

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

Reorganizational meeting, Wednesday, January 18, 2023, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Earl Sutton, Joseph Bilotta, Scott Tirella, Dennis Liberatore, Joseph Bilotta, Alan Avery, John Ernst, Matt Thompson, Tony Agliata and Tim Gleason.

The first order of business was the nomination and election of Chairman and Vice Chairman. Matt Thompson opened the floor for nominations. On a motion by Mr. Bilotta, seconded by Mr. Liberatore, Scott Tirella was nominated for Chairman. The motion was unanimously carried. On a motion by Mr. Bilotta, seconded by Mr. Avery, Earl Sutton was nominated for Vice Chairman. The motion was unanimously carried. There being no other nominations for Chairman and Vice Chairman, on a motion by Mr. Bilotta, seconded by Mr. Avery, the nominations for Chairman and Vice Chairman were closed and Scott Tirella was elected Chairman and Earl Sutton was elected Vice Chairman. The motion was unanimously carried.

Congratulations Mr. Tirella, Chairman and Mr. Sutton, Vice Chairman

Chairman Tirella asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Mr. Gleason advised the Chairman that adequate notice of this meeting was provided.

On a motion by Mr. Sutton, seconded by Mr. Bilotta, the minutes of the meeting of December 21, 2022 were moved for approval. The motion was unanimously carried

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 22,23 Block 107 (BAT331) Barbieri, Joseph

This two-lot minor subdivision is for a lot line adjustment on a local road. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to include 3 corner coordinates in accordance with the Recordation Act. 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.

BERKELEY: Lot 25 Block 956 (BT696) Station Road Developers LLC

This 27-lot major subdivision is for 24 single family residential dwellings, three homeowner's association lots and a cul-de-sac to be located on Station Road. Ocean County requires the applicant to address the following items: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act, and (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated December 27, 2022 was read from Glenn D. Lines of NewLines Engineering, requesting a waiver from providing a CAFRA permit. The project proposes 24 single family residential dwellings and three HOA lots. This is not a commercial development. This is not a public development or industrial development. (N.J.A.C 7:7-2.2(a) 3 A development located in the CAFRA area between a point greater than 150 feet landward of the mean high water line or any tidal waters or the landward limit of a beach or dune, whichever is most landward, and a point 500 feet landward of the mean high water line of any tidal waters or the landward limit of a beach or dune, whichever is most landward, which is located within the boundaries of a qualifying municipality or which is located within the boundaries of a city of the fourth class with a population of over 30,000 persons according to the latest decennial census.

On a motion by Mr. Ernst, seconded by Mr. Liberatorie, the Board acknowledges and accepts the applicants professional's interpretation the project does not exceed the CAFRA threshold; this major subdivision was given final approval contingent upon the applicant to address the following item: 1) revise the final plat to include three corner coordinates 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.

ISLAND HEIGHTS: Lot 33 Block 46 (IHB97) Arya Properties, LLC

This two-lot minor subdivision is located at the intersection of two local roads, Maple Street and Garden Street. On a motion by Mr. Bilotta, seconded by Mr. Liberatore, with Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation and provide the NJDEP file number on the plan, (2) provide a legible and reproducible key map on the final plat, and (3) provide a 20' wide drainage easement to Island Heights Borough along the back property line for the maintenance of the drainage swale. 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: Lot 8 Block 14301 (JT1745) Jackson Cheder School, Inc c/o Aharon Rottenberg

This site plan is for a two-story, 66,479 square footprint elementary school with 195 parking spaces to be located on Brewers Bridge Road. On a motion by Mr. Sutton, seconded by Mr. Liberatore this site plan was given final approval contingent upon the applicant to address the following conditions: (1) revise the plans to show the proposed sight easements to be dedicated to Jackson Township, not Ocean County since Brewers Bridge Road is a township road, (2) address the following traffic comments: a) total building area does not match on the plans, report, application, nor statement of operations, revise as required, b) provide ITE trip generation criteria for comparison with information provided by the applicant, c) submit road construction plans as noted on cover sheet, and d) discuss impacts at County Line & Brewers Bridge intersection. 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKESWOOD: Lots 1 Block 44 (LAT1022E) Beth Medrash Govoha of America

This five-lot major subdivision is located at Georgian Court University on 9th Street. The subdivision will create lots to build 600 student housing apartment units for Beth Medrash Govoha of America. The subdivision will also create Township right-of-way for the extension of Cedarview Avenue and Carey Street. On a motion by Mr. Sutton, seconded by Mr. Liberatorie, this major subdivision was given final approval contingent the applicant to address the following conditions: (1) revise the final plat to include three corner coordinates on each page in accordance with the Recordation Act. 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKESWOOD: Lot 1 Block 44 (LAT1022F) Beth Medrash Govoha of America

This site plan is for 600 apartment units to be leased to students of Beth Medrash Govoha including 300 child daycare center and 1,295 parking spaces. The project includes an extension of Cedarview Avenue from 14th Street to 9th Street and extension of Carey Street to Cedarview Avenue. On a motion by Mr. Bilotta, seconded by Mr. Liberatorie, this site plan was given final approval contingent the applicant to address the following items: (1) address the following traffic comment: a) it appears the trip generation information is based on assumptions and operational information provided by the applicant. Demonstrate how the proposed trip generation was calculated. Provide ITE and RSIS criteria for mid-rise residential apartment for comparison with the information provided by the applicant, b) analyze the County Line & Forest and County Line & Cedarview intersections. Determine impacts to westbound left turns from County Line Road at

each intersection. 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

LAKESWOOD: Lot 1 Block 463 (LAT2212) Holtz, David

This two-lot minor subdivision is for two duplex units to be located at the intersection of two local roads, Blanche Street and Trudy Lane. 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. Liberatorie, this minor subdivision was given final approval. The motion was unanimously carried.

LONG BEACH: Lot 14 Block 4.07 (LBT797) KJ Realestate LLC

This site plan is to convert an existing vacant commercial building into a distillery & tasting room with three parking spaces on Long Beach Boulevard. The plans indicate the existing right-of-way half width of Long Beach Boulevard is 50' from centerline, consistent with the County Master Plan. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a drainage 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 and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (waiver requested), (6) design the proposed access point to the County road in accordance with County Site Plan and Subdivision Resolution (waiver requested), (7) revise the plans to show the construction of a 4' wide concrete sidewalk, a pervious surface between the sidewalk and the curb, and full height curb along the frontage of the property, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on waiver requests.

A letter dated December 29, 2022 was read from James Brzozowski from Horn, Tyson & Yoder requesting several waivers. A waiver is requested from providing a traffic report, rather a traffic statement has been provided. There will be a slight reduction of traffic generated by the proposed development, as the site is being fully developed with an existing mixed use building. The parking area, as it exists, is to rear of the building and is accessed by a 10' wide driveway along the northerly side of existing building. The change of use of the building will not have a significant impact to traffic on Long Beach Boulevard. A waiver is requested from submitting a drainage report. The site is fully developed with existing impervious surfaces occupying 91.7% of the site area. The proposed deck addition will be constructed over existing impervious surfaces. 820 s.f. of pavement will be removed from a portion of existing paved parking lot and will be replaced by a more pervious stone surface to reduce the impervious coverage of the property, therefore, the proposed development will provide a reduction in stormwater runoff. A waiver is requested from providing a CAFRA Jurisdictional Determination. This project does not require a CAFRA permit, per NJAC 7:7-2.2(a)3 as the site is located over 500 feet from a regular body of water and proposes less than 50 parking spaces or equivalent area and less than 25 residential units. A waiver is requested from the County Standard for sight triangle easements 610:D at the intersection of the proposed driveway and Long Beach Boulevard. The existing building will encroach significantly into the County standard sight triangle at this intersection. The applicant requests a waiver to permit the ASHTO standard for sight triangles for intersection with stop control on the minor road, as detailed on the submitted plan, be substituted for the County Standard for sight triangle easements. Long Beach Boulevard is a four lane undivided road with a posted speed limit of 45 mph. The ASHTO sight triangle is an accepted and safe standard as is suggested as an alternative at this intersection. A waiver was requested from County Standard for driveway dimensions, 610:C at the intersection of the existing driveway and Long Beach Boulevard. The setback from the northerly property line to the existing driveway is zero feet, where the County standard requires ten feet minimum. The existing right turn radius from the driveway onto the northbound lanes of Long Beach Boulevard is zero feet. The existing width of the driveway is ten feet, where 15 minimum is required. The existing eight linear feet depressed curb will be increased to 19 to provide the adequate right turn radius from the north bound lanes of Long Beach Boulevard to the existing driveway. The right turn radius from the driveway to the

North bound lanes of North Beach Boulevard that is contiguous to the northerly adjacent Lot 13.02. This is fully developed with no available alternative location for the driveway to provide access to the parking area to the rear of the building.

On a motion by Mr. Ernst, seconded by Mr. Sutton, with Scott Tirella abstaining, the Board granted a waiver from providing a full traffic report provided the applicant provides trip generation statement comparing existing and proposed uses, grant drainage report waiver as applicant proposes a reduction in impervious surfaces, grant waiver from County road improvement plans as applicant is to reconstruct curb driveway and sidewalk along frontage, the Board acknowledges and accepts the applicants professional's interpretation that the project does not exceed the CAFRA threshold, grant acceptance of ASHTO sight triangles due to existing building, and grant waiver from commercial driveway standard provided the applicant reconstructs driveway apron in accordance with residential driveway standard; this site plan was given final approval contingent up to the applicant to address the following items; (1) revise the plans to show the construction of a four' wide concrete sidewalk, a pervious surface between the sidewalk and the curb, and full height curb along the frontage of the property, and (2) 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. Construction shall not commence until all conditions have been met.

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

This site plan is for a change of use of an existing 848 s.f. building to become a convenience store/tobacco shop with nine parking spaces located on Lacey Road. If Manchester Township requires the installation of sidewalk along Lacey Road, the back of the sidewalk should be located at the County right-of-way line. Ocean County requires the applicant to address the following conditions: (1) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the road and on adjoining properties, (2) dimension half width and full width right-of-way of Lacey Road, (3) submit a Deed for the additional right-of-way dedication to 40' from centerline along Lacey Road to Ocean County or provide reference to the document that previously dedicated the right-of-way to Ocean County, (4) submit a sight right easement form for the sight triangle easement at the driveway to Lacey Road in accordance with County standards, (5) design the proposed driveway to Lacey Road in accordance with Section 606:C and Table 600-4, (6) provide more detailed information with regard to the existing drainage facilities under Lacey Road, (7) provide a Pinelands Commission "no further review" letter, (8) submit a traffic report (waiver requested), (9) submit a drainage report (waiver requested), (10) submit County road Improvement plans (waiver requested), (11) pay an off-tract drainage improvement fee in the amount to be determined by the County Engineer, and (12) pay an off-tract traffic improvement fee in the amount to be determined by the County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on waiver requests.

A letter dated December 28, 2022 was read from Roger Marino, of Roger J. Marino & Associates, Inc. requesting several waivers. A waiver is requested from submitting a traffic report. The proposed use of the existing building is a convenience store, previously a flower shop. The proposed use is not anticipated to generate a significant volume of traffic over the previous use; a waiver requested from submitting a drainage report, the site currently contains one existing building and associated paved parking. The applicant is only proposing to add a sidewalk from the rear parking to provide access to the right side of the building. Existing drainage pattern on-site will remain and no expansion of the building footprint or paved parking impervious area is proposed. A waiver is requested from providing County road improvement plans, no additional parking, structures or improvements are proposed toward Lacey Road.

On a motion by Mr. Ernst, seconded by Mr. Sutton the Board granted a waiver from providing a full traffic report provided applicant submit a trip generation statement comparing existing and proposed uses, the Board granted a waiver from providing a drainage report as applicant proposes de-minims site improvements and no County road improvements are required so a waiver was granted; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the road and on adjoining properties, (2) dimension half width and full width right-of-way of Lacey Road, (3) submit a Deed for the additional right-of-way dedication to 40' from centerline along Lacey Road to Ocean County or

provide reference to the document that previously dedicated the right-of-way to Ocean County, (4) submit a sight right easement form for the sight triangle easement at the driveway to Lacey Road in accordance with County standards, (5) design the proposed driveway to Lacey Road in accordance with Section 606:C and Table 600-4, (6) provide more detailed information with regard to the existing drainage facilities under Lacey Road, (7) provide a Pinelands Commission "no further review" letter, (11) pay an off-tract drainage improvement fee in the amount to be determined by the County Engineer, and (12) pay an off-tract traffic improvement fee in the amount to be determined by the County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

SEASIDE HEIGHTS: Lots 4 & 9 Block 40 (SHB147A) Pantai LLC

This two-lot minor subdivision is for a lot line adjustment at the intersection of Sheridan Avenue and the Boulevard. The subdivision is to create a lot for site plan SHB147B for 15 condominium units. The previously approved site plan SHB147 for Hephaestus Townhouses which is currently under construction on existing Lot 9 needs to be amended since this application includes a lot line adjustment for Lot 9 and the project being constructed is inconsistent with the approved plans. On a motion by Mr. Bilotta, seconded by Mr. Avery, with Mr. Tirella abstaining, this minor subdivision was given final approval contingent the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the Boulevard and Sheridan Avenue on the plan, and if 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. (2) 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, (3) revise the plat to accurately show on-site conditions, including the current construction, (4) dimension the County right-of-way full width and half width and dimension the County road pavement full width and half width on the final plat, and (5) provide a north arrow on the final plat. 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

SEASIDE HTS: Lots 4 & 9 Block 40 (SHB147B) Pantai LLC

This site plan is for 15 condominium units with 27 parking spaces to be located on the Boulevard. The associated two-lot minor subdivision SHB147A will create the proposed Lot 4.01 for the condominium complex. The previously approved site plan SHB147 for Hephaestus Townhouses which is currently under construction on existing Lot 9 needs to be amended since this application includes a lot line adjustment for Lot 9 and the project being constructed is inconsistent with the approved plans. Ocean County requires the applicant to address the following items: (1) submit County road improvement plans (waiver requested), (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) submit a drainage report (waiver requested), (4) dimension the existing right-of-way half width and full width of the Boulevard and Sheridan Avenue on the plan, and if 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) 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, (6) revise the site plan to accurately show on-site conditions, including the current construction on Lot 9, (7) dimension the County right-of-way full width and half width and dimension the County road pavement full width and half width on the site plan, (8) address the following traffic comments: a) dimension the distance from the parking space to the County right-of-way line, and b) demonstrate proposed tree planters will not be in AASHTO sight lines, (9) add the following Ocean County standard notes for projects located on County roads: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (11) pay an off-tract drainage 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried. Approval recommended upon fulfillment of the above contingencies and the Board's decision on waiver requests.

A letter was read dated December 27, 2022 from Mathew Wilder, of Morgan Engineering requesting several waivers. A waiver is requested from providing County roadway improvement plans. The extent of the plan changes with the County right of way are curbing, rick paver and street trees consistent with the streetscape found along the Boulevard. Details are depicted on the site plans in lieu of separate County roadway improvement plans. A waiver is requested from providing a CAFRA permit or jurisdiction determination due to the fact that it does not meet the statutory threshold necessitating a CAFRA permit. CAFRA would be triggered at 25 units and only 15 are proposed, or a road or sewer main extension in excess of 1,200 linear feet. A waiver is requested from providing a drainage report. The property is located within a tidal flood zone. The property is located within tidal flood zone AE 8. The development does not disturb more than 1 acre of land nor does it increase impervious surfaces on-site by one quarter acre or more. The property is only 15,300 s.f. and is almost entirely impervious as it is currently improved with the Coral Sands Motel as well as an under construction townhome development. There is no exposed parking areas that would result in silt or oil laden runoff being discharged from the site. All of the proposed parking is covered by the building.

On a motion by Mr. Ernst, seconded by Mr. Sutton, with Mr. Tirella abstaining, the Board granted a waiver from providing County road improvement plans as no widening is required. The Board granted a waiver from providing a CAFRA report and acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Board also granted a waiver from providing a drainage report as applicant proposes minimal increase in impervious surfaces; 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 the Boulevard and Sheridan Avenue on the plan, and if 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 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, (3) revise the site plan to accurately show on-site conditions, including the current construction on Lot 9, (4) dimension the County right-of-way full width and half width and dimension the County road pavement full width and half width on the site plan, (5) address the following traffic comments: a) dimension the distance from the parking space to the County right-of-way line, and b) demonstrate proposed tree planters will not be in AASHTO sight lines, (6) add the following Ocean County standard notes for projects located on County roads: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

SEASIDE HEIGHTS: Lots 7, 10, 19.02 Block 1 (SHB168) Herz, Shimshon

This site plan is for 17 townhouses with 34 parking spaces to be located at the intersection of Ocean Terrace and Porter Avenue. The proposed on-site parking is not adequate to support the proposed site plan. The on-street parking on the County roads cannot be identified as reserved for the proposed units. Ocean County requires the applicant to address the following conditions: (1) dimension the existing right-of-way half width and full width of both Ocean Terrace and Porter Avenue on the plan, and 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, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easements at the intersection and a AASHTO sight triangle at the proposed access point in accordance with County standards to Ocean County,

(3) address the following traffic comments: a) demonstrate the proposed building and landscaping will not be in AASHTO sight lines for both the driveway and Porter Avenue/Ocean Terrace intersection, b) revise design vehicle turning template from compact vehicle to passenger vehicle, demonstrate passenger vehicles parked in last row will be able to turn around on site and will not back onto Ocean Terrace, demonstrate entering and exiting vehicles will not conflict, and c) depict proposed on-site parking spaces on the plan and provide a dimension to the parking space from the County right-of-way line, (4) submit County road improvement plans (waiver requested), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) submit a drainage report (waiver requested), (7) design the proposed access point to the County road in accordance with Section 606 and Table 600-4, (8) revise the plans to show existing depressed curb on Ocean Terrace to be replaced with full height curb, (9) add the following standard County notes for projects located on County roads 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, and 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, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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 waiver requests.

A letter dated December 30, 2022 by Mathew R. Wilder of Morgan Engineering & Surveying requesting several waivers. A waiver is requested on submitting County roadway improvement plans. The extent of the plan changes within the County right-of-way are limited and consistent of the elimination of an existing depressed curb and driveway apron on Porter Avenue and a depressed curb and driveway apron on Ocean Terrace providing access to the development. Details area depicted on the site plan. A waiver is requested from providing a CAFRA permit or jurisdiction determination due to the fact that it does not meet the statutory threshold necessitating a CAFRA permit. CAFRA would be triggered at 25 units and only 17 are proposed, or a road or sewer main extension in excess of 1,200 linear feet. A waiver is requested from providing a drainage report. The property is located within a tidal flood zone. The property is located within a tidal flood zone AE 8. The property, in totality is only 18,860 s.f. and the increase of impervious surfaces totals 8,860 s.f. discounting the portion of the existing site which is hard-packed gravel. The increase in impervious surfaces is below the 0.25 acre threshold which would trigger stormwater management.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, with Mr. Tirella abstaining, the Board granted a waiver from County road improvement plans as no widening is required. The Board granted a waiver from providing a CAFRA report and acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Board also grants a waiver from providing a drainage report as there will be no significant increase in impervious surfaces; this site plan was given final approval contingent upon the applicant to address the following conditions (1) dimension the existing right-of-way half width and full width of both Ocean Terrace and Porter Avenue on the plan, and 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, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easements at the intersection and a AASHTO sight triangle at the proposed access point in accordance with County standards to Ocean County, (3) address the following traffic comments: a) demonstrate the proposed building and landscaping will not be in AASHTO sight lines for both the driveway and Porter Avenue/Ocean Terrace intersection, b) revise design vehicle turning template from compact vehicle to passenger vehicle, demonstrate passenger vehicles parked in last row will be able to turn around on site and will not back onto Ocean Terrace, demonstrate entering and exiting vehicles will not conflict, and c) depict proposed on-site parking spaces on the plan and provide a dimension to the parking space from the County right-of-way line, (4) design the proposed access point to the County road in accordance with Section 606 and Table 600-4, (5) revise the plans to show existing depressed curb on Ocean Terrace to be replaced with full height curb, (6) add the following standard County notes for projects located on County roads 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, and 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, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

STAFFORD: Lots 56.06 & 56.07 Block 147.107 (ST112M2) TFH Manahawkin, LLC

This site plan is for a 100,320 s.f. self-storage facility with 19 proposed parking spaces to be located on Route 72 and the local section of Mill Creek Road. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA permit from the NJDEP, and (2) provide a list of map references identified on the site plan. 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

TOMS RIVER: Lot 13 Block 472 (TRT1478G2) Maple Ash, LLC

This site plan is for an 11,070 s.f. addition to an existing commercial building and parking lot modifications to provide seven additional parking spaces at a site located on Route 37, Industrial Way North, and Corporate Circle. On a motion by Mr. Liberatorie, seconded by Mr. Bilotta, this site plan was given final approval contingent the applicant to address the following items: (1) submit a copy of the CAFRA permit from the NJDEP, and (2) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT Access code. Approval recommended upon fulfillment of the above contingencies.

TOMS RIVER: Lot 102.01 Block 931.04 (TRT3499) Ocean Beach and Bay Club, Inc.

This site plan is for a 5,159 s.f. building to replace the Superstorm Sandy damaged clubhouse, a storage garage, and parking lot modifications to construct three new ADA parking spaces at the Ocean Beach and Bay Club on Heron Lane and Route 35. County facilities will not be impacted. On a motion by Mr. Liberatorie, seconded by Mr. Avery, this site plan was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 3 & 4 Block 1026 (TRT3500) 1900 Route 35 N, LLC

This 2-lot minor subdivision is for a lot line adjustment at the intersection of Route 35 North and Seventh Avenue, a local road. County facilities will not be impacted. The NJDOT desired typical section of Route 35 is shown on the plan. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Mr. Avery, this minor subdivision was given final approval. The motion was unanimously carried.

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THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATION WAS INCOMPLETE FOR REVIEW

BRICK: Block 646, Lot 21 (BRT1824C.02) D.,R. Horton NJ/PA

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CORRESPONDENCE:

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BARNEGAT: Block 53 Lot 2 (BAT72D) Sullivan, Brian. This site plan received conditional approval on April 6, 2022. Condition #8 required the payment of an off-tract traffic improvement fee in the amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$656.00. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board required a payment of an off-tract traffic fee in the amount of \$656.00. The motion was unanimously carried.

BRICK: Block 549 Lot 7 (BRT1841A.04) Old Silverton Road LLC. This site plan received conditional approval on February 2, 2022. Condition #5 required the payment of an off-tract drainage fee in an amount to be determined by the Ocean County Engineer and condition #6 required the payment of an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$3,333.00. On a motion by Mr. Ernst, seconded by Mr. Liberatorie, the Board required the payment of off-tract drainage fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$3,333.00. The motion was unanimously carried.

BRICK: Block 462 Lot 27.01 (BRT608E) Bricktown Equities, LLC. This site plan received conditional approval on July 20, 2022. Condition #4 required the payment of an off-tract traffic improvement fee in the amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$6,250.00. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board required a payment of an off-tract traffic fee in the amount of \$6,250.00. The motion was unanimously carried.

JACKSON: Block 3001, Lots 2,3 & 4; (JT1675A.06) Cardinale & Jackson Crossing #2. This site plan was given conditional approval on August 18, 2021. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the minutes are hereby amended to properly revise the proposed plans; a) the current total of office/retail/restaurant increased from 61,631 s.f. to 68,117 s.f. on the revised plans in the overall traffic report, b) the size of the medical research component increased from 81,700 s.f. to 163,400 s.f. to include the medical campus, the size of the indoor recreation air dome changed from 161,663 s.f. to be 108,795 s.f., plus a 137,400 s.f. building for a new total of 246,195 s.f. which now includes a second floor in the building.

LAKEWOOD: Block 175.02/183 Lots 83/ 1,2,4 &5 (LAT1981A/B) Yeshiva Shaar Hatalmud. This major subdivision received conditional approval on February 2, 2022. A letter received on December 14, 2022 was read from Christopher P. Rosati of FWH requesting a waiver from providing the standard Ocean County sight triangle and instead providing an American Association of State Highway and Transportation Officials (AASHTO) sight triangle at the intersection of East County Line Road and Elkins Street. The proposed right-of-way is 19 feet behind the proposed edge of pavement. AASHTO sight lines at the intersection do not encroach onto the proposed lots. On a motion by Mr. Ernst and seconded by Mr. Bilotta the Board has denied the waiver request, the applicant needs to provide standard sight triangle. The property is vacant land and there are no hardships. The motion was unanimously carried.

POINT PLEASANT BEACH: Block 160 Lot 6 (PPBB288) Broadway Court Motel Inc. This major subdivision received conditional approval on May 18, 2022. A letter dated December 22, 2022 was read from Robert C. Burdick of R.C. requesting a waiver from the requirement to provide a full design for the residential driveways. The applicant intends to create four new residential lots for sale and for future construction of single family homes.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted the waiver from driveway spacing and combined access as applicant proposes lot development consistent with the neighborhood. On May 18, 2022 condition #3 was to pay an off-tract traffic fee in the amount determined by the Ocean County Engineer. The Ocean County Engineer determined the fee for the off-tract traffic improvement fee to be \$1,667. The motion was unanimously carried.