

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

Regular meeting, Wednesday, August 17, 2022, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Earl Sutton, Elaine McCrystal, Joseph Bilotta, Scott Tirella, Dennis Liberatore, Joseph Marra, Laura Benson, Mark Jehnke, Mark Villinger 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 August 3, 2022 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 6,7 & 9 Block 341 (BT693) Jerman, Jeffrey**

This two-lot minor subdivision is for two single family dwellings located on Grand Central Parkway and Van Dyke Place. The final plat indicates that the right-of-way full width of the County road is 80', which exceeds the Master Plan width. 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) revise the plans to show all existing features within 200' of the site, including existing driveways on the adjoining properties, (2) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, (3) 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 pavement half width and full width, and (5) 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 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.

**JACKSON: Lots 35.01 Block 2701 (JT1324J) Bielco Holding Corporation**

This site plan is for 48,375 s.f. of self storage units within 11 new buildings and a 2,700 s.f. maintenance building with seven new parking spaces and outdoor trailer, boat, RV storage at an existing After Disaster Housing Corps storage facility on West Commodore Boulevard. There are no proposed improvements to the County road or access drives. The plans indicate the right-of-way half width of West Commodore Boulevard is 33' from centerline. The trip generation statement is acceptable. Ocean County requires the applicant to address the following items: (1) dimension the County road pavement half width and full width. (waiver requested), (2) submit a traffic report (waiver requested), (3) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, and (4) 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 requests.

A letter dated July 15, 2022 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report and a trip generation statement has been submitted in lieu of a traffic report. The proposed project renovation will not significantly increase traffic and is currently not a significant traffic generator. Once the project is completed, there will be adequate parking for employees and customers. Adequate onsite traffic circulation is provided. West Commodore Boulevard is a County road with adequate capacity to handle the traffic from the site. Once completed, the site will have no negative impact on the existing road system. A waiver is requested from providing dimensions along West Commodore Boulevard. The proposed improvements will only occur onsite and will not affect the roadway.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board accepted the trip generation statement submitted and granted a waiver from providing a traffic report, denied the request to waive providing the dimensions along West Commodore Boulevard; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half width and full width, (2) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, and (3) 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.

**LACEY: Lots 12 & 13 Block 283 (LT897) 128 Bay Avenue, LLC**

This four-lot minor subdivision is for four single family dwellings located on two local roads, Bay Avenue and Lacey 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. Liberatore, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 1.13 Block 536 (LAT1625B) Regal Court, LLC**

This two-lot minor subdivision is located on Regal Court and adjacent to Ocean County's Metedeconk Recreation Area. On a motion by Mr. Tirella, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the NJDEP Letter of Interpretation #1514-09-0015.1 referenced on the final plat, (2) provide a copy of the NJDEP Flood Hazard Area Permit for the construction within the 300' riparian buffer area, and (3) revise the final plat to include adjoining lot numbers. 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 53.01 Block 248.03 (LAT2197) Warren Avenue LLC**

This two-lot minor subdivision is for two duplex units to be located on a local road, Congress 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 3 Block 961.01 (LAT944U2) HMR 3 LLC**

This site plan is for an eight-story 63,504 s.f. commercial office building with a basement and 258 proposed parking spaces in the Cedarbridge Corporate Complex located on Pine Street and Boulevard of the Americas. 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) revise the plans to remove access to Pine Street per the 50' wide Pine Street perimeter wooded buffer required by Condition #1 of CAFRA permit #1514-90-0023.11 issued on 8/08/2002 shown on the CAFRA approved plans, per the Conservation Restriction Easement shown on filed map K4038 in deed book 2001 page 692, and per Lakewood Township tax map 121, (2) confirm consistency with the CAFRA approved plans by providing a "condition compliance" letter from the NJDEP stating that the design of the proposed site is consistent with the conditions of the existing CAFRA Permit #1514-90-0023.11, and (3) address the following traffic comment: a) the building area and proposed parking listed in the report do not match the plan; revise as required. 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.

**OCEAN: Lots 8.01,12,13; 13 Block 169; 191 (OT267A.02) AB Realty, LLC**

This site plan is located on a local road (Pennsylvania Avenue) which intersects with County Route 613 (Main Street) and Bryant Road. This site plan application is for a 2,500 s.f. commercial marina with 46 proposed parking spaces. The site plan application accompanied major subdivision application (OT267.02) which also included six lots for single family dwellings and one lot for conservation purposes. The applicant has provided a copy of the NJDEP CAFRA Permit.

The off-tract traffic improvement fee was assessed under OT267A.02, which has since expired. On a motion by Mr. Bilotta, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following item: (1) pay an off-tract traffic improvement fee in an amount of \$9,583.00. 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 8.01, 12, 13; 13 Block 169; 191 (OT267.02) AB Realty, LLC**

This eight-lot major subdivision is located on a local road (Pennsylvania Avenue) which intersects with County Route 613 (Main Street) and Bryant Road. The subdivision application accompanied a site plan application (OT267A.01) for six single family dwellings, a 2,500 s.f. commercial marina with proposed 46 parking spaces, and one lot for conservation purposes. The site plan requires payment of an off-tract traffic improvement fee. The applicant has provided a copy of the NJDEP CAFRA Permit. On a motion by Mr. Sutton, seconded by Ms. McCrystal, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

**PT. PLEASANT: Lots 1.01 Block 36 (PPB408M2) Lombardi Residential LLC**

This site plan is for the demolition of an abandoned dentist office and the construction of seven multi-family townhouses with 25 proposed parking spaces to be located on the local section of River Road. Ocean County requires the applicant to address the following items: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (2) address the following traffic comments: a) provide warrant analysis for proposed all-way stop at Osborn Avenue River Road in accordance with MUTCD criteria, and b) clarify the purpose of the proposed hatching at the stop bar on River Avenue west bound, and (3) 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 15, 2022 from Matthew Martin of Scope Engineering requesting a waiver waiver from submitting to the NJDEP for a CAFRA Jurisdictional Determination indicating that a CAFRA permit is not required. Per N.J.A.C. 7:7-2.2 CAFRA regulations, the proposed development does not trigger the regulatory threshold for a CAFRA Permit. The subject property is residential and is not located on a beach or dune; is located greater than 150' landward of the mean high water line of the Manasquan River; will result in less than 25 residential units; and will result in less than 75 residential units, therefore the proposed development does not trigger the regulatory thresholds for a CAFRA Permit.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, 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 items: (1) address the following traffic comments: a) provide warrant analysis for proposed all-way stop at Osborn Avenue/River Road in accordance with MUTCD criteria, and b) clarify the purpose of the proposed hatching at the stop bar on River Avenue west bound, and (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The motion was unanimously carried. 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 28.02 Block 146 (ST359K2) KBL Development, LLC**

This site plan is for the construction of a 5,036 s.f. retail center and four second floor apartments with 30 proposed parking spaces on East Bay Avenue. The previous conditional approval has expired. The plans indicate that the County right-of-way half width is 33' consistent with the Master Plan. The trip generation statement is acceptable. On a motion by Mr. Tirella, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension County road pavement full width and dimension County right-of-way full width, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (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.

**STAFFORD: Lots 104 Block 124 (ST594) Meyers, Jim**

This two-lot minor subdivision is for two single family residences to be located on a local road, Lamson Road. 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 items: (1) revise the final plat to refer to the correct proposed lot number in the cross access easement label, and (2) add three corner coordinates and a north arrow to 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.

**TOMS RIVER: Lots 3 Block 1077 (TRT2600C) Lamar Advertising of Penn, LLC**

This site plan is for a proposed 60' tall digital billboard at an existing extra space storage facility on Route 37, Adams Street and Foster Road. The plans show the billboard to be located outside of the NJDOT desired typical section of Route 37. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 22 Block 690 (TRT2600D) Lamar Advertising of Penn, LLC**

This site plan is for a proposed 60' tall digital billboard at an existing extra space storage facility on Route 37. The plans show the billboard to be located outside of the NJDOT desired typical section of Route 37. County facilities will not be impacted. On a motion by Mr. Liberatore, seconded by Ms. McCrystal, this site plan was given final approval. The motion was unanimously carried.

\* \* \* \* \*

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

**LAKESWOOD: Lots 7.02, 56, 60 Block 440 (LAT1105C.01) Yeshiva Chemdas Hatorah**

\* \* \* \* \*

**CORRESPONDENCE:**

**BARNEGAT LIGHT: Block 8, Lots 29 & 30 (BLB132) 408 Broadway Holdings, LLC.** This site plan received conditional approval May 5, 2021. Condition #7 required the payment of an off tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #8 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 drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$3,958.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board did not require an off-tract drainage improvement fee and required the payment of an off tract traffic improvement fee in the amount of \$3,958.00. The motion was unanimously carried.

**BERKELEY: Blocks 749 / 759, Lots Various (BT691) Jerman, Jeffrey R.** This major subdivision received conditional preliminary and final approval on December 1, 2021. Condition #3 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 \$3,125.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board required the payment of an off tract traffic improvement fee in the amount of \$3,125.00. The motion was unanimously carried.

**BRICK: Blocks 1368 / 1369, Lots 1 / 26, 30 (BRT646C) SHM Manasquan, LLC.** This site plan received conditional approval on July 17, 2019. On a motion by Mr. Jehnke, seconded by Mr. Liberatore, the minutes are hereby amended to reflect the building size is reduced from 36,150 s.f. to 30,150 s.f. The motion was unanimously carried.

**ISLAND HEIGHTS: Block 39.01, Lot 1.02 (IH79A) 137 Central Avenue, LLC.** This site plan received conditional approval on June 1, 2022. A letter dated May 17, 2022 was read from Mathew Wilder of Morgan Engineering requesting a waiver from providing County sight triangles at the driveway along Central Avenue as well as the intersection of Central Avenue and Lake Avenue. The subject property previously had a waiver granted for the same use under a prior applicant/owner. This waiver was granted based on the understanding that adequate sight distances existed based upon AASHTO's requirements. Central Avenue provides for one lane in each direction with a cartway of approximately 47 feet. A small sight triangle has been depicted at the site driveway's intersection with Central Avenue as measured 14.5 feet back from the existing face of the curb. Condition #10 required the payment of an off tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #11 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 drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$5,417.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, with Mr. Tirella abstaining, the Board will accept the AASHTO sight triangle easements at the intersection and driveway as it is consistent with the surrounding area, required the payment an off-tract drainage improvement fee in the amount of \$6,000.00 and the payment of an off tract traffic improvement fee in the amount of \$5,417.00. The motion was unanimously carried.

**JACKSON: Block 4601, Lots 9, 10, 11 (JT216B.02) MAZ Properties, LLC.** This site plan received conditional approval on December 15, 2021. Condition #3 required the payment of an off tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #4 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 drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$61,667.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the payment of an off tract traffic improvement fee in the amount of \$61,667.00. The motion was unanimously carried.

**LAKEWOOD: Block 1248, Lot 1 (LAT1368B.05) Somerset NH, LLC.** This major subdivision received conditional approval on December 15, 2021. Condition #11 required the payment of an off tract drainage improvement fee in an amount to be determined by the County Engineer, and Condition #12 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 drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$46,667.00. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the payment of an off tract traffic improvement fee in the amount of \$46,667.00. The motion was unanimously carried.

**LAKEWOOD: Block 1006 / 1007, Lots 1-4 / 1, 3 (LAT2183) Elroy Properties, LLC.** This major subdivision received conditional approval on May 4, 2022. Condition #6 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 \$3,667.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the minutes are hereby amended to reflect moving Condition #2 to Phase 2, and the Board required the payment of an off tract traffic improvement fee in the amount of \$3,667.00. The motion was unanimously carried.

**LAKEWOOD: Block 1606, Lot 5 (LAT594.19C) 1890 Swarthmore, LLC.** This site plan received conditional approval on December 15, 2021. Condition #4 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 \$9,583.00. On a motion by Mr. Jehnke, seconded by Mr. Liberatore, the Board required the payment of an off tract traffic improvement fee in the amount of \$9,583.00. The motion was unanimously carried.

**TOMS RIVER: Block 539, Lot 2.04 (TRT2061G8) Jiffy Lube International, Inc.** This site plan received conditional approval on December 1, 2021. Condition #4 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 zero. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the minutes are hereby amended to reflect 89 proposed parking where 103 were existing, therefore there is a net reduction of 14 spaces, the Board did not require an off-tract traffic improvement fee.

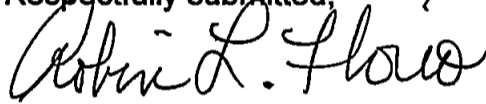
\* \* \* \* \*

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 BAT330	7	161.09	08/03/22	08/05/22
BRICK BRT1979B	31	646	02/02/22	08/15/22
LAKWOOD LAT2131	15 / 10.01, 11.01, 12.01, 15.01	1077 / 1077.04	04/07/21	08/17/22
LAKWOOD LAT2175	70 & 82	1248.23	03/02/22	08/11/22
LITTLE EGG HBR LEHT382F	10.03	325.20	03/16/22	08/15/22
TOMS RIVER TRT2090H.01	Various	605, 606.01, 606.02, 607	01/19/22	08/08/22
TOMS RIVER TRT2090G.01	Various	605, 606.01, 606.02, 607	01/19/22	08/08/22

\* \* \* \* \*

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

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board

/rif