

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

Regular meeting, Wednesday, April 19, 2023, 8:00 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, Joe Bilotta, Joseph R. Marra, Debra Beyman, Laura Benson, Esq., Mark Jehnke, Mark Villinger and Veronica Tompkins.

On a motion by Mr. Bilotta, seconded by Mr. Marra, with Mr. Sutton abstaining, the minutes of the meeting of April 5, 2023 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BAY HEAD: Lot 11, Block 45 (BHB142) Camryn Holdings, LLC

This site plan is for the raising of two residential houses and the reconfiguration of the driveway on Bridge Avenue. There are two dwelling units in each house. The right-of-way full width of Bridge Avenue is 70', which is greater than the Master Plan desired right-of-way width. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

BERKELEY: Lots 8.01 & 10, Block 1407 (BT698) Stern, Matthew T

This site plan is for a 3,000 s.f. warehouse with five parking spaces to be located on a vacant lot on Route 9. The NJDOT desired typical section is shown on the plans. The traffic impact report is acceptable. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the NJDOT Access Permit, (2) submit a drainage report (waiver requested), (3) 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 requests.

A letter dated March 27, 2023 was read from Mathew Wilder of Morgan Engineering requesting two waivers. A waiver is requested from submitting a drainage report. The subject property does not front on a County road nor is it in the vicinity of any County roads. A waiver was also requested from submitting a CAFRA Permit. CAFRA approval would be required for a non-residential development with more than 49 equivalent parking spaces.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board granted a waiver from providing a drainage report as the subject property has no impact on County property. The Board also granted a waiver from submitting a CAFRA Permit 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 item: (1) submit a copy of the NJDOT Access Permit. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 6 & 21.03, Block 12.02 (LAT1386C2) 173 Miller, LLC

This site plan is for a parking lot expansion for 37 additional spaces for an existing Synagogue located on Lot 21.03. Ocean County requires the applicant to address the following items: (1) revise area map and tax map on the cover sheet to identify all lots included in the project area, (2) dimension the existing right-of-way full width of the County road on the plan, (3) 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, (4) since there is no longer a proposed access drive to Lot 6, remove the proposed sight right easement on Lot 6 and revise the vertical profile sight line on sheet 4 to be from the existing access drive on Lot 21.03, (5) revise the plans to show all existing features within 200' of the site along the County road, including existing edge of pavement on the opposite side of the road and

show the existing drainage features including size and material on the proposed sheets, (6) revise the plans so that north is up or to the right in accordance with industry standard, (7) dimension the County road pavement half-width and full-width, (8) revise the plans to show County road pavement widening across the frontage of Lot 6 to match the pavement half width at station 12+50, (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, 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) revise the plans to show the driveway apron on Lot 22 to be reconstructed or show the proposed edge of pavement tying back into existing edge of pavement at the property line, (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. On a motion by Mr. Sutton, 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 was unanimously carried.

LAKWOOD: Lot 1.07, Block 961.02 (LAT944Z6) Tower Park Equity, LLC

This site plan is for a one-story retail building "A" (37,330 s.f.), a one-story retail building "B" (71,920 s.f.), and a pad site for building "C" (5,986 s.f.) with 597 parking spaces to be located on Avenue of the States within the Cedarbridge Corporate Complex. The on-site drainage facilities are constructed in accordance with the previously designed and CAFRA approved regional stormwater management plans for the Cedarbridge Corporate Campus. Ocean County requires the applicant to address the following conditions of approval: (1) confirm consistency with the CAFRA approved plans by providing a certification from the NJDEP stating that the design of the proposed site is consistent with the conditions of the existing CAFRA Permit, (2) address the following traffic comments: a) the traffic report for proposed adjacent developments LAT944Z7 and LAT944Z8 includes anticipated traffic from LAT944Z6; however, the opposite is not true, the adjacent development is not included in this report. As currently shown, the build analyses in this report should match the no build analyses in the LAT944Z7 and LAT944Z8 report (the volumes do match), but the LOS do not match, review and revise, the cumulative traffic impacts should match between the various reports, b) traffic count data was not provided for the Boulevard of Americas and New Hampshire intersection yet existing volumes are shown on Figure 2, provide the traffic data, c) verify lot number on traffic report, and d) the electronic plans are not signed, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. On a motion by Mr. Bilotta, seconded by Mr. Sutton, 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 was unanimously carried.

LAKWOOD: Lot 1.08, Block 961.02 (LAT944Z7) Spire One Equity

This site plan is for a 123,200 s.f. office building "A" (8-story Spire 1) with 515 parking spaces to be located on Avenue of the States within the Cedarbridge Corporate Complex. The on-site drainage facilities are constructed in accordance with the previously designed and CAFRA approved regional stormwater management plans for the Cedarbridge Corporate Campus. Ocean County requires the applicant to address the following conditions of approval: (1) confirm consistency with the CAFRA approved plans by providing a certification from the NJDEP stating that the design of the proposed site is consistent with the conditions of the existing CAFRA Permit, (2) address the following traffic comments: a) the report states Cedar Bridge and Avenue of the States intersection will operate at LOS D/C in Build AM/PM with signal timing modifications, but the proposed modifications are not discussed in the report, verify the mitigation is to improve westbound approach from LOS E to LOS D in AM. The HCS analysis does not reflect the existing four phase signal timing including firehouse right-of-way, the westbound left turn is shown as LOS F in AM with 85% queue of 694' in build condition where only 150' of storage is available, provide 95% queue analysis, revise as required, b) describe how traffic was re-assigned to the Boulevard of Americas and New Hampshire intersection which is shown in the analysis as being signalized with an eastbound left turn lane in both no build and build conditions, include the southbound right turn volume in the analysis, provide additional analysis showing impacts at this and other intersections based on existing un-signalized condition without eastbound left turn, traffic count

data was not provided for this intersection yet existing volumes are shown on Figure 2, provide the traffic data, revise as required, and c) the electronic plans are not signed, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. On a motion by Mr. Bilotta, seconded by Mr. Marra, this site plan was given final approval upon the 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 1.09, Block 961.02 (LAT944Z8) Spire Two Equity

This site plan is for a 123,200 s.f. office building B (8-story Spire 2) with 513 parking spaces to be located on Avenue of the States within the Cedarbridge Corporate Complex. The on-site drainage facilities are constructed in accordance with the previously designed and CAFRA approved regional stormwater management plans for the Cedarbridge Corporate Campus. Ocean County requires the applicant to address the following conditions of approval: (1) confirm consistency with the CAFRA approved plans by providing a certification from the NJDEP stating that the design of the proposed site is consistent with the conditions of the existing CAFRA Permit, (2) address the following traffic comments: a) the report states Cedar Bridge and Avenue of the States intersection will operate at LOS D/C in Build AM/PM with signal timing modifications, but the proposed modifications are not discussed in the report, verify the mitigation is to improve westbound approach from LOS E to LOS D in AM. The HCS analysis does not reflect the existing four phase signal timing including firehouse right-of-way, the westbound left turn is shown as LOS F in AM with 85% queue of 694' in build condition where only 150' of storage is available, provide 95% queue analysis, revise as required, b) describe how traffic was re-assigned to the Boulevard of Americas and New Hampshire intersection which is shown in the analysis as being signalized with an eastbound left turn lane in both no build and build conditions, include the southbound right turn volume in the analysis, provide additional analysis showing impacts at this and other intersections based on existing un-signalized condition without eastbound left turn, traffic count data was not provided for this intersection yet existing volumes are shown on Figure 2, provide the traffic data, revise as required, and c) the electronic plans are not signed, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval upon the 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.

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

JACKSON: Lots 40 Block 11901 (JT1639A.04) Lees Village, LLC

JACKSON: Lots 13 Block 4901 (JT1749) GM 425 Harmony, LLC

LAKEWOOD: Lots 7.02, 56 & 60 Block 440 (LAT1105C.02) Yehiva Chemdas Hatorah

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CORRESPONDENCE:

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Jackson: Block 20601, Lot 10 & 11 (JT1669A.01) Denton Pines, LLC

This major subdivision received final approval on January 20, 2021. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the minutes are hereby amended for the applicant to enter into a developer agreement with Ocean County for condemnation of a road easement on Lot 12 for the required County road improvements. The motion was unanimously carried.

Little Egg Harbor: Block 80, Lot 14.07 (LEHT383C.02) Jones Real Estate Management, LLC

This site plan was given final approval on November 2, 2022. Condition #8 required an off-tract drainage improvement fee to be determined by the Ocean County Engineer and condition #9

required 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 \$2,083.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board required the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$2,083.00. 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:
SEASIDE HEIGHTS SHB147B	40	4 & 9	01/19/2023	04/11/2023

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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