

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

Regular meeting, Wednesday, April 21, 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 and Robin Florio in attendance and remotely via WebEx conference with Elaine McCrystal, Scott Tirella, Joseph Bilotta, Laura Benson and Anthony Agliata.

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. Bilotta, the minutes of the meeting of April 7, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 202.01 Block 1705 (BT426D) Atlanta Blue Properties, LLC

This eight-lot major subdivision is for the demolition of the Beach Club Hotel and the construction of eight single family units to be located on 20th Avenue, in South Seaside Park. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

BRICK: Lots 1 Block 106 (BRT1999A) Lombardi Residential LLC

This site plan is for the construction of three residential townhomes at an existing commercial office/warehouse with 21 existing parking spaces located at the intersection of Mantoloking Road and North Raleigh Road. The plans show the proposed depressed curb to be built at 25' from centerline. The trip generation statement is acceptable. The plans indicate that North Raleigh Road is a 20' wide access easement. Ocean County requires the applicant to address the following conditions: (1) since the existing right-of-way half width is less than 40 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County in front of the subject property, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the existing intersection in accordance with County standards to Ocean County, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) submit a road easement from the adjoining property owners for the area of pavement widening required to accommodate the 15:1 paved tapers back to existing edge of pavement, (5) address the following traffic comment: a) demonstrate a SU/garbage truck can navigate the curb radius of North Raleigh Road, (6) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards, provide a ramp detail that applies to the proposed layout, revise driveway detail to show maximum cross slope for the sidewalk area to be 2%, and provide correct detectable warning surface detail, to be reviewed and approved by the Ocean County Engineer, (7) revise the standard cross section for County road to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (8) remove the proposed sign from within the County right-of-way, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated March 18, 2021 was read from Robert Burdick, PE requesting a waiver from the need to provide a CAFRA Jurisdictional Determination for this project. It is located beyond 500' of a water body and for residential construction CAFRA takes jurisdiction of sites proposing 25 units where three are proposed at the site. Further, all parking lots combined will be 24 spaces and in fact the number of parking spaces at the site will be decreased as will the impervious coverage.

Therefore, it is clear that CAFRA does not have jurisdiction over the project and we request a waiver from the need to obtain a formal determination.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following conditions: (1) since the existing right-of-way half width is less than 40 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County in front of the subject property, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the existing intersection in accordance with County standards to Ocean County, (3) submit a road easement from the adjoining property owners for the area of pavement widening required to accommodate the 15:1 paved tapers back to existing edge of pavement, (4) address the following traffic comment: a) demonstrate a SU/garbage truck can navigate the curb radius of North Raleigh Road, (5) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards, provide a ramp detail that applies to the proposed layout, revise driveway detail to show maximum cross slope for the sidewalk area to be 2%, and provide correct detectable warning surface detail, to be reviewed and approved by the Ocean County Engineer, (6) revise the standard cross section for County road to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (7) remove the proposed sign from within the County right-of-way, (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.

ISLAND HEIGHTS: Lots 4 & 5 Block 51 (IHB92) Hillyer, Curtis

This three-lot minor subdivision is located on Ocean Avenue and Lake Avenue. 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 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, and (2) dimension the County road pavement half width and full width. 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.

LACEY: Lots 12&13 Block 137 (LT890) Quinn, Casey

This two-lot minor subdivision is to re-establish a lot line between two lots that are located on a local road, Fairview Lane. 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.

LAKESWOOD: Lots 17, 19, 22 & 23 Block 1100 (LAT2063A) Yeshivas Ohr Olam

This two-lot minor subdivision is located on the local section of Vermont Avenue, and three unimproved paper streets: Fulton Avenue, Caldwell Avenue, and Gates Avenue. 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.

LAKESWOOD: Lots 23.01 Block 1100 (LAT2063B) Yeshivas Ohr Olam

This site plan is for a two-story 30,000 s.f. footprint school; a two-story 15,000 s.f. footprint dormitory, and a two-story 2,400 s.f. footprint faculty house with 38 proposed parking spaces to be located on proposed Lot 23.01 (LAT2063A) which is located on the local section of Vermont Avenue, and two unimproved paper streets, Fulton Avenue and Gates Avenue. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the

applicant address the following items: (1) address the following traffic comments: a) provide ITE trip generation criteria for comparison with information provided by the applicant, b) provide calculations to clearly show how the 46 total trips in each peak hour was derived, c) the number of proposed building stories and total building areas should be clearly labeled on all plan sheets, and d) the building areas shown on the plans do not match the areas in the application, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 4/7/2021), (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKEWOOD: Lots 11 Block 46 (LAT2134) Shmuel Eizikovitz

This site plan is for a three-story 11,250 s.f; residence with basement shul with 22 proposed parking spaces to be located on 7th Street. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

PLUMSTED: Lots 1, 10 & 18 Block 40 (PT402B) Lennar Plumsted Urban Renewal, LLC

This major subdivision is for Phase 4 of the Venue at Crosswicks Creek consisting of 34 units out of the total 452 dwelling units including 268 single family units, 70 duplex units, and 114 triplex units. Project includes two proposed parking spaces per unit. Access to the development is from Jacobstown Road and Province Line Road. Fees for the entire project were assessed and paid under PT402. The applicant has indicated that the number of anticipated trips and the drainage design remain unchanged since the original approval. County road improvements to Jacobstown Road have been completed. 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) revise the final plats to include three corner coordinates on each page in accordance with the Recordation Act, (2) revise the cover sheet of the final plat to show the County road right-of-way half width and full width, (3) provide reference to the deed book and page number of the recorded right-of-way dedication to Ocean County and the sight easements to Ocean County, and (4) label the Conservation Easement on the final plat. 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 1, 10 & 18 Block 40 (PT402C) Lennar Plumsted Urban Renewal, LLC

This major subdivision is for Phase 5 of the Venue at Crosswicks Creek consisting of 66 units out of the total 452 dwelling units including 268 single family units, 70 duplex units, and 114 triplex units. Project includes two proposed parking spaces per unit. Access to the development is from Jacobstown Road and Province Line Road. Fees for the entire project were assessed and paid under PT402. The applicant has indicated that the number of anticipated trips and the drainage design remain unchanged since the original approval. County road improvements to Jacobstown Road have been completed. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this major subdivision was given preliminary approval contingent upon the applicant to address the following items: (1) revise the final plats to include three corner coordinates on each page in accordance with the Recordation Act, (2) revise the cover sheet of the final plat to show the County road right-of-way half width and full width, (3) provide reference to the deed book and page number of the recorded right-of-way dedication to Ocean County and the sight easements to Ocean County, and (4) label the Conservation Easement on the final plat. 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 1, 10, 18 Block 40 (PT402D) Lennar Plumsted Urban Renewal, LLC

This major subdivision is for Phase 6 of the Venue at Crosswicks Creek consisting of 48 units out of the total 452 dwelling units including 268 single family units, 70 duplex units, and 114 triplex units. Project includes two proposed parking spaces per unit. Access to the development is from Jacobstown Road and Province Line Road. Fees for the entire project were assessed and paid

under PT402. The applicant has indicated that the number of anticipated trips and the drainage design remain unchanged since the original approval. County road improvements to Jacobstown Road have been completed. 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) revise the final plats to include three corner coordinates on each page in accordance with the Recordation Act, (2) revise the cover sheet of the final plat to show the County road right-of-way half width and full width, (3) provide reference to the deed book and page number of the recorded right-of-way dedication to Ocean County and the sight easements to Ocean County, and (4) label the Conservation Easement on the final plat. 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.

STAFFORD: Lots 13 Block 70 (ST585) Parsi Investments, LLC

This site plan is for a 5,262 s.f. Chick Fil-A and a 4,833 s.f. Panera with 130 proposed parking spaces to be located on Route 72. The applicant has provided a copy of the NJDEP CAFRA permit, Freshwater Wetlands Transition Area Waiver, and the Flood Hazard Area Verification, as well as copy of the NJDOT access permit. The plans show proposed development outside the "desired typical section" of Route 72. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 8&9 Block 1076.07 (TRT3459) Funicelli, James

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. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

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

JACKSON: Lots 17 Block 18201 (JT1655A) Allmann Properties, LLC

JACKSON: Lots 12 Block 5301 (JT1664.02) 146 N County Line LLC

LAKEWOOD: Lots 6 Block 385 (LAT1784C) 650 James Street, LLC

LAKEWOOD: Lots 2 Block 445 (LAT2103.03) Fifth Point Holdings LLC

TOMS RIVER: Lots 4 Block 135 (TRT3458) 117 Route 70, LLC

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CORRESPONDENCE:

JACKSON: Block 7309, Lot 11 (JT1612A) 2050 West County Line, LLC. This site plan received conditional approval on June 19, 2019. A letter dated January 8, 2021 was read from Glenn Lines of NewLines Engineering requesting a design waiver from providing the minimum right turn radius and the minimum spacing from the property as these are existing conditions that can't be improved. The existing non-compliant design has also worked for many years without any issues. The traffic to and from the site produces a maximum of 15 to 20 trips in the morning and evening when workers arrive and leave the site. The option of separate entrance and exit drives is not possible as only one driveway is permitted for a lot of this size and the proposed addition to the existing building blocks access to the right side of the lot. A driveway on the right side of the lot would also be non-compliant with County standards. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing the driveway design and accepted the driveway design as presented on the March 10, 2021 site plan submitted. Additionally, the Board hereby amends the minutes to require a right-of-way dedication to 50' from centerline. The motion was unanimously carried.

LAKEWOOD: Block 385, Lot 4 (LAT876C) 640 James Street, LLC. This site plan received final approval on March 18, 2020. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the minutes are hereby amended to require pavement widening to 25' from centerline of James Street. The motion was unanimously carried.

LAKEWOOD: Block 774.04, Lot 13 (LAT1268A) M. B. of Pine Street, Inc. This major subdivision received conditional preliminary and final approval on February 17, 2021. Condition #2 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 traffic improvement fee to be \$2,917.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the minutes are hereby amended to revise the shul from 4,553 s.f. to be a two-story 9,996 s.f. building, and required the payment of an off-tract traffic improvement fee in the amount of \$2,917.00. The motion was unanimously carried.

LAKEWOOD: Block 105, Lot 5 (LAT2098) 140 E. Kennedy Blvd., LLC. This site plan received conditional approval on May 20, 2020. A letter dated March, 2021 was read from Rich Oberman of NewLines Engineering requesting waivers from parking proposed within 5 feet of the County right-of-way and parking proposed along the access drive located within 20 feet of the County right-of-way. On the north side of the project along Kennedy Boulevard, proposed parking is within 5' of the right-of-way. Kennedy Boulevard has an 80' right-of-way at this location and for East County Line Road the proposed right-of-way dedication is 43' from centerline. With both right-of-ways being so wide, it limits the available depth of the lot. The proposed parking is more than 17' from the edge of pavement and over 32' away from the existing drive lane. This safe separation from the driving lane is provide by the wide right-of-way and 15' shoulder. On the south side of the project, along East County Line Road, proposed parking is within 5' of the right-of-way and the lot depth is limited by the right-of-way. Proposed parking is more than 20' from the edge of pavement and over 28' away from the existing drive lane. This safe separation from the driving lane is provided by the wide right-of-way and 8' shoulder. Parking is proposed in the ingress/egress drive aisle within 20' of the right-of-way. Applicant is dedicating 18.25' of right-of-way to the County along East County Line Road. The proposed right-of-way will be 43' from centerline, reducing the separation. The parking spot is 29.9 feet from the edge of pavement and 37' from the driving lane. The proposed parking spot is on the egress side of the driveway. Parking spaces on the egress side of the driveway have less impact on traffic entering the site than ingress spaces. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board denied the request to allow a 4' setback to parking from the Kennedy Boulevard right-of-way line and required a 5' setback to the proposed parking off Kennedy Boulevard right-of-way. Proposed parking located within 5' of the County Line Road right-of-way is denied and the parking turn around area within the County Road right-of-way is denied. Proposed parking within 20' of the County Line Road right-of-way on the exit aisle is also denied. The motion was unanimously carried.

LAKEWOOD: Block 1607, Lot 3 (LAT2110) 1965 Swathmore Partnership, LP. This site plan received conditional approval on October 7, 2020. Condition #4 required the payment of an off-tract traffic improvement fee in an amount to be determined. The County Engineer has determined the off-tract traffic improvement fee to be \$21,875.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required an off-tract traffic improvement fee in the amount of \$21,875.00. The motion was unanimously carried.

LACEY: Block 1837, Lot 11 (LT888) Invest River, LLC. This site plan received conditional approval on August 19, 2020. Condition #9 required the payment of an off-tract traffic improvement fee in an amount to be determined. The County Engineer has determined the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board did not require an off-tract traffic improvement fee. The motion was unanimously carried.

MANCHESTER: Block 102, Lot 2 (MT514) Whiting Storage Urban Renewal, LLC. This site plan received conditional approval on February 3, 2021. Condition #3 required the payment of an off-tract traffic improvement fee in an amount to be determined. The County Engineer has determined the off-tract traffic improvement fee to be \$833.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board required an off-tract traffic improvement fee in the amount of \$833.00. The motion was unanimously carried.

SEASIDE HEIGHTS: Block 73, Lot 21 (SHB154) SHREE Properties, LLC. This major subdivision received conditional preliminary and final approval on February 3, 2021. A letter dated February 18, 2021 was read from Brian Murphy of FWH Associates and a letter dated April 9, 2021 was read from Shane Kelly of FWH Associates requesting a waiver to utilize AASHTO sight triangles at County road intersections rather than 30' x 100' sight triangles. The lots are 20' wide in conformance with the Borough zoning requirements. A 30' easement would encompass most of the lot rendering it unbuildable. Both of the intersections are full stop intersections. A waiver is requested from spacing of driveways along County roads. The current hotel provides much higher

traffic volume than the three single family homes which will front Central Avenue. There is currently a 50' long curb cut along Hiering Avenue for head on parking which will be replaced by four single family homes which will front onto Hiering Avenue. Additionally, none of the existing lots on Hiering Avenue comply with this requirement. The proposed application is in conformance with the neighborhood and the zoning for the property. A waiver is requested from designing the off-street parking to be in accordance with Section 603-C. None of the existing homes on Hiering Avenue have turnaround capability. There is currently a 50' curb cut for the hotel for head on parking off of Hiering Avenue which will be reduced to the four single curb cuts for the units which will front on Hiering Avenue. Most importantly, given that the required and proposed lot width is only 20', it is not feasible to provide a turnaround for the single family homes as there would only be 15' remaining for a driveway width. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver for driveway spacing and design as the proposed driveways are consistent with the neighborhood, and granted the use of AASHTO sight triangles for all required sight triangles. The motion was unanimously carried.

TOMS RIVER: Block 669, Lot 47 (TRT2664B) Crest Engineering Associates, Inc. This site plan received conditional approval on April 7, 2021. A letter dated April 12, 2021 was read from Michael Intile of Crest Engineering requesting a waiver for relief from providing the full right-of-way width by way of deed. Due to the proposed right-of-way location with respect to our existing building, we are requesting a road easement in lieu of a dedication. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver to accept a road easement in lieu of a dedication due to the existing building location. The motion was unanimously carried.

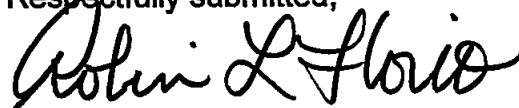
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT328	13.08	161.10	03/17/21	04/19/21
JACKSON JT1691A	25 & 26	22301	05/06/20	04/21/21
JACKSON JT1594B.01	29 & 30	19501	12/19/18	04/14/21
LACEY LT888	11	1837	08/19/20	04/19/21
LAKEWOOD LAT1566B	40, 41, 67	246	03/17/21	04/12/21
LAKEWOOD LAT1979A.01	2.01, 3, 4	494	02/07/18	04/12/21
LAKEWOOD LAT1979.03	2.01, 3, 4	494	11/07/18	04/12/21
LONG BEACH LBT782	1	15.126	01/20/21	04/31/21
SEASIDE HEIGHTS SHB150A	3	52	02/03/21	04/20/21
TUCKERTON TB130D	5	49	02/03/21	04/13/21

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board