Cross Street will be widened to 26' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) revise the plan set and the final plat to label the proposed right-of-way line at 43' from the baseline on existing Block 467 Lot 2 on the 40 scale plan view, (2) revise all sheets to include the location, base line off-set, and elevation of all corner monuments located on the opposite side of the road, specifically the iron pin at the easterly property corner of Block 534.36 Lot 9, and all corner monuments on the adjacent properties, (3) revise the plan set to reference the baseline from the Pennoni plans, (4) submit sight right easement forms and metes and bounds descriptions for sight triangle easements at the proposed intersections in accordance with County standards to Ocean County, (5) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from Pennoni baseline and corner clips at both intersections to Ocean County, (6) design the proposed intersections to accommodate right and left turns to and from the County road and design the proposed intersection curb radii in accordance with Section 610:E, (7) relocate the existing utility poles, including those at both ends of the project, to be located further back to accommodate the future widening of Cross Street (beyond the existing right-of-way line at 33' from centerline), (8) revise the plans to provide dimensions to E-inlets 8-1 and 8-6 to be located 26' from centerline in anticipation of the County road widening project, (9) revise the plans to indicate that the proposed top of curb elevations will be constructed consistently with the top of curb elevations required by the Pennoni design, (10) construct the handicap ramps at the intersections at appropriate elevations to accommodate the proposed grades shown on the Pennoni plans for the Reconstruction of Cross Street and in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (11) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (12) address the following traffic comments: a) provide school bus turning templates for each entering and exiting movement, b) label proposed curb return radii, it appears the Trudy Lane and Nussbaum Avenue radii are not the same, c) sight line decision points should not be shown on an angle; sight distances should be labeled; sight distances should be based on design speed; sight distances should be drawn to the center of the lane; sight distances should be increased as required for crossing an additional lane, (13) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/19/2022), (14) clearly depict on the plans the drainage design required to address runoff from the 100 year storm event, (15) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (16) 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 9/1,2,4,6/ 1,2,3,4,5,6 Block 450/457/458 (LAT2121A.01) Block 458 LLC

This 41-lot major subdivision is for 40 duplex units with 160 parking spaces, and one children's park lot to be located off of Nussbaum Avenue. This development requires access through Nussbaum Avenue which is proposed to be improved under a separate major subdivision application. 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 major subdivision was given 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) clearly depict on the plans the drainage design required to address runoff from the 100 year storm event, (3) submit a copy of the NJDEP CAFRA permit or a Jurisdictional Determination letter for the proposed shared infrastructure, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (5) 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 58 Block 174.04 (LAT2129B) Tikotzky, Abraham

This site plan is for a two-story 9,992 s.f. total commercial building with 47 proposed parking spaces to be located on East County Line Road. This site falls within the limits of the "Reconstruction of East County Line Road" project by Maser. 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) since the existing right-of-way half width of the County road 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, (2) indicate the proposed edge of pavement is to be built 24 feet from Maser baseline in accordance with Section 611.B, (3) address the following traffic comments: a) show turning templates based on the future widening of County Line Road for a three-lane section, and clearly label existing, proposed and future improvements. Vehicle is incorrectly shown turning right into site from left turn lane and vehicle is incorrectly shown turning into the left turn lane. Abrupt breaks in wheel path are unacceptable. It appears K-turns are required to exit the site, and b) consider using sign R4-7, rather than 'Do Not Enter', in the island facing County Line Road, (4) revise the sight line profile to show AASHTO sight distance at 45 mph for a minimum distance of 360' to the west for required for stopping sight distance, label the decision point, and show striping to verify measurement is to middle of lane. Object heights should be 3.5' for intersection sight distance, not 2'. AASHTO should be spelled correctly. Decision Point is mis-located and mislabeled. Existing vegetation and fence to remain on adjacent properties should be clearly depicted on sight distance plan. Future edge of pavement is not clearly shown or labeled, (5) design the proposed access drive to the County road in accordance with Table 600-4, (6) 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, (7) dimension the proposed right-of-way half width and full width of 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 30 Block 430 (LAT2169) Roberts, Jeremy

This two-lot minor subdivision is for a duplex to be located on a local road, Finchley Boulevard. 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. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 9 & 17 Block 126 (LAT2170) HASMA 210-212 LLC

This three-lot minor subdivision is for three multi-family townhouses to be located on Monmouth 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 Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 14 Block 1609 (LAT594J) Beacon Roofing Supply, Inc.

This site plan is for the expansion of a parking lot for five additional parking spaces, a proposed access point, and circulation improvements for an existing building supply business located on Swarthmore Avenue. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested). Approval recommended upon fulfillment of the above contingency and the Board's decision on the waiver request.

A letter dated December 22, 2021 was read from Yosef Portnoy of Colliers Engineering requesting a waiver from providing a traffic report. The applicant proposes to modify and expand the site driveways and parking areas to improve safety and efficiency. No changes are proposed to the existing building and the existing use will remain the same. Therefore, there will be no increase in traffic as a result of the development.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from providing a traffic report, provided the applicant submit a trip generation statement for the site. 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.

LAKEWOOD: Lots 6.02 Block 961.03 (LAT944T3) 500 Blvd LLC

This site plan is for a six-story 171,900 s.f. commercial development office building, a 13,080 s.f. maintenance building, a 3,900 s.f. pad site with basement storage, and a 3,250 s.f. pad site with drive-thru and basement storage with a total of 701 proposed parking spaces to be located within the Cedarbridge Corporate Complex on the Boulevard of the Americas, Sims Avenue, and Pine Street. 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) confirm consistency with the CAFRA approved plans by providing a certification from the NJDEP stating that the design of the proposed site is consistent with the conditions of the existing CAFRA permit, (2) address the following traffic comments: a) provide trip distribution and analysis at the Cedar Bridge Avenue / Avenue of the States and New Hampshire Avenue / Pine Street intersections, b) provide analysis at the New Hampshire Avenue / Boulevard of the Americas intersection, c) the office building area, lot number, and parking spaces listed in the report do not match the plan, revise as required, d) the report does not discuss trip generation for the maintenance building, e) distribution toward the New Hampshire Avenue / Pine Street intersection appears to be low considering 40% of site traffic will be to/from New Hampshire Avenue North and Cedar Bridge Avenue East, and f) note the through lane exiting the site appears to be aligned with the opposing lane on the north side of Boulevard of the Americas. Consider revising the alignment to provide for a safer egress. 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.

PLUMSTED: Lots 2 Block 58 (PT405A.02) Cream Ridge DG, LLC

This site plan is for a 10,640 s.f. Cream Ridge Dollar General with 35 proposed parking spaces to be located on Pinehurst Road (CR 539) near the intersection with East Millstream Road. The plans show County road pavement widening to 25' from centerline of Pinehurst Road. 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) address the conditions of approval for the minor subdivision PT405.01, (2) dimension the full width right-of-way of both County roads on the County road improvement plans, (3) since the existing right-of-way half width of Pinehurst Road is less than 40 feet from centerline, submit a deed of dedication and a signed and sealed metes and bounds description for a right-of-way dedication to 40' from centerline to Ocean County, (4) submit a copy of the NJDEP Letter of Interpretation for the wetlands line as shown on the plans, (5) show the existing edge of pavement on the opposite side of both County roads and dimension the County road pavement existing full width of both County roads, (6) revise the plans to show County road pavement widening to 20' from centerline of East Millstream Road and County road pavement widening to 25' from centerline of Pinehurst Road at the intersection in accordance with Section 611.E, (7) revise the plans to show proposed curb for a distance of 125'

from the point of curvature of the curb returns at the intersection of both County roads in accordance with Section 612.A, (8) construct 15:1 paved tapers (not curbed) along the County road starting both ends of the proposed curb at the County road intersection and construct 15:1 paved tapers at 25' from centerline starting at Stations 7+25 and 10+25 on Pinehurst Road in accordance with Section 611:E-1, (9) revise the cross-sections for the County road improvement plans to show the future right-of-way line at 40' from centerline - to be reviewed and approved by the Ocean County Engineer, (10) design the proposed driveway in accordance with Table 600-4 for a rural commercial driveway, (11) specify on the curb detail that the County curb will be 9"x18", (12) label the area of full depth pavement widening and the area of mill and overlay on the construction plan, (13) construct perforated pipe drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer, (14) revise the turning template to show right turn out movements and since the truck turning template shows that trucks will cross lanes within the access drive, provide a truck delivery schedule on the plan set, (15) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (16) 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 23 Block 113 (PPB799) Peters, Charles

This two-lot minor subdivision is for two single family residences to be located on Trenton Avenue. On a motion by Mr. Sutton, seconded by Mr. Marra, 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 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) dimension the County road pavement half width and full width, (3) design the proposed access point to the County road in accordance with Section 606, (4) add the following standard County note to the plan: 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 within the County right-of-way. 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 25 Block 27 (SHB157) Finkelstein, Mordechai

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 Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots Various Lots Block 605; 606.01; 606.02; 607 (TRT2090G.01) FDS Toms River LLC

This two-lot minor subdivision and lot consolidation is located on Hooper Avenue and Caudina Avenue. This subdivision creates new Lot 421.01 for the proposed VA Hospital. The applicant has provided documents for the acquisition of the property for the proposed lot consolidation. The jurisdiction of Castlebuono Avenue, Salerno Avenue, and Caudina Avenue has been transferred to Ocean County. On a motion by Mr. Bilotta, seconded by Mr. Tirella, with Ms. Crea abstaining, this minor subdivision was given final approval. Contingent upon the applicant to address the following items: (1) identify the owner of Block 607 Lot 421 and provide owner's signature on the final plat, (2) since the existing right-of-way half width of Hooper Avenue 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, (3) since the existing right-of-way half width of Caudina Avenue 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 accommodate a future three lane section to Ocean County, (4) provide a deed of dedication for the right-of-way corner clip dedication at the intersection of Castlebuono Avenue and Salerno Avenue to Ocean County, (5) revise the final plat to identify the right-of-way dedications to be dedicated to Ocean County, (6) submit sight right easement forms and metes and bounds