

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

Regular meeting, Tuesday, September 14, 2021, 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, Mark Jehnke, Mat Thompson, 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. Tirella, the minutes of the meeting of September 1, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 18 Block 673 (BRT1118D) The Marina at Beacon

This site plan is for a 1,400 s.f. lounge under an existing concrete deck and ten proposed employee gravel parking spaces at an existing marina on Route 70. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

EAGLESWOOD: Lots 3.04 & 3.05 Block 21 (ET72C) Brennan, John

This site plan application is for the construction of a 4,750 s.f. garage building for a car collection with five proposed parking spaces at an existing contractor's office/storage yard on Railroad Avenue. An off-tract drainage improvement fee in the amount of \$2,500.00 was paid in 2005 under ET72B.01 for a garage that was not constructed. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way full width and the existing pavement half width of the County road on the plan, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the 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 access points on adjoining properties and on the opposite side of the County road, (4) submit a traffic report for the site (waiver request), (5) submit County road improvement plans (waiver requested), (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/1/2021), (7) submit a copy of the deed of lot consolidation, (8) remove the existing parking from within 20' of the County right-of-way in accordance with Section 603.A, (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 requests.

A letter dated August 5, 2021 was read from Jeff Daum of Nelke, Constantine & Associates requesting a waiver from providing a traffic report and constructing any improvements to Railroad Avenue. This project includes the consolidation of two of the three lots that were approved in 2005. At that time, both the Eagleswood Township Land Use Board and the Ocean County Planning Board granted waivers from any improvements to Railroad Avenue. The use will be expanded by the construction of a garage for the storage of the applicant's car collection. No significant increase in traffic will result from this project.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board granted a waiver from providing a traffic report as the proposed improvements are for a car collection storage facility for which the applicant states there will be no increase in trips, and granted a waiver from providing County road improvement plans as the character of the roadway does not warrant widening and the Township is not requiring curb and sidewalk; 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 and the existing pavement half width of the County road on the plan, (2) submit a sight right easement

form and metes and bounds description for sight triangle easements at the 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 access points on adjoining properties and on the opposite side of the County road, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/1/2021), (5) submit a copy of the deed of lot consolidation, (6) remove the existing parking from within 20' of the County right-of-way in accordance with Section 603.A, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) 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 14 Block 767.01 (LT891) Bosch, John

This two-lot minor subdivision is located at the intersection of two local roads. 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.

LAKWOOD: Lots 45 Block 1077 (LAT1204A.01) River Ave. Properties II LLC

This site plan is for a 4,856 s.f. commercial building with 19 proposed parking spaces to be located on a vacant lot on Chestnut Street. The plans indicate that the right-of-way half width of the County road is 33 feet from centerline, consistent with the Master Plan. Ocean County requires the applicant to address the following items: (1) dimension the distance between the proposed access drive and the existing access drive on the adjoining property, (2) revise the plans to show drainage features under the County road and within the County basin, (3) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B (waiver requested), (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/14/21), (6) provide curbing along the site frontage in accordance with Section 612.B.1 to be set at 16' from the centerline, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) 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 August 10, 2021 was read from Syed Jafri of New Lines Engineering requesting a waiver from removing the proposed parking within 5' of the County right-of-way on the basis that Chestnut Street has a wide right-of-way and the property is on a curve and the closest space is 20' from the curb line. A letter dated August 19, 2021 was read from Glenn Lines of New Lines Engineering requesting a waiver from submitting a CAFRA permit since the development does not meet any of the following three triggers for a CAFRA permit per N.J.A.C. 7:7-2.2(a)4. A development located in the CAFRA area beyond 500 feet landward of the mean high water line and which is located within the boundaries of a qualifying municipality of the fourth class with a population over 30,000 persons: (i) a residential development having 75 or more dwelling units, (ii) a commercial development having 150 or more parking spaces, (iii) a public development or industrial development. This project is not for residential units, is not a public or industrial development and only proposes 19 parking spaces, therefore, a CAFRA permit is not required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board denied the request to waive removing the proposed parking within 5' of the right-of-way as the applicant is required to widen the roadway to 16' from centerline and parking is to be 20' from new curb line, 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) dimension the distance between the proposed access drive and the existing access drive on the adjoining property, (2) revise the plans to show drainage features under the County road and within the County basin, (3) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/14/21), (5) provide curbing along the site frontage in accordance with Section 612.B.1 to be set at 16' from the centerline, (6) pay an off-tract drainage improvement fee in an amount to be

determined by the Ocean County Engineer, and (7) 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 151.01 Block 190 (LAT1209D) YMS Property, LLC

This two-lot minor subdivision is located at the intersection of East County Line Road and Tuscany Drive. The project is located within the limits of the "Reconstruction of East County Line Road (CR526) from Apple Street to Route 549". 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) revise the plans to show all existing features within 200 feet of the site including existing drainage features under the County road, (2) revise the plans to show the County right-of-way acquisition in deed book 16490 Page 1045, (3) dimension the County road pavement half width and full width and dimension the County right-of-way half width and full width, (4) if the right-of-way half width of the County road is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline plus an intersection corner clip to Ocean County, (5) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County and clearly label the sight easement on the final plat, (6) revise the plans to show the proposed edge of pavement to be constructed by the applicant at 26' from centerline across the entire frontage of the property, (7) construct 15:1 paved tapers starting at Station 98+22 back to existing edge of pavement along the County road in accordance with Section 611:E-1, (8) revise the plans to show the drainage inlet at Station 97+20 to be reset at the proposed curb line, (9) provide curbing at the intersection for a distance of 125' from the end of the curb return in accordance with Section 612.A, (10) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and 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, (11) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer, and (12) 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, 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, c) Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, e) The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements. 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 961.03 (LAT944T2) 500 Blvd LLC

This two-lot minor subdivision is located on the Avenue of the States, Boulevard of the Americas, Sims Avenue, and Pine Street within the Cedar Bridge Corporate Complex. 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) add three corner coordinates to the final plat in accordance with the Recordation Act, (2) submit a survey for the property and include survey

reference information on the final plat, (3) revise text size of the final plat so that it's all legible and reproducible, (4) revise the final plat to include the property line between Lot 2.09 and Lot 2.10, and the Block and Lot number on the opposite side of Sims Avenue, and (5) revise the final plat to include setback lines. 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.

SURF CITY: Lots 15 Block 59 (SCB118) Intrepid Ventures, LLC

This two-lot minor subdivision is located at the intersection of Long Beach Boulevard and 24th Street in Surf City. On a motion by Mr. Sutton, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with AASHTO standards to Ocean County. 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 6, 30.02 & 48 Block 694.14 (TRT3444A) Clearbrook Homes, LLC

This 18-lot amended major subdivision is for a 16 single family residential development called Brookside Homes with 56 parking spaces, one open space lot and one detention basin lot and a cul-de-sac to be located on Brookside Drive. The trip generation statement is acceptable. The applicant paid an off-tract traffic improvement fee in the amount of \$9,583.00 and an off-tract drainage improvement fee in the amount of \$6,000.00 under the previous application TRT3444. The subdivision plans show the proposed curb to be built 20 feet from centerline. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this major subdivision was given preliminary and 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 final plat, (2) show and dimension the existing pavement half width and full width of the County road on the final plat, (3) if the right-of-way 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, (4) properly reference the sight easements to Ocean County and provide the deed book and page number on the final plat, (5) properly show and label the road easement in deed book 4066 page 988 on the final plat, (6) add a graphic scale to the final plat, and (7) pay an off-tract traffic improvement fee in the amount of \$2,083.00. 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

LAKESWOOD: Lots 21 Block 1087 (LAT2145A) 306 Chestnut LLC

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CORRESPONDENCE:

JACKSON: Block 6501, Lot 42.04 (JT1719) Dubin Contracting, LLC. This site plan received conditional approval on October 21, 2020. Condition #9 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineering and Condition #10 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 \$6,250.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, 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 \$6,250.00. The motion was unanimously carried.

LAKWOOD: Block 385, Lot 6 (LAT1784C.01) 650 James Street, LLC. This site plan received conditional approval on July 7, 2021. A letter dated September 6, 2021 was read from Charles Surmonte requesting a waiver from providing an off-tract drainage improvement fee. The applicant for this project has agreed to increase the proposed pipe size from 18 diameter to 24 inch diameter and construct an additional inlet along the property frontage. The on-site soil evaluation and drainage design did not require the increased pipe size nor the drainage inlet, nor did the drainage memo dated July 7, 2021 mention or require it. Please note that the expense associated with the increased pipe size and additional inlet is in excess of \$6,000.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board denied the request to waive the off-tract drainage improvement fee. The motion was unanimously carried.

LAKWOOD: Block 1601, Lot 2 (LAT594X2) 485 Oberline Owner, LLC. This site plan received conditional approval on March 3, 2021. Condition #5 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineering and 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 drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$35,000.00. On a motion by Mr. Jehnke, seconded by Mr. Liberatore, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$35,000.00. The motion was unanimously carried.

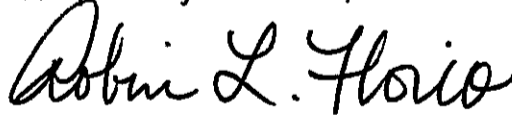
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
LAKWOOD LAT2137	65	246	05/19/21	09/03/21
LAKWOOD LAT2064A	62 & 63	187	12/18/19	09/13/21
LONG BEACH LBT787	6 & 8	1.22	09/01/21	09/10/21
PLUMSTED PT409	25	44	09/01/21	09/08/21

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

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