

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

Regular meeting, Wednesday, June 2, 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, Scott Tirella and Robin Florio in attendance and remotely via WebEx conference with Earl Sutton, Joseph Bilotta, Elaine McCrystal, Mat Thompson, 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 May 19, 2021 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT LIGHT: Lots 11, 12.01, 13 & 15 Block 9 (BLB133) Macarthur, Thomas**

This two-lot minor subdivision is located on two local roads, Fifth Street and Sixth 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. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**BERKELEY: Lots 1/ 1/ 1/ Block 615, 617, 838 (BT487C.01) 245 Hickory Lane, LLC**

This three-lot minor subdivision is for lot line adjustments located on East Railroad Avenue and Hickory Lane, both local roads. The site is located near the Ocean County Barnegat Branch Rail Trail. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) provide an access easement form and metes and bounds description for the access easement to be dedicated to Ocean County for the future Rail Trail crossing for the area identified 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.

**LACEY: Lots 16.01,16.02 / 11-20 / 15-20,23,24 / 11-19, 24, 25 / 1-4, 9-11, 14 Block 226/ 255/ 259/ 260/ 265 (LT770A) Sadeghi, Frank**

This 26-lot major subdivision is for 25 single family dwellings with a connector road, three cul-de-sacs and one open space lot to be dedicated to Lacey Township to be located on Wildwood Road. On a motion by Mr. Bilotta, seconded by Mr. Sutton, with Mr. Tirella abstaining, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit a traffic report, (2) submit a drainage report, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (4) submit a copy of the NJDEP Freshwater Wetlands Letter of Interpretation and permit for the construction within the wetland buffer area as shown on the plans, and (5) revise the final plat to include three corner coordinates and the proposed block numbers in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 56.01 Block 25.05 (LAT1627A) OCY590LLC**

This three-lot minor subdivision is located on Fourteenth Street and Martin 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 Mr. Tirella, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 44 & 72 Block 246 (LAT1785A) Flam, David**

This three-lot minor subdivision is for a 3,136 s.f. shul with 13 parking spaces, and two residential lots for one duplex unit with eight parking spaces to be located on Route 88. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to include a north arrow, a graphic scale, a list of property owners within 200' for minor subdivisions that require variances, and the street name on the plat and on the key map in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKEWOOD: Lots 4.01, 4.02 Block 1033 (LAT1967A) JLYG, LLC**

This two-lot minor subdivision is for a lot line adjustment located on a local road within the Oak Street Corridor Improvement Plan. This application is for one duplex building (2 units) on two proposed lots with eight proposed parking spaces. Ocean County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 6/ 1 Block 841/ 842 (LAT2142) 301 Spruce Street LLC**

This six-lot major subdivision is for six single family residences and a cul-de-sac to be located on a local road, Spruce Street. The traffic statement is acceptable. Ocean County requires the applicant to address the following items: (1) provide a note identifying the formerly vacated Funston Avenue paper street on the plan set, (2) show out bounds of existing lots on existing conditions plan sheet, (3) provide three corner coordinates and a graphic scale on the final plat in accordance with the Recordation Act, and (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated May 4, 2021 was read from Glenn Lines of NewLines Engineering stating that based on the three triggers for a CAFRA permit, this residential development is found to be exempt from CAFRA jurisdiction. In accordance with CAFRA regulations, a major subdivision located in Lakewood would fall under CAFRA class 7:7-2.2(a)4 and may trigger the below requirements: i) A residential development having 75 or more dwelling units. This project is for a major subdivision with six dwelling units. A CAFRA permit is not required by this provision; ii) A commercial development having 150 or more parking spaces. This project is not a commercial development. A CAFRA permit is not required by this provision; iii) A public development or industrial development. This is not a public development or an industrial development. A CAFRA permit is not required by this provision.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) provide a note identifying the formerly vacated Funston Avenue paper street on the plan set, (2) show out bounds of existing lots on existing conditions plan sheet, and (3) provide three corner coordinates and a graphic scale on the final plat in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LITTLE EGG HBR: Lots 16 Block 175 (LEHT436) Jones, Gary**

This two-lot minor subdivision is located on Dock Street (CR601). On a motion by Mr. Bilotta, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width 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) add to the final plat the following standard notes for minor subdivisions located on County roads: a) Driveway locations on new lots shall be spaced in accordance with Table 600-4 of Section 606, 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 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.

**TOMS RIVER: Lots 53 Block 172 (TRT3463) 1897 Lakewood Road, LLC**

This site plan is for a three-story 52,500 s.f. office building with 210 proposed parking spaces to be located on a vacant lot on Lakewood Road, Route 9. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following items: (1) The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code shall be indicated on the plans, (2) provide a copy of the NJDOT Access Permit, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (4) address the following traffic comments: a) future traffic volumes are to be projected ten years, not two years, and b) revise the proposed trip distribution to consider east/west trips via County roadways, 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.

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

**JACKSON:** Lots 1 Block 3001 (JT1675D) Cardinale & Jackson Crossing #2

**LAKWOOD:** Lots 44.01 Block 246 (LAT1785B) Flam, David

**LAKWOOD:** Lots 2.03 Block 524 (LAT1956A) 688 Cross LLC

**LAKWOOD:** Lots 2 Block 445 (LAT2103.04) Fifth Point Holdings, LLC

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**CORRESPONDENCE:**

**LAKWOOD: Block 439, Lots 21, 22 (LAT720B) Casa Nova Today, LLC.** This site plan received conditional approval on May 19, 2021. A letter dated May 19, 2021 was read from Glenn Lines of NewLines Engineering stating that based on the three triggers for a CAFRA permit, this commercial development is found to be exempt from CAFRA jurisdiction. In accordance with CAFRA regulations, a site plan located in Lakewood would fall under CAFRA class 7:7-2.2(a)4 and may trigger the below requirements: i) A residential development having 75 or more dwelling units. This project is not for a residential development. Project is for a commercial building. A CAFRA permit is not required by this provision; ii) A commercial development having 150 or more parking spaces. This project has a proposed 145 parking spaces. A CAFRA permit is not required by this provision; iii) A public development or industrial development. This is not a public development or an industrial development. A CAFRA permit is not required by this provision. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

**TOMS RIVER: Block 120 / 131 / 132, Lots 6, 8 & 9 / 285-288 / 272-285 & 727-732 (TRT3243B) Riverlake Holdings, LLC.**

This site plan received conditional approval on November 20, 2019. Condition #5 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$7,917.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required the payment of an off-tract traffic improvement fee in the amount of \$7,917.00. The motion was unanimously carried.

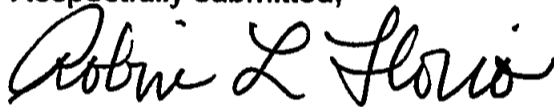
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BERKELEY BT429E	8.04	1247	02/17/21	05/27/21
BRICK BRT1974	23, 24, 25	1447.02	06/06/18	06/01/21
JACKSON JT1684A	38, 39, 40	21401	10/07/20	05/24/21
JACKSON JT1612A	11	7309	07/02/19	06/02/21
LAKWOOD LAT2132	34	416	03/17/21	06/02/21
LAKWOOD LAT2123	8	2.05	01/20/21	06/01/21
TOMS RIVER TRT3243B	6, 8, 9 / 285-288 / 272-285 & 727-732	120 / 131 / 132	11/20/19	06/02/21
TOMS RIVER TRT2664B	47	669	04/07/21	05/25/21

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

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board

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