

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

Regular meeting, Wednesday, September 1, 2021, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

John Ernst presiding. Attending: Joseph Bilotta, Elaine McCrystal, Scott Tirella, Dennis Liberatore, Joseph Marra, Mat Thompson, Anthony Agliata and Robin Florio.

Mr. Ernst asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Florio advised that adequate notice of this meeting was provided.

On a motion by Mr. Tirella, seconded by Mr. Bilotta, the minutes of the meeting of August 18, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BEACH HAVEN: Lots 9 Block 130 (BHAB233) Moreno, William & George, Douglas

This two-lot minor subdivision is for two single family units to be located on Amber 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 Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lots 18 Block 571 (BRT2020) Naylor, Craig & Susan

This two-lot minor subdivision is located at the intersection of two local roads, Lynwood Avenue and Monmouth Avenue. County facilities will not be impacted. 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 item: (1) add a graphic scale and 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.

BRICK: Lots 1, 3 & 4 Block 672 (BRT851J) Ocean First Bank

This site plan is for the demolition of an existing Ocean First Bank and the construction of a proposed 3,462 s.f. Ocean First Bank (Phase 1) and 4,200 s.f. retail building (Phase 2) with a net decrease in parking spaces for a total of 106 located at the intersection of Chambers Bridge Road and Brick Boulevard. There is an existing 5,254 s.f. office on Lot 4 that will remain. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of both County roads, (2) dimension pavement half width and full width of both County roads, (3) submit deeds of dedication and metes and bounds descriptions for additional right-of-way dedications to one foot beyond the back of the sidewalk from centerline of Brick Boulevard and from the centerline of Chambers Bridge Road across the entire frontage of the site to Ocean County, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the access points and intersection in accordance with County standards to Ocean County, (5) revise the plans to show the striping and lane configurations of both County roads, (6) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (7) revise the plans and the survey to include a tie to existing monumentation and an offset to the centerline of the County roads, (8) address the following traffic comments: a) provide design vehicle turning templates including existing roadway striping and label existing and proposed driveway curb return radii, b) provide additional information regarding anticipated queuing and capacity at the proposed drive thru, c) provide additional signs as follows: no left turn sign at exit to Chambers Bridge Road (per existing condition); stop signs at internal aisle approaching the entrance driveway from Chambers Bridge Road to avoid entering vehicles from queuing into the roadway; do not enter signs at exit facing Chambers Bridge Road; additional one-way signs at driveways as required, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/1/2021), and (10) dimension distance between banked spaces and the proposed County right-of-way line. Approval

recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated August 11, 2021 was read from Brian Murphy of FWH Associates requesting a waiver from obtaining a CAFRA Permit for this site. The proposed development consists of 3.324 acres where the existing Ocean First Bank building will be demolished and two new buildings with associated parking will be constructed in its place. The current site predates CAFRA and the current application does not increase parking onsite.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, 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 existing right-of-way half width and full width of both County roads, (2) dimension pavement half width and full width of both County roads, (3) submit deeds of dedication and metes and bounds descriptions for additional right-of-way dedications to one foot beyond the back of the sidewalk from centerline of Brick Boulevard and from the centerline of Chambers Bridge Road across the entire frontage of the site to Ocean County, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the access points and intersection in accordance with County standards to Ocean County, (5) revise the plans to show the striping and lane configurations of both County roads, (6) revise the plans and the survey to include a tie to existing monumentation and an offset to the centerline of the County roads, (7) address the following traffic comments: a) provide design vehicle turning templates including existing roadway striping and label existing and proposed driveway curb return radii, b) provide additional information regarding anticipated queuing and capacity at the proposed drive thru, c) provide additional signs as follows: no left turn sign at exit to Chambers Bridge Road (per existing condition); stop signs at internal aisle approaching the entrance driveway from Chambers Bridge Road to avoid entering vehicles from queueing into the roadway; do not enter signs at exit facing Chambers Bridge Road; additional one-way signs at driveways as required, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/1/2021), and (9) dimension distance between banked spaces and the proposed County right-of-way line. 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 20.02 Block 4101 (JT1301N) Jackson Development Company, LLC

This major subdivision is for Section 1 of Jackson Woods Southeast development, which includes the construction of 186 townhouse units. The Southeast will include a total of 465 townhouse units with 1,517 parking spaces and a clubhouse with 65 parking spaces located on Freehold Road. Section 2 of the Southeast will include the remaining 279 units and will be submitted separately. The overall Jackson Woods development includes 1,541 residential units. The plans show the existing half width right-of-way to be 30' from centerline, consistent with the Master Plan. There is a 15' wide road easement beyond the right-of-way line. The developer is required to construct the County road improvements on the north side of the Freehold Road. The developer is required to construct the County road improvements on the south side of the Freehold Road to accommodate the center left turn lane prior to the issuance of the first Certificate of Occupancy for Section 2. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) dimension existing and proposed full width and half width right-of-way and full width and half width pavement of the County road on the site plans, the County road improvement plans, and the final plat, (2) submit sight right easement forms and metes and bounds description for the sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (3) revise the plans to show pavement widening to 20' from centerline across the entire frontage of the project site from Station 15+80 to Station 30+30, (4) submit County road improvement plans for the north side of the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction to be reviewed and approved by the Ocean County Engineer, (5) provide 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, (6) construct a 15:1 paved tapers starting the property line and transitioning back to the existing edge of pavement along the County road in accordance with Section 611:E-1, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 9/1/2021), (8) address the following traffic comments: a) provide detailed Roadway Improvement Plans across the entire frontage consistent with

previous direction from the County Engineer; left turn lane to be implemented prior to the issuance of the first Certificate of Occupancy in Section 2; label proposed curb return radii; label all widening and striping taper lengths; depict all existing and proposed roadway signs; consider impacts to existing passing zone striping, b) provide AASHTO sight line analysis at the site access, c) label the Block and Lot on the report, d) the existing PM thru volume for north bound Cedar Swamp Road is shown as 391, yet the future no build volume is shown as 346; revise as required, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (11) enter into a Developers Agreement with the Ocean County Board of Chosen Freeholders with regard to the developer's share 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. The motion was unanimously carried.

LACEY: Lots 15.02, 15.03 Block 226 (LT876A) Lacey Pines, LLC

This site plan is for 68 townhouse units, including 12 COAH units, with 158 proposed parking spaces to be located on Route 9. The NJDOT "desired typical section" for this section of NJ Route 9 is shown on the plans in accordance with the current NJDOT access code. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, with Mr. Tirella abstaining, this site plan was given final approval contingent upon the applicant to address the following: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) submit a copy of the deed of lot consolidation, (3) submit an NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (4) update General Note 16 to properly identify the number of proposed units and the NJDEP file numbers, and (5) address the following traffic comment: a) the proposed number of buildings and parking spaces listed in the traffic report do not match the current plan. 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 41.06 Block 246 (LAT1566D) WHP Equities, LLC

This two-lot minor subdivision is for a proposed duplex structure to be located on Ocean Avenue. The final plat appears to have been prepared in accordance with the Recordation Act. The NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code is shown on the plans. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 1-23 Block 1159.06 (LAT1991E2) Eichorn, Mordechai

This 23-lot amended major subdivision is for various lot line adjustments within a previously approved Golders Green major subdivision LAT1991E.02 recorded on May 24, 2021 as L-4273. The traffic and drainage reports were reviewed and approved under the earlier application and off-tract improvement fees have been paid. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Mr. Liberatore, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

LAKEWOOD: Lots 8 Block 290.01 (LAT2151) Shapiro, Franklin

This two-lot minor subdivision is for two single family residential units at the intersection of Sunset Avenue and James Street. The plat indicates the right-of-way half width of Sunset Avenue is 30' from centerline, consistent with the Master Plan. 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) since the right-of-way half width of James Street 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 to accommodate a future right turn lane at the County road intersection, (2) submit a deed of dedication and metes and bounds description for an additional corner clip right-of-way dedication at the County road intersection, (3) revise the plans to show 30'x100' standard County sight triangles at the intersection, (4) revise the plans to show all sight obstructions located within the County sight easement to be removed, (5) revise the proposed driveway to new Lot 8.02 to be designed in accordance with Table 600-4, and (6) add the following driveway notes to the final plat: a) driveway locations on new lots shall be spaced in accordance with 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 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.

LAKWOOD: Lots 17 & 18 Block 11.08 (LAT2153) Yehoshua B. Weinstein

This three lot minor subdivision is located at the intersection of New Central Avenue and Royal Court. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant address the following items: (1) dimension the full width right-of-way of the County road on the final plat, (2) show the existing lot line to be removed on the final plat, (3) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, and (4) revise the plans to show existing features within 200' of the site, including the edge of pavement and drainage features within the County road intersection. 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.

LAKWOOD: Lots 15 Block 110 (LAT2154) Rubin, Malky

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

LAKWOOD: Lots 10 Block 1600 (LAT594F) Harold R Henrich Inc.

This site plan is for the addition of a 6,000 gallon bulk nitrogen tank at an existing facility located on Cedar Bridge Avenue and within the Lakewood Industrial Park. There is an existing 50' wide vegetative buffer between the County road and the proposed location of the tank. County facilities will not be impacted. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

LONG BEACH: Lots 6 & 8 Block 1.22 (LBT787) Schneider, Jeffrey & Jennifer

This two-lot minor subdivision is on a local road, Pershing Avenue. 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.

PLUMSTED: Lots 25 Block 44 (PT409) Amazon Auto Sales

This site plan is for a 112 s.f. office trailer for a used car sale lot to display a maximum of two cars on a leased area of Lot 25 located at the intersection of Pine Hurst Road (CR539) and Hornerstown Road. 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 item: (1) remove the proposed gravel access drive from within the County road intersection, and relocate the auto sales office site access through the existing paved access drive to Lot 25. 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.

SEASIDE HTS: Lots 22 Block 28 (SHB155) Szejnrok, Theodore

This two-lot minor subdivision is located on a local road, Franklin 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 Mr. Bilotta, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

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CORRESPONDENCE:

BARNEGAT LIGHT: Block 32, Lots 12, 13, 14, 15 (BLB122A.01) John H. Reilly Trust C/O Michael Palmer. This major subdivision received contingent preliminary and final approval on July 21, 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 \$2,083.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, 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 \$2,083.00. The motion was unanimously carried.

BERKELEY: Block 882, Lot 37 (BT221D) ARYA Properties at Golden Eagle. This major subdivision received contingent preliminary and final approval on August 18, 2021. A letter dated July 30, 2021 was read from Mathew Wilder of Morgan Engineering requesting submission waivers. A waiver is requested from submitting a traffic report since this site does not front on a County road. A waiver is requested from submitting a drainage report as this project does not impact County drainage facilities. A waiver is requested from submitting a CAFRA permit as this project does not meet the criteria of having more than 23 residential lots, road being more than 1,200 feet and sewer main being more than 1,200 ft. On a motion by Mr. Ernst, seconded by Mr. Bilotta, with Mr. Tirella abstaining, the Board granted a waiver from providing a traffic report, however required the applicant submit a trip generation statement indicating existing and proposed uses, granted a waiver from providing a drainage report and acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

BERKELEY: Block 837, Lot 8.01 (BT478D.01) Marble Arch Homes. This site plan received conditional approval on August 18, 2021. A letter dated August 19, 2021 was read from Carolyn Feigin of FWH Associates requesting a waiver from submitting a CAFRA permit or Jurisdictional Determination. Per NJAC 7:7-2.2(a)5.ii, the project is exempt from CAFRA jurisdiction. Existing Lots 1, 3 and 8, which are the focus of this application, are in common ownership under Northeast Mall, LLC. Existing Lots 2 and 4 are not in common ownership with the parcel, however are owned by Starparks USA, LLC. Existing Lot 1 contains 69 parking spaces, all of which are being removed as part of the demolition of the driving range and improvements on existing Lot 1. A total of 16 parking spaces are proposed for the site plan for new Lot 8.01 for the self storage facility. Existing Lot 3 contains 34 parking spaces, of which one will be removed, for a total of 33 parking spaces. The previous miniature golf course on the lot is no longer in business and redevelopment options are being considered for the property. Any future development for Lot 3 will propose 33 or less parking spaces or be required to obtain a NJDEP CAFRA Permit. There is no parking on existing Lot 8. Therefore, the total number of parking spaces in existing conditions is 103, which will be reduced to 49 spaces in proposed conditions. Per NJAC 7:7-2.2(a)5.ii, a commercial development having 50 or more parking spaces or equivalent parking area shall be required to obtain a CAFRA Permit. Therefore, this application does not trigger a CAFRA Permit. 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 zero and the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; the Board did not require an off-tract drainage improvement fee or an off-tract traffic improvement fee. The motion was unanimously carried.

JACKSON: Block 7402, Lots 2 & 3 (JT484C) Jackson Office Complex, LLC. This site plan received conditional approval on December 16, 2020. 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 zero and the off-tract traffic improvement fee to be \$45,208.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, 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 \$45,208.00. The motion was unanimously carried.

LAKEWOOD: Block 385, Lot 6 (LAT1784C.01) 650 James Street, LLC. This site plan received conditional approval on July 7, 2021. Condition #6 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #7 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 \$32,292.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and required the payment of an off-tract traffic improvement fee in the amount of \$32,292.00. The motion was unanimously carried.

LAKEWOOD: Block 57, Lot 6 (LAT2111) Kashouty, Fouad. This site plan received conditional approval on October 21, 2020. 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 traffic improvement fee to be \$2,708.00. 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 \$2,708.00. The motion was unanimously carried.

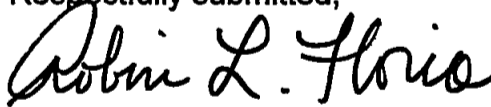
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BERKELEY BT113D	1.01 & 2	1077	06/03/20	08/23/21
LAKEWOOD LAT2147	20, 21 & 22	548	07/21/21	08/23/21
MANCHESTER MT513	3	1	12/02/20	08/27/21
SURF CITY SCB117	9 & 10	44	03/17/21	08/27/21
TOMS RIVER TRT2437F	39.04, 39.05 & 41	397.02	02/03/21	08/24/21

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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

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