

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

Regular meeting, Wednesday, August 3, 2022, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Elaine McCrystal, Joseph Bilotta, Scott Tirella, Dennis Liberatore, Joseph Marra, John Ernst, Laura Benson, Anthony Agliata and Robin Florio.

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 July 20, 2022 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT: Lot 7 Block 161.09 (BAT330) McLay, William & Pamela**

This three-lot minor subdivision is located on a local road. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add three corner coordinates to the final plat in accordance with the Recordation Act. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**BEACH HAVEN: Lot 22 Block 131 (BHAB235) 405 Amber, LLC**

This two-lot minor subdivision is located on a local road. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add three corner coordinates to the final plat in accordance with the Recordation Act. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lot 26 Block 10201 (JT1712B) McDaid, Christina**

This two-lot minor subdivision is located on Cassville Road (CR571). This property is the location of the approved site plan for a 150' monopole telecommunication facility within a 65 square foot fenced equipment compound (JT1712A). On a motion by Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the final plat, (2) revise the final plat to show the recorded right-of-way deed to Ocean County to 40' from centerline of the County road which was recorded in deed book 18186 and page 72, (3) reference on the final plat the NJDEP file number for the Freshwater Wetlands Footprint of Disturbance Determination issued on 7/6/2017, (4) revise the final plat to show the guiderail easement to Ocean County recorded in deed book 15851 page 1230, (5) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (6) add to the plat the following standard notes for minor subdivisions located on County roads: (a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, and (b) 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, and (7) if the Township requires curb and sidewalk, the curb shall be set at the County's Master Plan width with 15:1 tapers back to the exiting edge of pavement. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots 2 & 3 Block 21102 (JT1738) McCrystal, Stephen & Elaine**

This six-lot major subdivision is for single family residences and a cul-de-sac on North Hope Chapel Road. Ocean County requires the applicant to address the following items: (1) submit a final plat with proper signature lines and a list of property owners within 200' which is signed and sealed by a Professional Land Surveyor in accordance with the Recordation Act, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) submit County road improvement plans for pavement widening to 25' from centerline (waiver requested), (5) address the following traffic comments: a) revise intersection curb return radii to 40 feet per Table 600-6 and label radii on subdivision plan, and b) depict AASHTO intersection sight lines and existing vegetation to remain, (6) design the curbing at the proposed intersection in accordance with Section 612.A, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/3/2022), (8) revise the plans to show the pipe outfall from underground system within the County drainage easement, (9) provide an engineering evaluation of the integrity of the existing elliptical corrugated metal pipe that will be located under the proposed pavement and replace the pipe if it is compromised, (10) revise the cul-de-sac profile to include the pipe in the County drainage easement, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (12) 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 July 11, 2022 was read from Kevin Shelly of Shore Point Engineering requesting a waiver from providing County road improvement plans. The section of North Hope Chapel Road where the property has frontage was recently improved upon and the proposed application will have minimal impact on the County road. The properties each currently have a driveway to access the road and the proposed entrance to the development will occur in a similar location.

On a motion by Mr. Ernst, seconded by Mr. Tirella, with Ms. McCrystal recusing herself, the Board denied the request to waive submitting County road improvement plans; this major subdivision was given preliminary approval contingent upon the applicant to address the following items: (1) submit a final plat with proper signature lines and a list of property owners within 200' which is signed and sealed by a Professional Land Surveyor in accordance with the Recordation Act, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) submit County road improvement plans for pavement widening to 25' from centerline (waiver requested), (5) address the following traffic comments: a) revise intersection curb return radii to 40 feet per Table 600-6 and label radii on subdivision plan, and b) depict AASHTO intersection sight lines and existing vegetation to remain, (6) design the curbing at the proposed intersection in accordance with Section 612.A, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/3/2022), (8) revise the plans to show the pipe outfall from underground system within the County drainage easement, (9) provide an engineering evaluation of the integrity of the existing elliptical corrugated metal pipe that will be located under the proposed pavement and replace the pipe if it is compromised, (10) revise the cul-de-sac profile to include the pipe in the County drainage easement, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (12) 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 6 Block 12.02 (LAT1386C) 173 Miller, LLC**

This site plan is for a 23 space parking lot for an existing school located on the adjacent lot 21.03. On a motion by Mr. Liberatore, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-

way full width of the County road on the plan, and since 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 an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing edge of pavement on the opposite side of the County road and existing drainage features under the County road, (4) revise the orientation of the site plan so that north is up or to the right in accordance with industry standard, (5) dimension the proposed parking from the County right-of-way to confirm the parking is greater than 20' from proposed County right-of-way in accordance with Section 603.A, (6) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, and b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (7) revise the plans to show the driveway apron on Lot 22 to be reconstructed or show the proposed edge of pavement tying back into existing edge of pavement at the property line, (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 18 Block 244 (LAT2193) Bloch, Zissya**

This two-lot minor subdivision is located on the local section of Clover Street. 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. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 8 Block 430 (LAT2194) 870 River Ave., LLC.**

This site plan is for a 4,972 s.f. addition to an existing medical office with 32 additional parking spaces located on Route 9 and Piné Boulevard. The plan shows all proposed improvements outside of the NJDOT desired typical section of Route 9. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver request), (2) provide a copy of the NJDOT access permit, and (3) show the existing building on the proposed sheets. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated July 13, 2022 was read from Frank Little, Jr. of Owen, Little and Associates requesting a waiver from submitting a traffic report. It is our opinion that a traffic report is not required with this application as the minor increase in traffic due to the new development will not significantly impact the existing traffic situation in the area and will not deleteriously impact any County roads.

On a motion by Mr. Ernst, seconded by Mr. Marra, the Board granted a waiver from submitting a traffic report provided the applicant submit a trip generation statement comparing existing and proposed trips; this site plan was given final approval contingent upon the applicant to address the following item: (1) submit a trip generation statement comparing existing and proposed trips, (2) provide a copy of the NJDOT access permit, and (3) show the existing building on the proposed sheets. 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 27 Block 1159.01 (LAT2195) Botnick, Moshe**

This two-lot minor subdivision is for two single family residential dwellings to be located on a local road, Albert Avenue. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) reorient the final plat so that north is up or to the right in

accordance with industry standard. 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.

**OCEAN: Lots 12.02, 13.01, 13.02; 20; 1 Block 241.11; 343; 352 (OT279A) Zell, Herman & Marsha**

This 103-lot major subdivision is for 99 townhomes and 18 affordable COAH apartments within 16 residential buildings with 281 residential parking spaces, and a 7,200 s.f. commercial building and 800 s.f. community center with 36 parking spaces, and an open space lot to be located on Route 9. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Mr. Liberatore, this major subdivision was given final approval contingent upon the applicant to address the conditions of approval for the site plan application OT279B, which 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.

**OCEAN: Lots 12.02, 13.01, 13.02; 20; 1 Block 241.11; 343; 352 (OT279B) Zell, Herman & Marsha**

This site plan is for a 7,200 s.f. commercial building with 36 proposed parking spaces and 103-lot major subdivision is for 99 townhouses and 18 affordable COAH apartments with 281 proposed parking spaces and an 800 s.f. community building to be located on Route 9. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: 1) address the following traffic comment: a) provide trip distribution to/from County roadways, specifically Wells Mills Road and Barnegat Boulevard North, (2) submit a copy of the NJDOT access permit, (3) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code, (4) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (6) 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.

**SEASIDE HTS: Lots 1 Block 16 (SHB161) Herz, Shimshon**

This three-lot minor subdivision is located at the intersection of two County roads, Boulevard and Grant Avenue. On a motion by Mr. Tirella, 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 Boulevard 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 existing right-of-way half width and full width of Grant Avenue on the plan, and if the half width is less than 40 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the County road intersection in accordance with County standards to Ocean County, (4) revise the orientation of the final plat so that north is up or to the right in accordance with industry standard, (5) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (6) design the proposed access points to the County road so that they are spaced in accordance with Section 606 and Table 600-4, (7) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (8) revise the plans to show the striping of existing and proposed on-street parking spaces, (9) add the following standard County notes for all minor subdivisions on County roads: a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, and b) 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. 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.