

OCEAN COUNTY PLANNING BOARD

PO Box 2191
129 Hooper Avenue
Toms River, New Jersey 08754

Regular meeting, Wednesday, July 19, 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: Earl Sutton, Joseph Bilotta, Elaine McCrystal, Joseph Marra, Alan Avery, Debbie Beyman, John Ernst, Laura Benson, Esq., Mark Villinger and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Marra, with Mr. Tirella, Mr. Bilotta, Mr. Avery abstaining, the minutes of July 6, 2023 were moved for approval after Scott Tirella's name was replaced with Vice Chairman Sutton, presiding. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lot 21 Block 646 (BRT1824D) Brick Township

This two-lot minor subdivision is located on Laurel Avenue. On a motion by Ms. McCrystal, seconded by Mr. Bilotta Ocean County requires the applicant to address the following conditions of approval: (1) since the right-of-way half width 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. Approval recommended 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 1-6 Block 22009 (JT1644B) Faraday Ave Property LLC c/o Irving Perlstein

This site plan is for a 123,606 s.f. warehouse and office building with 160 parking spaces to be located on Faraday Avenue and Houston Avenue. County road improvements were constructed under a previous application. On a motion by Ms. McCrystal, seconded by Mr. Marra 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, and if the half width 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, (2) submit a deed of dedication and metes and bounds description for the corner clip right-of-way dedication to Ocean County, (3) 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, (4) address the following traffic comments: a) provide design vehicle turning templates including roadway striping at Faraday & Houston intersection, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/19/2023), (6) provide clear zone calculations to determine if guiderail is warranted at the proposed basin and if so, revise the plans to show guiderail to be installed in accordance with NJDOT standards, (7) provide a curb and pavement detail for the County road in accordance with Section 611:B-2, (8) add to the plans 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, and c) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (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. Approval recommended 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.

JACKSON: Lot 25 Block 4801 (JT1752) 450 Business Park, LLC

This site plan is for a 34,056 s.f. warehouse office with 32 parking spaces to be located on North County Line Road. Access is proposed thru a proposed commercial site on the adjacent property with a proposed right-out only egress drive to the County road. 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 the existing edge of pavement and curb to the west of the site, County road striping, median, traffic signal equipment, and the opposite side right-of-way, (2) dimension the existing right-of-way half width and full width of the County road on the plan, if the half width is less than 50' from centerline then submit a Deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed egress point in accordance with county standards to Ocean County, (waiver requested), (4) submit County road improvement plans (waiver requested), (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/19/2023), (7) address the following traffic comments: a) revise access geometry so exiting WB-50 will not encroach into left thru lane of County Line Road, b) revise driveway curb return to be in accordance with Table 600-4., and c) provide additional information regarding impacts at the adjacent U-Turn signals, (8) revise the plans to show how access to Lot 29 will be maintained under proposed conditions, (9) provide the clear zone line on the plan and if the proposed detention basin slope is unrecoverable or if the outlet structure is in the clear zone, provide guiderail to be installed in accordance with NJDOT standards, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) 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 9, 2023 was read from Brian Murphy of FWH Associates, requesting a waiver from providing the standard Ocean County sight triangle and instead provide an AASHTO sight triangle. This will still present drivers adequate sight lines to identify any potentially conflicting vehicles. A waiver is also requested from providing separate County Road Improvement Plans. County road widening is not proposed.

On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board granted a waiver from providing a standard Ocean County sight triangle and accept an AASHTO sight triangle. The Board is also granting a waiver from providing County Road Improvement plans as no widening of County facilities is required across the frontage of property. The plan was given final approval contingent upon the applicant to address the following conditions: 1) revise the plans to show all existing features within 200' of the site, including the existing edge of pavement and curb to the west of the site, County road striping, median, traffic signal equipment, and the opposite side right-of-way, (2) dimension the existing right-of-way half width and full width of the County road on the plan, if the half width is less than 50' from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (3) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/19/2023), (5) address the following traffic comments: a) revise access geometry so exiting WB-50 will not encroach into left thru lane of County Line Road, b) revise driveway curb return to be in accordance with Table 600-4, and c) provide additional information regarding impacts at the adjacent U-Turn signals, (6) revise the plans to show how access to Lot 29 will be maintained under proposed conditions, (7) provide the clear zone line on the plan and if the proposed detention basin slope is unrecoverable or if the outlet structure is in the clear zone, provide guiderail to be installed in accordance with NJDOT standards, (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: Lots 14.01-14.05, 32 Block 2.01 (LAT1634B.01) Sebbag, Joseph

This seven-lot major subdivision is for six single family residential dwellings with six parking spaces each and a cul-de-sac to be located on North Hope Chapel Road. The plans indicate there are existing sight triangle easements at the intersection of Hope Chapel Road / Schindler Court.

The traffic report is acceptable. On a motion by Mr. Sutton, seconded by Mr. Marra, with Ms. McCrystal abstaining, Ocean County requires the applicant to address the following conditions of approval: (1) dimension half width and full width County right-of-way on the final plat, and since the half width right-of-way of Hope Chapel Road 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 across the entire frontage of the property to Ocean County, (2) revise the plans to show all existing features within 200' of the site, particularly the existing edge of pavement and curb to the east of the site, (3) revise the County road improvement plans to show pavement widening to 25' from the physical centerline across the entire frontage of the subdivision on Hope Chapel Road in accordance with section 611:E-1, (4) dimension the existing and proposed County road pavement half width and full width, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/19/2023), (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) 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. 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.

LAKWOOD: Lots 1 & 7 Block 38 (LAT2217A) YJ BSD 545 LLC

This site plan is for a three-story 10,494 s.f. commercial building with 39 parking spaces to be located on West County Line Road, Cedarview Avenue and Kennedy Boulevard. Access is proposed from the local road. Ocean County requires the applicant to address the following conditions of approval: (1) show all existing features within 200', including underground drainage facilities in the County road, and dimension the County pavement half width and full width, (2) since the right-of-way half width of West County Line Road 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, (3) provide a corner clip right-of-way dedication at the intersection of West County Line Road and Cedarview Avenue to accommodate the future traffic signal, (4) submit sight right easement form and metes and bounds descriptions for 30' x 100' sight triangle easements at both County road intersection in accordance with County standards to Ocean County (waiver requested), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) submit County road improvement plans (waiver requested), (7) address the following traffic comments: a) depict roadway striping, b) depict missing curblines, c) label sight line decision points from edge of traveled way, d) proposed building area and parking spaces on plans, report and application do not match, and e) plan was revised to show proposed 3-story building, verify total building area and revise report to match plan, (8) revise the plans to show the existing B inlet in the County road to be reconstructed at the proposed curb return, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/19/2023), (10) depict the proposed location of the utility pole to be relocated behind the proposed intersection curb radius, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) 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 February 1, 2023 was read from Rich Oberman of NewLines Engineering requesting a waiver from providing a sight right easement. The site is at the intersection of Clearview Avenue, County Line Road and Kennedy Boulevard. The applicant is offering to dedicate the 30'x100' easement on County Line Road, but is requesting a waiver for the easement on Kennedy Boulevard. A letter dated April 4, 2023 from Glenn Lines of NewLines Engineering was read requesting a waiver from providing a CAFRA Determination statement. The three triggers for a CAFRA Determination are a residential development having 75 or more dwelling units. A commercial development having 150 or more parking spaces and a public development or industrial development. A third waiver dated June 29, 2023 was ready from Rich Oberman of NewLines Engineering requesting a waiver from providing County road improvement plans. The site does not access or propose any driveways onto the adjacent County roads.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board denied the waiver for 30'x100' sight triangle at Kennedy Boulevard intersection. Recommend the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The Board granted a waiver for providing County Road Improvement plans as no County road widening is necessary at this time. This plan was given final approval contingent

upon the applicant to address the following conditions: (1) show all existing features within 200', including underground drainage facilities in the County road, and dimension the County pavement half width and full width, (2) since the right-of-way half width of West County Line Road 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, (3) provide a corner clip right-of-way dedication at the intersection of West County Line Road and Cedarview Avenue to accommodate the future traffic signal, (4) submit sight right easement form and metes and bounds descriptions for 30'x100' sight triangle easements at both County road intersection in accordance with County standards to Ocean County (5) address the following traffic comments: a) depict roadway striping, b) depict missing curblines, c) label sight line decision points from edge of traveled way, d) proposed building area and parking spaces on plans, report and application do not match, and e) plan was revised to show proposed 3-story building, verify total building area and revise report to match plan, (6) revise the plans to show the existing B inlet in the County road to be reconstructed at the proposed curb return, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/19/2023), (8) depict the proposed location of the utility pole to be relocated behind the proposed intersection curb radius, (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.

LAKWOOD: Lot 20 Block 420.01 (LAT752J) Cong Meshech Chochma

This six-lot major subdivision is for four duplex units and one single family residence with a total of 20 parking spaces, and the remainder lot is the Hearthstone Estates Assisted Living facility on Williams Street. The proposal involves improving paper street, Rose Place for access to the residential units. On a motion by Mr. Marra, seconded by Mr. Sutton this major subdivision was given final approval contingent the applicant to address the following conditions of approval: (1) revise the zone map on the final plat to properly show the project location, (2) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (3) rotate the final plat so that north is up or to the right in accordance with industry standards, (4) pay an off-tract traffic improvement fee in an amount of \$2,083. Approval recommended 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.

LITTLE EGG HBR: Lots 30 & 31 Block 326.215 (LEHT444) Tortora, Carl

This two-lot minor subdivision is for a lot line adjustment on a local road, Kansas Road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Marra, with Mr. Sutton abstaining this minor subdivision was given final approval. The motion as unanimously carried.

SOUTH TOMS RIVER: Lots 1.02 & 1.03 Block 20 (STRB66B) Borough of South Toms River

This three-lot minor subdivision is at a municipal public works building property located on local roads, Drew Lane and Drake Lane. County facilities will not be impacted. The Final Plat appears to have been prepared in accordance with Recordation Act. The previous approved two-lot minor subdivision STRB66A is hereby withdrawn. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Avery abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

SHIP BOTTOM: Lot 1.01 Block 15 (SBB209A) Gold Surf Properties LP

This site plan is for a 25 space gravel parking lot to be located on Long Beach Boulevard between 27th and 28th Streets. The parking will supplement the parking for the existing retail use, Faria's Surf Shop, on the east side of Long Beach Boulevard. Access will be from both 27th Street and 28th Streets. Ocean County requires the applicant to address the following conditions of approval: (1) submit a drainage report (waiver requested), (2) submit a traffic report (waiver requested), (3) submit County road improvement plans (waiver requested), (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) submit a sight right easement form for 30'x100' sight triangle easements at the intersections in accordance with County standards to Ocean County (waiver requested), (6) reconstruct the

existing intersection curb radius in accordance with Section 610:E (waiver requested), (7) dimension the pavement half width and full width of both County roads, (8) dimension the County right-of-way half width and full width of both County roads, (9) revise the plans to show a one-way drive aisle directed to the north away from 28th Street, (10) remove the proposed parking from within 20' of the County right-of-way of 28th Street in accordance with Section 603.A, (11) remove the proposed parking from within 5' of the County right-of-way of Long Beach Boulevard in accordance with Section 603.B, (12) construct a handicap ramp at the 27th Street and Long Beach Boulevard intersection in accordance with the current Federal ADA standards - to be reviewed & approved by the Ocean County Engineer, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) 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. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated June 13, 2023 was read from James Brzozowski of Horn, Tyson & Yoder, Inc. requesting a waiver from providing a drainage report. The hard impervious surfaces have been removed and replaced with a gravel parking lot. A waiver was requested from providing a traffic report. The proposed parking lot will supplement the parking for the existing retail uses located on the east side of Long Beach Boulevard (Farias Shop). A waiver was requested from providing County road improvement plans. A waiver was requested from providing a CAFRA Permit. Per NJAC 7:702.2(a)3 the site is located approximately 190 feet from the regulated body of water and proposes less than 50 parking spaces. A waiver is requested from providing County standard sight triangle easements at the intersection of the proposed driveway and Long Beach Boulevard. A waiver is also requested from requiring a 25' radius at the intersection of the westerly side of Long Beach Boulevard and southerly line of 27th Street and intersection of the westerly side of Long Beach Boulevard and the northerly side of 28th Street.

On a motion by Mr. Ernst, seconded by Ms. McCrystal the waiver was granted from providing a drainage report as the applicant has reduced the impervious coverage. A waiver was granted from providing a full traffic report and require the applicant to provide a trip generation statement comparing the previous use to proposed uses. Recommend the Board acknowledge and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The Board granted the waiver for sight triangle easements and accept AASHTO sight triangle. A waiver from requiring a 25' radius was granted and accept a 10' radius as it is consistent with the neighborhood. This site plan was given final approval contingent upon the applicant to address the following conditions: (1) dimension the pavement half width and full width of both County roads, (2) dimension the County right-of-way half width and full width of both County roads, (3) revise the plans to show a one-way drive aisle directed to the north away from 28th Street, (4) remove the proposed parking from within 20' of the County right-of-way of 28th Street in accordance with Section 603.A, (5) remove the proposed parking from within 5' of the County right-of-way of Long Beach Boulevard in accordance with Section 603.B, (6) construct a handicap ramp at the 27th Street and Long Beach Boulevard intersection in accordance with the current Federal ADA standards - to be reviewed & approved by the Ocean County Engineer, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

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

BRICK: Lot 20 Block 1026 (BRT788E) 2225 Route 88 Realty, LLC

LAKEWOOD: Lots 22, 23, 24 Block 188 (LAT2143A.01) Aderes Bais Yaakov

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CORRESPONDENCE:

Seaside Heights: Block 6.01, Lots 14.01, 14.02, 18, 22 (SHB171) Sixteen Webster Ave LLC

This site plan was given final approval on 7/6/2023. Condition #6 was to pay an off-tract drainage improvement fee to be determined by the County Engineer. Condition #7 was to pay an off-tract traffic improvement fee to be determined by the 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 \$4,167.00. On a motion by Mr. Ernst, seconded by Mr. Marra, the Board required an off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$4,167.00. 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 LAT1949A	76.02	423	04-5-2023	07-17-2023
OCEAN OT281	1.01, 1.02	93	05-17-2023	07-17-2023
TOMS RIVER TRT3460	14	172	05-05-2023	07-17-2023

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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