

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

Regular meeting, Wednesday, February 16, 2022, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Elaine McCrystal, Joseph Bilotta, Dennis Liberatore, John Ernst, Mat Thompson, Mark Villinger and Veronica Tompkins.

Chairman Russell asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Tompkins advised the Chairman that adequate notice of this meeting was provided.

On a motion by Mr. Bilotta, seconded by Ms. McCrystal, the minutes of the meeting of February 2, 2022 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

LAKEWOOD: Lots 1 Block 338 (LAT1122D) Kneseth Bais Yaakov of Lakewood Inc.

This two-lot minor subdivision is located at the corner of unimproved Edmonds Avenue and James Street. This conditional approval is only for the subdivision of land and is not for the proposed synagogue shown on the "Existing Conditions and Improvement Plan". The applicant needs to provide a site plan application for the proposed 6,750 s.f. synagogue with 23 parking spaces to be located on future Lot 1.01. County road improvements will be required for the site plan review. The plans show future Lot 1.02 to be left vacant. 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) since the existing right-of-way 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 and intersection corner clip to Ocean County, (2) revise the plat to show all existing features within 200 feet of the site, including the existing edge of pavement of County road with half width and full width dimensions, (3) submit a copy of the NJDEP Letter of Interpretation for the DEP mapped wetlands located onsite and reference the NJDEP LOI file number and date on the final plat, (4) submit a copy of the boundary survey, and (5) submit a site plan application for the proposed synagogue shown on the "Existing Conditions and Improvement Plan" including County road improvement plans. 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 7 Block 499 (LAT2171) Yeshiva Gedolah of South Jersey

This site plan is for a 7,267 s.f. building addition to an existing school and a proposed 3,788 s.f. faculty house with 97 proposed parking spaces to be located on Newport Avenue. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following items: (1) address the following traffic comments: a) provide ITE trip generation criteria for comparison with information provided by the applicant, b) label number of stories and total building area on each plan, and c) analyze the impacts to the Newport Avenue and Cross Street intersection taking into consideration other proposed development in the area. 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 48 Block 768 (LAT2172) Bais Havaad Linyonei Mishpat

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

LAKEWOOD: Lots 4 Block 548 (LAT2173) Frankel, Esther

This two-lot minor subdivision is for two duplex residential units to be located on a local road, Laurel Avenue, and adjacent to Lake Shenandoah County Park. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to show corner monuments to be set at the rear property lines and County park property line, (2) revise the plat to show the existing fence that extends onto the County property to be removed and relocated onto the new lots, and (3) revise the final plat to include three corner coordinates 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 31 Block 855.04 (LAT2174) Chaim Nussbaum

This two-lot minor subdivision is for two single family dwellings to be located on a local road, Bellinger 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. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

LITTLE EGG HBR: Lots 71.01 Block 111 (LEHT438) Matos, Rosemary

This two-lot minor subdivision is located on Parkertown Drive. 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 Parkertown 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) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the paper street intersections 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 road, (4) revise General Note 6 to describe the proposed subdivision, (5) add the following standard County notes for 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, and (6) if the Township requires curb and sidewalk, the curb shall be set at the County's Master Plan width of 18' from centerline with 15:1 tapers back to the existing 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.

LONG BEACH: Lots 16 Block 5.18 (LBT781A) Cellco Partnership/d/b/a Verizon Wireless

This site plan is for co-location on an existing telecommunications cell tower located on Long Beach Boulevard. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), and (3) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated February 3, 2022 was read from Peter Papay of Papay Engineering & Construction requesting a waiver from submitting a traffic report. Verizon Wireless technicians typically visit their respective sites once every four to six weeks. A paved parking area is available for on-site parking. A waiver is requested from submitting a drainage report. The proposed improvements consist of radio equipment cabinets on a 9 ft by 15 ft elevated steel platform and antennas mounted to the existing tower. Underground utilities shall be installed with the surface to be resurfaced in kind. No regrading is proposed and there shall be no change in existing drainage patterns or quantity. A waiver is requested from submitting County road improvement plans as there are no roads proposed nor any changes to Long Beach Boulevard.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from providing a traffic report, drainage report and County road improvement plans; this site plan was given final approval. The motion was unanimously carried.

SEASIDE HTS: Lots 33 Block 45 (SHB159) Crivelli, Matthew

This two-lot minor subdivision is for two single family residential units on a local road, Freemont Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lots 1 Block 51.14 (ST423J) Southern Regional School

This site plan is for reconstruction of a running track, five tennis courts, outdoor basketball courts, and reconfiguration of existing pavement for parking, drive aisles, including ADA stalls for access to tennis courts at Southern Regional High School on Cedar Bridge Avenue. The project includes improvements to the access drive to the tennis courts from Cedar Bridge Avenue. The plans indicate that the full right-of-way width of Cedar Bridge Avenue is 66' consistent with the Master Plan. Ocean County requires the applicant to address the following comments: (1) submit a traffic report (waiver requested), and (2) eliminate the mid-block cross walks and provide a cross walk at the existing intersection between the middle school and the high school. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 26, 2022 was read from William B. Edwards of Edwards Engineering Group requesting a waiver from submitting a traffic report on the basis that the reconstruction work involves existing facilities on an existing high school campus. The high school has been in existence for decades and the reconstruction of the site improvements will not increase traffic flow or negatively impact traffic patterns along Cedar Bridge Road. In fact, the creation of an improved internal driveway link between the main campus driveway network and the southern campus will eliminate the need for traffic to utilize Cedar Bridge Road for this maneuver.

On a motion by Ms. McCrystal, the Board granted a waiver from submitting a traffic report as the improvements are primarily maintenance upgrades; this site plan was given final approval contingent upon the applicant to address the following comment: (1) eliminate the mid-block cross walks and provide a cross walk at the existing intersection between the middle school and the high school. 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.

STAFFORD: Lots 23.01 & 47 Block 145 (ST55F.01) Manahawkin Motors Inc. d/b/a Manahawkin Chrysler Dodge Jeep Ram

This two-lot minor subdivision is for a lot line adjustment located on Route 72. The final plat appears the 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.

STAFFORD: Lots 23.01 & 47 Block 145 (ST55G.01) Manahawkin Motors Inc. d/b/a Manahawkin Chrysler Dodge Jeep Ram

This site plan is for a proposed 35,268 s.f. building and parking lot expansion for 469 parking spaces and vehicle sales, storage, and display at the existing Manahawkin Chrysler Dodge Jeep Ram Dealership on Route 72 with cross-access to Jennings Road. There will be no change to Lucille's Candy Fudge Store. This application is associated with minor subdivision ST55F.01 which will create Lot 47.01 for the proposed site plan. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, and (2) 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.

TOMS RIVER: Lots 34 Block 506.03 (TRT1886F) BJ's Wholesale Club

This site plan is for a 169 s.f. motor vehicle service and fuel station to be located within the existing BJ's parking lot on Route 37. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

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

- JACKSON:** Lots 58 Block 3902 (JT1734A) 443 Leesville LLC
- JACKSON:** Lots 58 Block 3902 (JT1734B) 443 Leesville, LLC
- LAKEWOOD:** Lots 20 Block 251.03 (LAT2165B) Yeshiva Chemdas Hatorah
- OCEAN:** Lots 14 Block 124 (OT276) Bahary, Issac

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CORRESPONDENCE:

BRICK: Block 195, Lot 11.01 (BRT424H) 385 Adamston Road Property, LLC. This site plan received conditional approval on December 1, 2021. A letter dated November 4, 2021 was read from Jeffrey Carr of Lindstrom, Diessner & Car requesting a waiver from providing a drainage report and County road improvement plans. The project is for a use variance to change the use within the existing building. The building is approximately, 2,578 s.f. and there is no construction proposed; therefore there will be no changes to the impervious coverage and no increase in storm runoff. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a drainage report and County road improvement plans; this site plan was given final approval. The motion was unanimously carried.

BRICK: Block 1446.03, Lot 4 (BRT832D1) PMG New Jersey, LLC. This site plan received conditional approval on May 6, 2020 and final approval on October 8, 2020. A letter dated December 28, 2021 was read from Joshua Kline of Stonefield Engineering submitting revisions to the previously approved plans. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the minutes are hereby amended to re-approve the site plan based on the amended plans dated December 27, 2021. The motion was unanimously carried.

LAKEWOOD: Block 1248, Lot 1 (LAT1368B.05) Somerset NH LLC. This major subdivision received conditional preliminary and final approval on December 15, 2021. A letter dated November 24, 2021 was read from Brian Flannery of FWH Associates requesting a waiver of the condition to obtain a CAFRA Jurisdictional Determination as the proposed development falls below the jurisdictional threshold for requiring a CAFRA permit. The proposed development consists of the subdivision of 9.90 acres into 56 residential lots for duplex dwelling units and two homeowner association lots. The CAFRA regulations exempt residential development of less than 75 dwelling units (NJAC 7:7-2.2(1)4). Additionally, this site is located within 938 feet of an existing sanitary sewer main in Locust Street and there is an existing potable water main in New Hampshire Avenue. The tax records for this property dating back to 1973 shows no common ownership with would invoke CAFRA jurisdiction. In 1973, this property consisted of just the subject lot. This project has frontage on New Hampshire Avenue. The project connects to the existing Lakewood MUA sanitary sewage and potable water system. Stormwater management is provided on-site in proposed storm water management facilities. There is no sharing of infrastructure or potential secondary impacts. This project was designed as a multi-family access cul-de-sac in accordance with RSIS Standards which includes a divided entrance roadway with a median of sufficient width to ensure freedom of continued emergency access by lanes on one side. There are additional roadway extensions requested by the Lakewood Zoning Board of Adjustment in excess of RSIS requirements to enhance vehicular circulation. These roadway extensions are not required for RSIS compliance; therefore, they do not constitute shared infrastructure. There is no record of any shared pecuniary, possessory or other substantial common interest by one or more individuals. There was one residential dwelling on the subject tract. The existing residential structure will be removed as part of this project, therefore, there are no additions to existing dwelling units or parking spaces resulting in a total exceeding the regulatory threshold. The conclusions above are not restricted by any tax block or period in time. This project is not part of a larger planned development. This issue was also reviewed by the Lakewood Zoning Board. 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. The motion was unanimously carried.

LAKEWOOD: Block 536, Lot 100 (LAT2157) Misameach. This site plan received conditional approval on October 20, 2021. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the minutes are

hereby amended to reflect the applicant has increased the number of parking spaces from 25 to 34. The traffic report needs to be amended to reflect the increased number of proposed parking spaces. The motion was unanimously carried.

PT. PLEASANT: Block 113, Lot 23 (PPB799) Peters, Charles. This minor subdivision received conditional approval on January 19, 2022. A letter dated February 9, 2022 was read from Robert Burdick requesting a waiver from the requirement to provide 50' between drives as the lots adjacent to the property are 52' wide and compliance with the standard would result in a less wide and less safe entry in the middle of the property thus requiring a curved drive to gain access to the rear and further restricting development of the property. We are proposing one additional dwelling and the proposed driveway has been designed to widen the driveway for the property to eliminate the existing drive which exists on the west side of the property, is less than 50' from the driveway on adjacent Lot 22 and is less than 2' from the west property line. Based on the minimal impact of the subdivision and the improved access which includes wider driveways and areas for vehicular turn around, this waiver is requested. Additionally, the speed limit on Trenton Avenue in this location is 25 mph and the character of the roadway is that of a normal residential street. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver to allow the proposed driveway to be relocated along the eastern property line. The motion was unanimously carried.

SOUTH TOMS RIVER: Block 20, Lots 11.02 & 12 (STRB67B.03) M & T at STR Urban Renewal, LLC. This site plan received conditional approval on May 6, 2020. The applicant has provided amended road improvement plans (revised January 24, 2022) showing a proposed access drive out to Railroad Avenue/Access Road. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board is hereby amending the approval to include the following conditions: (1) dimension the existing right-of-way half width and full width of Railroad Avenue/Access Road on the plan, (2) since the right-of-way half width of Railroad Avenue/Access Road is less than 30 feet from centerline, provide a right-of-way deed of dedication and metes and bounds description to 30' from centerline to Ocean County from Block 20 Lot 1.01 (JCP&L) for the proposed road widening along Access Road/Railroad Avenue, (3) revise the County road improvement plans to show pavement widening to 17' from centerline from Station 3+50 to Station 9+50 for a 12' thru lane and a 5' shoulder on Railroad Avenue/Access Road, (4) provide a road profile for Railroad Avenue/Access Road, (5) provide a AASHTO line of sight profile from the proposed access drive, (6) submit a sight easement form and metes and bounds description for AASHTO sight triangle at the intersection from Block 16 Lot 5 to provide safe sight distance around the blind curve in accordance with County standards to Ocean County, (7) revise the access drive to include a concrete island set back 2' beyond the proposed curb line to further restrict the egress movement to "right turn only", (8) identify with a label the proposed image at the eastern property corner next to the existing access drive to Access Road (adjacent to the "T" box), (9) provide a revised traffic report that includes distributions at the new access drive to Railroad Avenue, (10) revise the circulation plan to eliminate the left turn out movement, (11) provide a copy of an agreement between the developer, the Township, and JCP&L regarding the maintenance of the proposed sidewalk, (12) provide accurate revision dates in the title block, and (13) provide a drainage design for the County road improvements to be reviewed and approved by the County Engineer. The motion was unanimously carried.

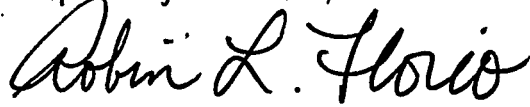
TOMS RIVER: Block 231, Lot 15 (TRT3470) Rossi, William. This minor subdivision received conditional approval on October 6, 2021. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are hereby amended to include the following conditions since the Township has required County road widening: (1) provide County road improvement plans for pavement widening to 23' from centerline indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, 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, and (2) update the County pavement detail to show the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course. The motion was unanimously carried.

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:
BRICK BRT218E	10	642.11	10/21/20	02/14/22
BRICK BRT424H	11.01	195	12/01/21	02/14/22
LAKESWOOD LAT2164	15	142	12/15/21	02/15/22
MANCHESTER MT515B	15.01	44	03/17/21	02/10/22

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board