

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

Regular meeting, Wednesday, June 21, 2023, 8:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Joe Bilotta, Elaine McCrystal, Joseph Marra, Dennis Liberatore, Alan Avery, John Ernst, Laura Benson, Esq., Mark Villinger and Veronica Tompkins. Clifford Charles of Exp Commercial.

On a motion by Ms. McCrystal, seconded by Mr. Bilotta, Mr. Sutton and Mr. Ernst abstaining, the minutes of the meeting of June 2, 2023 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lot 1.01, Block 1074 (BT605B) Dream Homes Development

This site plan is for 17 condominium units and affordable housing units with 43 parking spaces to be located on Louis Avenue and Orchard Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (2) provide a pavement trench repair detail for the proposed utilities in the County road, (3) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (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 conditions and the Board's decision on the waivers.

A letter dated June 6, 2023 from Mathew Wilder of Morgan Engineering, was read requesting a waiver from providing a CAFRA Permit. A CAFRA Permit would be required if the development was 25 or more units or a development with fewer units that proposes 1,200 linear feet of new roadway or new sanitary sewer main.

On a motion by Mr. Jehnke, 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 site plan was given final approval contingent upon the applicant to address the following conditions: (1) provide a pavement trench repair detail for the proposed utilities in the County road, (2) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (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. The motion was unanimously carried.

BERKELEY: Lots 14 & 24, Block 718 (BT701) Henriques, Maria

This two-lot minor subdivision is for a lot line adjustment on Eastern Boulevard. 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. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

BERKELEY: Lot 13.01, Block 590 (BT702) Jerman, Jeffrey R.

This project is a lot consolidation for a single family residential dwelling with the proposed improvement of a local paper street called Freemont Avenue on Veterans Boulevard. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide an AASHTO line of sight at the proposed County road intersection indicating safe sight distance at the intersection, (2) add the following standard County notes to the plans: 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, (3) provide a copy of the recorded deed of lot consolidation. 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.

BRICK: Lot 38, Block 755 (BRT2037) Segers, Troy

This site plan is for minor renovations for Fresenius Medical Care Brick Home Therapy located on State Highway Route 88. Improvements include relocation of the trash enclosure and the loss of two parking spaces. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan was given final approval. The motion was unanimously carried.

BRICK: Lots 8 / 15, Block 105 / 106 (BRT2038) Marchese, Joseph

This two-lot minor subdivision is for a lot line adjustment for a new single family residential dwelling to be located on Mantoloking Road and an existing single family residential dwelling located on Ebb Tide Drive. On a motion by Ms. McCrystal, seconded by Mr. Sutton this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way full width of the County road on the plan, (2) since the right-of-way half width is less than 40' 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, (3) provide a concrete driveway apron detail in accordance with County standards to improve the existing driveway to Mantoloking Road. 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.

BRICK: Lot 65, Block 646 (BRT747D) 254 Dum Point Road, LLC

This site plan is for a 10,080 s.f. addition to an existing commercial warehouse for B&B Department Store with 22 additional parking spaces located on Drum Point Road. The right-of-way half width is 30' from centerline, consistent with the master plan. No improvements are proposed along Drum Point Road. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way and pavement full width of the County road on the plan, (2) submit a traffic report (waiver requested), (3) submit a drainage report (waiver requested), (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 June 1, 2023 from Jeffrey Carr of Lindstrom, Diessner & Carr, was read requesting waivers for submitting a traffic report and drainage report. The property is currently improved with an existing warehouse and associated parking areas. The proposed improvements will not significantly increase trips to the County Road. The proposed project was previously approved by the Ocean County Planning Board and the Township Planning Board.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board granted a waiver from providing a full traffic report and accepts the applicants Trip Generation statement. The Board also granted a waiver from providing a drainage report as there is no impact to County facilities. This site plan was given final approval contingent upon the applicant to address the following conditions: 1) dimension the existing right-of-way and pavement full width of the County road on the plan, (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. The motion was unanimously carried.

JACKSON: Lot 40, Block 11901 (JT1639A.05) Lees Village LLC

This site plan is for three private girls' schools for 1,200 elementary school students and 255 high school students to be located on Leesville Road. Each school is proposed to be 37,572 s.f. within two-story buildings with basements with a total of 250 parking spaces. The applicant is proposing opposite side widening to accommodate a center left turn lane into the proposed site, frontage widening to 25' from centerline, and an acceleration / deceleration lane on the County road. Certificate of Occupancies are not to be issued until the County road improvements have been constructed. Ocean County requires the applicant to address the following conditions of approval:

(1) since the existing right-of-way half width of Leesville Road is less than 35' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 35' from centerline or to 10' beyond the proposed edge of pavement to Ocean County, (3) provide road easements to Ocean County from the adjoining property owners Lot 1 and Lot 41 for the paved tapers and from properties on the opposite side of Leesville Road to a distance of 10' beyond the proposed edge of pavement. Confirm adjoining lot number (Lot 1 vs Lot 1.01) shown on the Site plan, which conflicts with the cover sheet, the County road plans, and the tax map, (4) provide right-of-way deed of dedication from Block 16601 Lots 16 and 17 for the expansion of the proposed northbound right turn lane at the intersection of West Veterans Highway and Leesville Road, (5) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (6) revise the County road improvement plans to show existing features on Block 16601 Lots 15, 16 & 17, including parking, access drive, and right-of-way line 50' beyond the proposed improvements towards the east on West Veteran Highway, (7) submit traffic signal and electrical plans for County road and traffic signal improvements required as a result of this development at the intersection of Leesville Road and West Veterans Highway, (8) address the following traffic comments: a) provide ITE trip generation criteria for comparison with the information provided by the applicant. Explain how the proposed high school will have the same number of classrooms as each elementary school yet less than half the capacity. A revised report was not submitted, b) provide draft signal plan, electrical plan and signal timing for Leesville Road/Don Connor Boulevard and CR528 intersection for review. The submitted plan is not a signal plan, c) label proposed deceleration lane taper length. Proposed 150' acceleration lane taper length is not sufficient, revise to meet lane reduction transition design criteria (L=540') Minimum 50' curb return radii shall be used per Section 607, d) depict all existing features within limits of work, including but not limited to driveways to be reconstructed and trees to be removed, e) provide additional grading information for proposed northbound Leesville Road right turn lane at Veterans Highway. Depict Jackson Township Municipal Office parking lot and confirm positive drainage along proposed curb line. Depict right turn lane widening in cross sections, and f) in addition to proposed southbound lead left phase at Leesville Road/Don Connor Boulevard and CR528 intersection, consider the need for concurrent northbound lead left phase and east bound/west bound right turn overlap, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 4/19/2023). Revise the pre-development drainage area map to accurately depict existing drainage areas, (10) provide a copy of the Jackson Township Ordinance for "No Parking" along Leesville Road, (11) revise the plans to show the sidewalk easement to Jackson Township, not Ocean County, (12) provide a Statement of Operations. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan was given final approval upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion as unanimously carried.

JACKSON: Lots 4.01, 5 & 6.01, Block 13801 (JT1657C.02) 528, LLC

This site plan is for 12,800 s.f. retail office building A with restaurant, a 5,000 s.f. convenience store building B and gas station, and a 16,000 s.f. retail building C with restaurant with 273 new parking spaces to be located on the north side of East Veterans Highway at the intersection with Cross Street. The applicant needs to provide a right-of-way dedication to accommodate the 43' master plan half width plus a 12' deceleration lane and the traffic signal equipment. Ocean County requires the applicant to address the following conditions of approval: (1) since the County right-of-way half width is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline across the entire frontage, to 55' from centerline in the entire area of the deceleration lane, and a trapezoidal area for the traffic signal equipment to Ocean County, (2) submit a sight right easement form and metes and bounds description for AASTHO sight triangle easements at the proposed access points and 30'x100' sight triangles at the intersection in accordance with county standards to Ocean County, (3) address the following traffic comments: a) submit detailed signal, electrical, signing and striping plans. An interim configuration will be required due to County improvements currently under design, b) provide turning templates and accommodations for future dual left turns from the site due to large volume of turning vehicles and potential for additional development on Lot 4.02, c) remove proposed stop sign from signalized approach. Provide stop bar at westbound right turn lane. Install no left turn sign at westerly driveway facing East Veterans Highway. Revise westbound deceleration lane striping just west of signal to provide short area of dedicated shoulder prior to opening deceleration lane. Depict proposed widening and striping by others west of the site, see JT1673A. Revise exiting WB-50 to turn right into northerly westbound thru lane of

East Veterans Highway and demonstrate the truck will not encroach into path of eastbound to northbound vehicles turning left into the site. Verify southbound stop bar will accommodate eastbound to northbound left turn. Provide 'Only' striping where appropriate, (4) address the following traffic analysis comments: a) volumes in the HCS Analysis printouts do not match those shown in the volume schematics, b) previous comment not addressed. MRA 2031 Post-Development Traffic Volumes seem low for certain movements compared to the Stantec 2025 and 2040 Volumes. For example MRA shows the 2031 volume for the WB left as 268 vph in the AM and Stantec 2025 volume is 426 and 2040 volume is 492. The NB right in the AM MRA shows 2031 volume of 195 and Stantec shows a 2025 volume of 461 and 2040 of 537 vph. Other movements also have differences. Explain the large difference, c) explain how the 2040 Future Post Development Schematic Volumes were developed as they do not match the provided Stantec Volume exactly. In addition MRA shows their 2031 volumes for the site generated movements and close to the Stantec 2040 volumes for all other movements. MRA should grow their movement volumes to 2040 and have the diagram reflect 2040 volumes for all movements, d) HCS analysis shows 85% queue please provide revised analysis for above comments and show 95% queue, and e) MRA revised proposed green times in the analysis to add to the site driveway green time and taking from the other movements. Ensure this does not cause queuing problems as in the PM analysis 10 seconds was taken from the NB Cross Street Phase and given to the SB Driveway Phase. This seems excessive as the NB left volume is close to 600 vph in the PM and the SB left is a little over 100 and the NB green is 21 seconds and SB is 15 seconds, (5) reconstruct County drainage facilities to the proposed 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 & approved by the Ocean County Engineer, (6) revise the County road cross-sections 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, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/21/2023), (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (10) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed traffic signal and/or road improvements. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this site plan was given final approval upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion as unanimously carried.

LAKEHURST: Lot 15, Block 67 (LB81) McDonald's Real Estate Corporation

This site plan is for dual lane drive-thru improvements at the McDonalds restaurant at the intersection of Route 70 and Center Street. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, (2) submit a right-of-way deed of dedication and metes and bounds description for an additional right-of-way to accommodate a center left turn lane to Ocean County. On a motion by Mr. Sutton, seconded by Mr. Bilotta this site plan was given final approval contingent all of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion as unanimously carried.

LAKEWOOD: Lots 186, 187, 188.01, Block 189.04 (LAT1424B) Congregation Tiferes Chaya Inc.

This three-lot minor subdivision is for a lot line adjustment for two existing residential dwellings and an existing school to be located on Joe Parker Road. Ocean County requires the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the County road, (2) 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, (3) revise the final plat to show the existing sight easement to Ocean County, (4) submit a Sight Right Easement form and metes and bounds description for the sight triangle easement at the existing access point in accordance with county standards to Ocean County, (5) revise the final plat to show the existing recreation / open space easement to Lakewood Township as shown on the filed map. On a motion by Mr. Sutton, seconded by Mr. Avery this minor subdivision was given final approval contingent upon fulfillment of the above contingencies. 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.

LAKEWOOD: Lot 44.01, Block 246 (LAT1785B.01) Flam, David

This site plan is for a two-story 3,136 s.f. footprint Shul with 13 parking spaces to be located on Route 88, Ocean Avenue. 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. Ocean County requires the applicant to address the following conditions of approval: (1) provide a copy of the NJDOT Access Permit. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan was given final approval contingent upon fulfillment of the above contingencies. 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.

LAKEWOOD: Lots 8 & 197, Block 208 (LAT2204A) Cong. Bais Medrash Breslov

This site plan is for a 3,527 s.f. Shul with 15 parking spaces to be located on future Lot 8.05 on East County Line Road. This project falls within the "Reconstruction of East County Line Road from Apple Street to Alamos Drive" plans prepared by Maser Consultants dated 7/1/13. The applicant has provided a right-of-way dedication to 43' from centerline consistent with the master plan under the minor subdivision LAT2204. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) revise the layout & dimension sheet to show the former right-of-way line, and dimension the existing right-of-way half width at 43' from centerline and reference the deed book and page number for the recorded right-of-way deed of dedication, (3) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (4) revise the plans to show existing features within 200' including driveways on the adjacent properties and on the opposite side of the County road, (5) add the following note to the site plan: "vehicular access to proposed Lot 197.01 from County Line Road East is prohibited", (6) address the following traffic comments: a) depict roadway striping on circulation plan, b) depict standard passenger vehicle turning template, not a compact vehicle, c) demonstrate how vehicles will turn around on-site when the parking lot is at full capacity, d) depict recently constructed development on Lot 9, e) label proposed number of building stories on all plans, f) building area in the report does not match plans, revise the report, g) revise driveway island to be 2' offset from edge of pavement, and h) provide "No Left Turn Sign" facing westbound County Line Road, (7) revise the access drive island radii so that the existing County drainage inlet does not need to be relocated. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated June 7, 2023 was read from Glenn Lines of NewLines Engineering & Surveying requesting a waiver from providing County Road Plans. The County has previously widened and improved this section of West County Line Road with two traffic lanes and a center concrete center barrier.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, the waiver was granted from providing County road improvement plans as no widening is necessary due to existing conditions. This site plan was given final approval contingent upon the applicant to address the following contingencies: (1) revise the layout & dimension sheet to show the former right-of-way line, and dimension the existing right-of-way half width at 43' from centerline and reference the deed book and page number for the recorded right-of-way deed of dedication, (2) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (3) revise the plans to show existing features within 200' including driveways on the adjacent properties and on the opposite side of the County road, (4) add the following note to the site plan: "vehicular access to proposed Lot 197.01 from County Line Road East is prohibited", (5) address the following traffic comments: a) depict roadway striping on circulation plan, b) depict standard passenger vehicle turning template, not a compact vehicle, c) demonstrate how vehicles will turn around on-site when the parking lot is at full capacity, d) depict recently constructed development on Lot 9, e) label proposed number of building stories on all plans, f) building area in the report does not match plans, revise the report, g) revise driveway island to be 2' offset from edge of pavement, and h) provide "No Left Turn Sign" facing westbound County Line Road, (6) revise the access drive island radii so that the existing County drainage inlet does not need to be relocated. 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.

LAKEWOOD: Lots 2 & 3 Block 2 (LAT2220) Congregation Kollel Zichron Binyamin Yosef

This site plan is for two schools consisting of one 10,320 s.f. building and one 20,390 s.f. building with sanctuary for a "learning center to provide therapeutic intervention services for teens" with 84 parking spaces to be located on West County Line Road. The plans show center median extension to provide right in right out only access to West County Line Road. Ocean County requires the application to address the following conditions of approval: (1) since the existing right-of-way half width is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) submit County road improvement plans (waiver requested), (3) revise plans to show existing depressed curbs to be replaced with full height County curb, (4) address the following traffic comments: a) depict limit of concrete median installation by LAT2160, depict relocation of R4-7/R3-4 signs to end of median. Label width of concrete median. Provide R3-2 sign in median facing site exit, b) depict accurate roadway striping on circulation plan. Revise design vehicle to school bus, or address condition 9, c) depict entire AASHTO sight line and label decision point from edge of traveled way, d) revise report and analysis to reflect current plan including left turn restrictions at site access, e) revise report to include proposed building areas, provide ITE trip generation criteria for comparison with information provided by the applicant, f) label proposed number of building stories on all plans and, g) revise driveway island to be two' offset from edge of pavement and remove existing driveway aprons, (5) design the handicap ramps at the proposed driveway in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/21/2023), (7) provide a copy of the recorded deed of lot consolidation, (8) provide a typical section of the proposed median and a detail for depressed mountable curb at the end of the median, (9) provide a deed restriction by the owner to be recorded setting forth a restriction that no school bus student drop off and pick up operations are permitted, unless an amended site plan is reviewed and approved by the Ocean County Planning Board. Any future amendment must provide sufficient on site bus stacking for student drop off and pick up safely. Approval recommended upon fulfillment of the above contingencies. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated June 7, 2023 was read from Glenn Lines of NewLines Engineering & Surveying requesting a waiver from providing County Road Plans. The County has previously widened and improved this section of West County Line Road with two traffic lanes and a center concrete center barrier.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal the applicant is required to provide County Road Improvement plans for the construction of the concrete medium. No additional roadway widening is required along the frontage of this site. This site plan was given final approval contingent upon the applicant to address the following contingencies: 1) since the existing right-of-way half width is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) revise plans to show existing depressed curbs to be replaced with full height County curb, (3) address the following traffic comments: a) depict limit of concrete median installation by LAT2160, depict relocation of R4-7/R3-4 signs to end of median. Label width of concrete median. Provide R3-2 sign in median facing site exit, b) depict accurate roadway striping on circulation plan. Revise design vehicle to school bus, or address condition 9, c) depict entire AASHTO sight line and label decision point from edge of traveled way, d) revise report and analysis to reflect current plan including left turn restrictions at site access, e) revise report to include proposed building areas, provide ITE trip generation criteria for comparison with information provided by the applicant, f) label proposed number of building stories on all plans and, g) revise driveway island to be two' offset from edge of pavement and remove existing driveway aprons, (4) design the handicap ramps at the proposed driveway in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/21/2023), (6) provide a copy of the recorded deed of lot consolidation, (8) provide a typical section of the proposed median and a detail for depressed mountable curb at the end of the median, (7) provide a deed restriction by the owner to be recorded setting forth a restriction that no school bus student drop off and pick up operations are permitted, unless an amended site plan is reviewed and approved by the Ocean County Planning Board. Any future amendment must provide sufficient on site bus stacking for student drop off and pick up safely. 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.

PT. PLEASANT: Lots 19 Block 228.01 (PPB807) FNDZ Realty, LLC

This site plan is for a 3239 s.f .commercial office with four residential apartments above and 27 parking spaces to be located on Bridge Avenue. The plans show the County road proposed edge of pavement to be 20' from the centerline in accordance with the master plan. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the road, (2) dimension the existing right-of-way full width and the existing pavement half width and full width of the County road on the plan, (3) since the right-of-way half width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) design the proposed access point to the County road in accordance with Section 606 and Table 600-4 for an urban commercial driveway, (5) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed egress in accordance with County standards to Ocean County, (6) submit County road improvement plans (waiver requested), (7) submit a traffic report (waiver requested), (8) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/21/23), (10) address the following traffic comments: show County road striping on the circulation plan and show that entering and exiting design vehicles will not conflict, (11) add the following standard County notes to the plans: 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, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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 May 11, 2023 was read from Ray Carpenter of R.C. Associates requesting a waiver from County Road Improvement plans. The site has adequate half-width so a right-of-way dedication is not required. The project is proposing a curb along the existing edge of pavement and tie into existing curb at the two adjacent properties. A waiver from providing a traffic report is requested. The proposed development calls for four ground level commercial spaces with four residential apartments above which is a confirming use for the site. The commercial spaces are anticipated to be use by low volume tenants as office or by-appointment businesses. A waiver from providing a CAFRA permit is requested. The proposed development does not meet the requirements of 25 dwelling units or 50 parking spaces to require a CAFRA permit.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board recommended accepting the applicant's plans for the frontage curb construction. A right-of-way dedication to 33' from centerline is required. The Board also recommend the applicant provide a trip generation statement comparing the existing uses to proposed uses. Recommend 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 contingencies: (1) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the road, (2) dimension the existing right-of-way full width and the existing pavement half width and full width of the County road on the plan, (3) since the right-of-way half width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) design the proposed access point to the County road in accordance with Section 606 and Table 600-4 for an urban commercial driveway, (5) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed egress in accordance with County standards to Ocean County, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 6/21/23), (7) address the following traffic comments: show County road striping on the circulation plan and show that entering and exiting design vehicles will not conflict, (8) add the following standard County notes to the plans: 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, (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. 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.

PT. PLEASANT: Lot 75, Block 306 (PPB808) Halter, Thomas & Madeleine and Healy, Phyllis

This two-lot minor subdivision is located on a local road, Center 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 Mr. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

SOUTH TOMS RIVER: Lots 1 Block 1 (STRB35E) Toms River Adult Care Center, LLC

This site plan is for a change of use from a church to an adult care center on South Main Street. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way full width of the County road on the plan, (2) since the right-of-way half width 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, (3) submit a drainage report (waiver requested), (4) submit County road improvement plans (waiver requested).

A letter dated June 5, 2023 was read from Marc Leber of East Point Engineering requesting waivers from providing a drainage report and from submitting County road improvement plans. This is a change of use. It is proposed to be renovated into an adult daycare facility. The applicant does not propose any changes to the property.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board granted waivers from providing a stormwater report and roadway improvements as there are impacts to County facilities. This site plan was given final approval upon to address the following conditions: (1) dimension the existing right-of-way full width of the County road on the plan, (2) since the right-of-way half width 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. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion as unanimously carried.

TOMS RIVER: Lots 10 & 11 Block 1462.07 (TRT3509) Kassel, Timothy

This two-lot minor subdivision is for a lot line adjustment located on Grantwood Drive. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County requires the plat be signed and sealed by a Professional Land Surveyor prior to the Mylar being stamped and signed. On a motion by Ms. McCrystal, seconded by Mr. Bilotta the minor subdivision be given final approval contingent on the above condition. The motion was unanimously carried.

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

LAKEWOOD: BLOCK 1248.24, LOTS 198, 199, 229, 230, 231 (LAT2219) Red Porch Holdings, LLC

PLUMSTED: Block 27, Lots 20 & 22 (PT413) 74-78 Maple Ave. LLC

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CORRESPONDENCE:

BRICK: Block 640, Lot 38 (BRT2036) CAL-SEB Properties, LLC

This site plan was given final approval on 2/1/2023. A letter dated June 1, 2023 from Kenneth Smith of Lindstrom, Diessner & Carr was read requesting a waiver from providing a 30' x 100' sight triangle easement. The property frontage is 120' and a 30' x 100' sight triangle would encompass roughly 25% of the property including the existing parking. A 305' AASHTO sight triangle at the intersection of Dock Road and Mantoloking Road is requested. On a motion by Mr. Jehnke, seconded by Mr. Sutton the Board recommended accepting the AASHTO sight triangle in lieu of the standard 30' x 100' sight triangle at the intersection of Dock Road and Mantoloking Road. The motion was unanimously carried.

JACKSON: Block 3601, Lots 19, 33, 34, 35 & 40 (JT1713) 508 Burke, LLC

This plan was given final approval on 5/6/2020. A letter 5/2023 was read from Graham Macfarlane of Professional Design Services requesting a one year extension. On a motion by Mr. Jehnke, seconded by Mr. Avery this request was denied. The plan expired on 5/6/2023. The motion was unanimously carried.

LAKEWOOD: Block 187.15, Lot 9 (LAT1552C.02) Harvard Partners LLC

This plan was given final approval on 8/4/2021. Condition #11 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #12 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$12,500.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$12,500.00. The motion was unanimously carried.

LITTLE EGG HARBOR: Block 124, Lot 2 (LEHT442) David Defeo

This plan was given final approval on 2/15/2023. Condition #11 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$3,958.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta with Mr. Sutton and Mr. Tirella abstaining, the off-tract traffic improvement fee to be \$3,958.00. The motion was unanimously carried.

MANCHESTER: Block 85.20, Lot 6 (MT479A) GAGANDIP Kaur/Whitings Group, LLC

This site plan was given final approval on 1/18/2023. Condition #11 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #12 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be zero. On a motion by Mr. Jehnke, seconded by Mr. Sutton the off-tract drainage improvement fee is zero and the off-tract traffic improvement fee is zero. 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:
BERKELEY BT452H	7.01	837.03	2/15/2023	6/19/2023
BRICK BRT2034	24	319	11/16/2022	6/20/2023
BRICK BRT2036	38	640	02/01/2023	06/20/2023
ISLAND HEIGHTS IHB97	33	46	01/18/2023	06/19/2023

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:
JACKSON JT1694A	2.01,4.01,15,16,24,26	134.01	08/19/2020	06/08/2023
LAKEWOOD LA1404B	21	1077	10/17/2018	06/20/2023
LAKEWOOD LAT1404C	21	1077	10/17/2018	06/20/2023
LAKEWOOD LA1999C	2-7/6-15/29-30	1083/1086	08/19/2020	06/08/2023
LAKEWOOD LAT2204	8, 197	208	11/02/2022	06/21/2023
LAKEWOOD LAT944N3	2.02, 2.03	961.01	05/19/2021	06/06/2023
MANCHESTER MT479A	6	85.20	01/18/2023	06/20/2023

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Mark Villinger spoke regarding The Regional Compatible Use Study for Joint Base McGuire-Dix-Lakehurst that concluded on 5/30. The study reviewed land use compatibility in the ten host municipalities across the two Counties and highlighted 10 key recommendations. The Ocean County Commissioners endorsed the findings of the study on June 21st and authorized Planning staff to work with the study partners on implementing recommendations

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

Respectfully submitted,


Veronica Tompkins, Acting Secretary
Ocean County Planning Board