

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

Regular meeting, Wednesday, August 2, 2023, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella read the Open Public Meetings Act Statement of compliance.

Chairman Tirella presiding. Attending: Joseph Bilotta, Elaine McCrystal, Joseph Marra, Alan Avery, Debbie Beyman, John Ernst, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Bilotta, the minutes of July 19, 2023 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 10 & 11 Block 92.25 (BAT275V) Walters Development Co., LLC

This two-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 13. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. 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 plan was given final approval. The motion was unanimously carried.

BARNEGAT: Lots 7, 8, 10, 11, 12, 13 Block 92.26 (BAT275W) Walters Development Co., LLC

This six-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 13. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. 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 plan was given final approval. The motion was unanimously carried.

BARNEGAT: Lots 2, 3, 4 Block 92.30 (BAT275X) Walters Development Co., LLC

This three-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 13. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. 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 plan was given final approval. The motion was unanimously carried.

BEACHWOOD: Lot 1 Block 11.26 (BB136) Albert & Angela Carrera

This two-lot minor subdivision is located on local roads, Bowline Street and Neptune 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 that the applicant address the following condition of approval: (1) revise the plat so that north is up or to the right in accordance with industry standard. 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: Lot 95 Block 1541 (BT703) Salzer, Michael & Deanne

This two-lot minor subdivision is located on a local road, North Bay Drive. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this plan was given final approval contingent the applicant to address the following conditions of approval: (1) revise the final plat to include 3 corner coordinates in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BRICK: Lot 6.01 Block 867 (BRT1987A) Signature Behavioral Health, LLC

This site plan is for renovation of an abandoned public school for a 8,325 s.f .adult day care with 30 parking spaces located on Route 88. The NJDOT "Desired Typical Section" for Route 88 in accordance with the current NJDOT Access code is shown on the plan. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this plan was given final approval. The motion was unanimously carried.

JACKSON: Lots 19, 33, 34, 35 & 40 Block 3601 (JT1713A) Burke Dreams, LLC

This 13-lot major subdivision is for 13 single family residential units, two storm water management basins to be located on private property within drainage easements to the homeowners association, and a cul-de-sac to be located on Burke Road. The final plat appears to have been prepared in accordance with the Recordation Act. The plans indicate Burke Road has a half width right-of-way of 46' and that the proposed curb will be built at 16' from centerline consistent with the County Master plan. The previous application was for an 18-lot major subdivision (JT1713), which expired before the off-tract improvement fees were assessed. The alignment of the proposed cul-de-sac has since been modified and the number of units has been reduced. On a motion by Mr. Bilotta, seconded by Ms. McCrystal this major subdivision was given final approval contingent the applicant to address the following items: (1) reference the deed book and page number of the recorded right-of-way dedication and sight easements to Ocean County on the final plat and subdivision plans, (2) design the proposed intersection offset in accordance with Table 600-5 and Section 610:B, (3) address the following traffic comments: a) the revised roadway alignment no longer meets minimum intersection offset criteria of 250 feet per Table 600-5, and b) the traffic report does not reflect current plan, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (5) 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 15 Block 4301 (JT1739A) 135 Commadore, LLC

This two-lot minor subdivision is located on East Commodore Boulevard (CR 526) and Jackson Mills Road (CR 638). On a motion by Ms. McCrystal, seconded by Mr. Bilotta this minor subdivision was given final approval contingent on the applicant to address the following conditions of approval: (1) dimension the existing right-of-way full width of East Commodore Boulevard and Jackson Mills Road, (2) dimension the existing pavement half width and full width of East Commodore Boulevard and Jackson Mills Road, (3) since the right-of-way half width of East Commodore Boulevard is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (4) since the right-of-way half width of Jackson Mills Road is less than 30' 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, (5) if the Township requires curb and sidewalk, the curb shall be set at the County's Master plan width at 25' from centerline of East Commodore Boulevard with 15:1 paved tapers starting at the property line extending to the existing edge of pavement along the road in accordance with section 611:E-1. 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 20.01 Block 18602 (JT911F) Ollie Contruction c/o Jon Reggio

This two-lot minor subdivision is located on a local road, Dorathy's Lane. County facilities will not be impacted. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. On a motion by Mr. Bilotta, seconded by Ms. McCrystal this minor subdivision was given final approval contingent the applicant to address the following conditions of approval: (1) revise the zoning key map to identify the correct lot, (2) provide a copy of the Pinelands Commission letter stating that County approval can take effect. 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 43, 51, 52 Block 1077 (LAT2192A) Chestnut Holdings NJ LLC

This 28-lot major subdivision is for 28 duplex units and a cul-de-sac to be located on Chestnut Street. The right-of-way half width is 33' consistent with the County master plan. The Board previously acknowledged and accepted the applicant's professional's interpretation that this project does not exceed the CAFRA threshold. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this major subdivision was given final approval contingent the applicant to address the following items: (1) revise the final plat to show County road edge of pavement and provide half width and full width County road pavement dimensions, (2) revise the plans to show County road pavement widening to 23' from centerline for a future three-lane section, (3) revise the plans to show the existing County drainage inlet and underground drainage system and show the inlet to be relocated to the future edge of pavement at 23' from centerline, (4) revise the plans to show the depressed curb near the northwest property corner to be replaced with full height curb in accordance with Section 612.A, (5) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (6) address the following traffic comments: a) depict roadway striping on circulation plan, and b) label sight line decision point from edge of traveled way and depict sight lines in their entirety, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/2/2023), (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. 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 156 Block 189.05 (LAT2223) Baron Builders

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

LITTLE EGG HARBOR: Lot 1 Block 326.14 (LEHT445) Galaxy Commercial Properties

This site plan is for the renovation of an existing building for a 2,750 s.f. day care with 21 parking spaces to be located on Radio Road, South Pulaski Boulevard, and Kadlubeck Way. Ocean County requires the applicant to address the following conditions of approval: (1) 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 and a corner clip at the intersection of Radio Road and Kadlubeck Way intersection to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the intersections and an AASHTO sight easement at the access point to the County road in accordance with County standards to Ocean County, (3) construct the handicap ramps at the driveway and intersection in accordance with the current Federal ADA standards - to be reviewed & approved by the Ocean County Engineer, (4) submit a traffic report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) submit a drainage report (waiver requested), (7) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (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.

A letter dated June 14, 2023 was read from Mathew Wilder of Morgan Engineering requesting a waiver from submitting a traffic report. The proposed development intends to re-occupy an existing vacant building with no modifications to the existing site driveways. A waiver was requested from submitting County road improvement plans as no modifications are proposed to the existing driveways. A waiver was requested from providing a drainage report, as there will be no discernible modifications to the site and the amount of impervious surfaces. A waiver was requested from submitting a CAFRA Permit as the site's location does not meet CAFRA threshold.

On a motion by Mr. Ernst, seconded by Mr. Bilotta the Board granted a waiver from providing a full traffic report provided the applicant submits a trip generation statement comparing the previous use trips to the proposed use trips. A waiver was granted from providing County road improvement plans as no County improvements are required. A drainage report waiver was granted as there will be no increase to the impervious coverage. A waiver is granted from

providing a CAFRA report as the Board acknowledges and accepts the professional's interpretation that the project does not exceed the CAFRA threshold. This application was given final approval contingent upon the applicant to address the following items: (1) 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 and a corner clip at the intersection of Radio Road and Kadlubeck Way intersection to Ocean County, (2) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the intersections and an AASHTO sight easement at the access point to the County road in accordance with County standards to Ocean County, (3) construct the handicap ramps at the driveway and intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (5) 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.

LONG BEACH: Lots 6 & 7 Block 15.23 (LBT792A) LBI Investment Group, LLC

This two-lot minor subdivision is for a lot line adjustment on local roads, Ocean Blvd, Brownson Avenue, and Goodrich Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this plan was given final approval. The motion was unanimously carried.

OCEAN: Lot 186 Block 11 (OT283) Ramadan Investments, LLC

This two-lot minor subdivision is located on local roads, Illinois Avenue, Kennedy Drive, and Adriatic Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this plan was given final approval. The motion was unanimously carried.

PT. PLEASANT: Lot 3 Block 123 (PPB810) 1104 Arnold Avenue Properties, LLC

This site plan is for handicap ramp improvements at an existing medical office on Arnold Avenue and Benedict Street. No improvements are proposed within the County road. Access is from the local road. Ocean County requires the applicant to address the following conditions of approval: On a motion by Mr. Bilotta, seconded by Ms. McCrystal this site plan was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 1 & 3 Block 419 (TRT3511) GG Toms River Properties, LLC

This site plan is for a change of use to a Beach Taco restaurant including handicap ramp modifications into the building and 33 parking spaces and an existing residential dwelling located at the intersection of Fischer Boulevard and Shore Boulevard. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width and pavement half width and full width of the County road on the plan, (2) since the right-of-way half width is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline and a corner clip for the traffic signal equipment to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point and intersection in accordance with County standards to Ocean County, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), (7) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested).

A letter dated July 20, 2023 was read from Michael Goldstein of Van Cleef Engineering requesting waivers for traffic report as there are no changes being made to the driveway, drainage report as there are no changes to impervious coverage, County road improvement plans as there are no improvements proposed outside the area of the parking lot and a CAFRA permit as the site does not qualify as falling under CAFRA jurisdiction.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, a waiver was granted from granting a full traffic report as long as the applicant submits a trip generation statement comparing the previous use trips to the proposed use trips. A waiver was granted from providing a drainage report as there is

no increase in impervious coverage. A waiver was granted from providing County road improvement plans as no County road improvements are required and it was recommended the Board acknowledges and accepts the professional's interpretation that the project does not exceed the CAFRA threshold. This application was given final approval contingent on the applicant to address the following contingencies: (1) dimension the existing right-of-way half width and full width and pavement half width and full width of the County road on the plan, (2) since the right-of-way half width is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline and a corner clip for the traffic signal equipment to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point and intersection in accordance with County standards 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 was unanimously carried.

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

JACKSON: Lots 16 & 17 Block 2101 (JT1748B) May Jackson, LLC

LAKEWOOD: Lots 1 & 2 Block 434 (LAT1704D) Arm Land Group LLC

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CORRESPONDENCE:

POINT PLEASANT: BLOCK 228.01, LOT 19 (PPB807) FNDZ REALTY, LLC

A letter dated July 19, 2023 was read from Ray Carpenter of R.C. Associates requesting a waiver from showing all features within 200' of the site on our site plans. A waiver is also requested from providing a roadway dedication and are offering a road widening easement. Due to the configuration of the site a Road Dedication would create additional lot coverage variances as well as setback issues. On a motion by Mr. Ernst, seconded by Mr. Bilotta the waiver from showing all features within 200' of the site on the plans was denied. The waiver from providing a roadway dedication and providing a 3' road easement in its place is granted. The motion was unanimously carried.

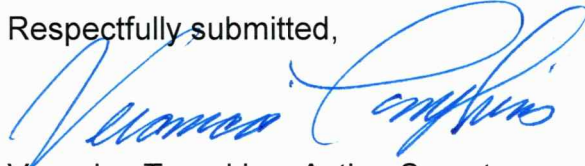
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT72D	2	53	04/06/2023	07/31/2023
BRICK BRT1824D	21	646	08/01/2023	07/19/2023
SEASIDE HEIGHTS SHB169	60	36	02/15/2023	07/28/2023
SEASIDE HEIGHTS SHB171	14.01,143.02, 18,22	6.01	07/06/2023	07/31/2023
STAFFORD ST589	2,3,4,1,1	225-228	03/02/2022	07/28/2023
TOMS RIVER TRT3503	5	794.08	03/01/2023	08/02/2023

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

Respectfully submitted,



Veronica Tompkins, Acting Secretary
Ocean County Planning Board