

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

Regular meeting, Wednesday, February 2, 2022, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Earl Sutton, Joseph Bilotta, Scott Tirella, Alan Avery, Joseph Marra, John Ernst, Laura Benson, Anthony Agliata and Robin Florio.

Chairman Russell asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Florio advised the Chairman that adequate notice of this meeting was provided.

On a motion by Mr. Tirella, seconded by Mr. Sutton, the minutes of the meeting of January 19, 2022 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BRICK: Lots 7 Block 549 (BRT1841A.04) Old Silverton Road LLC**

This site plan is for two proposed buildings (7,790 s.f.) for two residential units, five contractor units and office space with 16 proposed parking spaces to be located at the intersection of Drum Point Road and Old Silverton Road. The trip generation statement is acceptable. The plans indicate the proposed edge of pavement along Drum Point Road will be built 23' from centerline. The proposed radius of the intersection of Drum Point Road and Old Silverton Road is 25'. The outfall from the proposed basin ties into the drainage system in Old Silverton Road which will discharge into the County drainage system under Hooper Avenue. On a motion by Mr. Bilotta, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following items: (1) since the right-of-way half width of Drum Point Road is less than 30' from centerline, submit a deed for the additional right-of-way dedication to 30' from centerline along Drum Point Road and a right-of-way corner clip at the intersection to Ocean County, (2) submit a sight right easement form for a 30'x100' sight triangle easement measured from the future right-of-way line at the intersection of Drum Point Road and Old Silverton Road to Ocean County, (3) revise the plans to show the existing "E" inlet at the intersection of Drum Point Road and Old Silverton Road to be reconstructed to a manhole, (4) submit County road improvement plans indicating County stationing and provide cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with Section 611.B.1 to be reviewed and approved by the Ocean County Engineer, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (6) 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.

**BRICK: Lots 31 Block 646 (BRT1979B) PKN Development, LLC**

This two-lot minor subdivision is located on Laurel Avenue and Vannote Place. The previously approved subdivision BRT1979A is hereby withdrawn. The plans show the proposed edge of pavement to be built 15 feet from centerline to accommodate a 12 foot thru lane and three foot shoulder. On a motion by Mr. Tirella, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) since the existing 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. 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: Lots 4.01 Block 13801 (JT1657D) Cellco Partnership d/b/a Verizon Wireless**

This site plan is for a temporary wireless communication facility within an 822 s.f. fenced area to be located on the north side of East Veterans Highway at the intersection with Cross Street. 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 items: (1) dimension the existing right-of-way half width and full width of the County road on the plan, (2) since the right-of-way half width is less than 55 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 55' from centerline plus a trapezoidal area for the traffic signal equipment to Ocean County, and (3) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the signalized 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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots 5 Block 22112 (JT1706A) 220 Faraday, LLC**

This site plan is for 19,005 s.f. of flex space to include 15,285 s.f. warehouse and 3,720 s.f. office space and the conversion of a bus repair shop to office space with 68 parking spaces (12 existing and 56 proposed) to be located on Faraday Avenue. The plans indicate the existing right-of-way half width is 30' from centerline, consistent with the Master Plan. The plans show pavement widening to 20' from centerline of Faraday Avenue. On a motion by Mr. Tirella, seconded by Mr. Avery, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a sight right easement form and metes and bounds description for AASHTO Sight Easement at the access point and 30'x100' sight easement at the intersection in accordance with County standards to Ocean County, (2) revise the plans to show all existing features within 200 feet of the site, including existing pavement full width dimension, and show existing features on adjoining properties on the proposed plan sheets, (3) address the following traffic comments: a) the proposed building area and number access points in the report are not consistent with the plan, provide trip distribution and HCS analysis; demonstrate entering vehicles will not conflict with exiting vehicles, and b) consider removing access to Faraday Avenue due to multiple other access points on local roadways, (4) submit County road improvement plans for the County road including legible existing edge of pavement elevations, legible proposed curb and edge of pavement elevations, and provide cross sections for the County road showing the limit of full depth pavement construction and maintaining a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow at a horizontal and vertical scale of 1"=5' in accordance with section 611.B.1 to be reviewed and approved by the Ocean County Engineer, (5) provide north arrow on all plan sheets, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/2/2022), (7) enter into a Hold Harmless Agreement with the Ocean County Commissioners with regard to the County road runoff being stored in an onsite basin, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**JACKSON: Lots 9 Block 401 (JT1733A) Spira, Zev/A&A Truck Parts**

This site plan is for seven 100,000 s.f. warehouses (700,000 s.f. total) at 604 parking spaces to be located on Wright-Debow Road. The applicant has submitted a copy of the NJDEP Letter of Interpretation dated December 29, 2021 verifying the absence of wetlands or transition areas on the referenced property. The applicant has provided a conceptual plan for the realignment of West Commodore Boulevard and Wright-Debow Road to accommodate the increase in WB-50 truck traffic and vehicular movements being introduced at this intersection as a result of the proposed warehouses. Ocean County requires the applicant to address the following items: (1) submit County road improvement plans for the intersection reconstruction at Wright-Debow Road and West Commodore Boulevard indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction to be reviewed and approved by the Ocean County Engineer, (2) provide cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with Section 611.B.1, (3) address the following traffic comments: a) as noted in the report, the existing skewed alignment of Wright-Debow Road will not support truck turning traffic at CR 526. Acquire the necessary right of way and submit County Road Improvement Plans showing realignment to provide a proper 90 degree "T" intersection, b) provide two lane south bound approach due to 100 left turns shown in PM build condition. (waiver requested), c) demonstrate how trucks will be prevented or deterred from using Patterson Road or Wright-

Debow Road to the northwest of the site to gain access to the County roadways, and d) analyze impacts to the following two intersections: CR526/CR571 and CR526/CR527, (5) dimension the existing right-of-way half width and full width of West Commodore Boulevard on the plan, and if the right-of-way half width is less than 33 feet from centerline in front of Block 2603 Lot 12, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication across the entire lot frontage to 33' from centerline to Ocean County, (6) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (7) provide a line of sight profile for the County road indicating safe sight distance at the proposed intersection in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (8) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed and approved by the Ocean County Engineer, (9) indicate the proposed curb is to be built 25 feet from centerline for a distance of 125' from the proposed intersection in both directions with 15:1 paved tapers back to existing edge of pavement in accordance with Chapter 600, (10) add the following standard County notes for projects located on County roads to the plans: a) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, and b) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, and (11) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/27/2022). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated December 8, 2021 was read from John Rea and Scott Kennel of McDonough & Rea Associates requesting relief from providing a two lane southbound approach. The applicant acknowledges the need to modify the existing skewed alignment of Wright-Debow Road and reconstruct the southbound Wright-Debow Road as a 90 degree "T" intersection in order to support truck traffic. The 95<sup>th</sup> percentile que calculations for the southbound approach during the PM peak street hour show a queue of 2.6 vehicles which we believe is acceptable.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from the two lane southbound approach along Wright-Debow Road; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit County road improvement plans for the intersection reconstruction at Wright-Debow Road and West Commodore Boulevard indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction to be reviewed and approved by the Ocean County Engineer, (2) provide cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with Section 611.B.1, (3) address the following traffic comments: a) as noted in the report, the existing skewed alignment of Wright-Debow Road will not support truck turning traffic at CR 526. Acquire the necessary right of way and submit County Road Improvement Plans showing realignment to provide a proper 90 degree "T" intersection, b) demonstrate how trucks will be prevented or deterred from using Patterson Road or Wright-Debow Road to the northwest of the site to gain access to the County roadways, and c) analyze impacts to the following two intersections: CR526/CR571 and CR526/CR527, (5) dimension the existing right-of-way half width and full width of West Commodore Boulevard on the plan, and if the right-of-way half width is less than 33 feet from centerline in front of Block 2603 Lot 12, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication across the entire lot frontage to 33' from centerline to Ocean County, (6) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (7) provide a line of sight profile for the County road indicating safe sight distance at the proposed intersection in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (8) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer, (9) indicate the proposed curb is to be built 25 feet from centerline for a distance of 125' from the proposed intersection in both directions with 15:1 paved tapers back to existing edge of pavement in accordance with Chapter 600, (10) add the following standard County notes for projects located on County roads to the plans: a) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, and b) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result

of the County road improvements, and (11) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 1/27/2022). 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.

**LACEY: Lots 22-25, 33-51 Block 1655 (LT893) T&T Tels, LLC**

This site plan is for a two-story 821 s.f. expansion with basement to an existing Veterinary Hospital and conversion of the second floor from commercial use to two residential apartments with 19 existing parking spaces located at the intersection of Lacey Road and Maxim Avenue. Existing site access is to the local road. The traffic statement is acceptable. On a motion by Mr. Bilotta, seconded by Mr. Tirella, 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 feet of the site, including existing features on the opposite side of the road, such as edge of pavement and right-of-way line, (2) dimension the County road pavement half width and full width, and (3) submit a sight right easement form and metes and bounds description for the proposed sight triangle easement at the intersection as shown on the plans to Ocean County. 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 23, 24.01 & 34 Block 24 (LAT1354A) Besadar Holdings, LLC**

This nine-lot major subdivision is for nine single family residences with four parking spaces each and a cul-de-sac to be located off of Fourteenth Street. The final plat appears to have been prepared in accordance with the Recordation Act. The traffic statement is acceptable. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following item: (1) pay an off-tract traffic improvement fee in an amount of \$3,750.00. 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 2.03 & 77.02 Block 524 (LAT1956A.01) New Hampshire Investments, LLC**

This two-lot minor subdivision is for a right-of-way dedication to Lakewood Township to serve as the access drive to future Eagle Ridge development from Cross Street. The subdivision will add a 10' x 1046' linear area to existing Lot 77.02, modify the size of existing commercial Lot 2.03, and create a publically owned linear lot to be dedicated to Lakewood Township for proposed Parke Boulevard. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) label all proposed lot lines, including the new westerly property line of Lot 2.03, (2) since the existing right-of-way half width of Cross Street is less than 43 feet from centerline, submit deeds of dedication for additional right-of-way dedication to 43' from centerline across the frontage of existing Lots 2.03 and 77.02 to Ocean County; the metes and bounds descriptions are acceptable, (3) modify the Parke Boulevard right-of-way dedication to Lakewood Township to include 45 degree corner clips at the location of the future intersection to a distance of 32' from the proposed County right-of-way line, (4) submit executed sight right easement forms and metes and bounds descriptions for two sight triangle easements at both sides of the future intersection in accordance with County standards to Ocean County, (5) revise the note on page 1 of the final plat to indicate that the sight easement will be dedicated to Ocean County, and (6) add a graphic scale to page 1 of the final plat. 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 83/ 1,2,4 & 5 Block 175.02/ 183 (LAT1981A) Yeshiva Shaar Hatalmud**

This nine-lot major subdivision is for eight single family residential units with four parking spaces per dwelling to be located on unimproved Elkins Street and unimproved Major Avenue and a school/dormitory/yeshiva with 57 parking spaces to be located on East County Line Road. The County road improvement plans show the proposed edge of pavement of East County Line Road to be constructed at 24' from the D.W. Smith baseline. On a motion by Mr. Avery, seconded by Mr. Tirella, this major subdivision was given preliminary and final approval contingent upon the

applicant to address the following items: (1) since the existing right-of-way half width of the County road on the plan is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access points and the proposed intersection in accordance with County standards to Ocean County, (3) address the following traffic comments: a) remove abrupt curb line taper at westerly limit; depict future three-lane roadway striping per Maser Plans, b) demonstrate no conflicts between entering and exiting right turns at the westerly driveway (vehicle is currently shown in wrong lane); the bus exiting the easterly driveway crosses the roadway centerline; abrupt breaks in vehicle path are not acceptable, c) Elkins Street curb return radii should be 40 feet for arterials per Table 600-6, d) provide ITE trip generation criteria for comparison with information provided by the applicant, e) the total building areas should be labeled on the plans and report; clarify the difference between school building and yeshiva building, f) provide one-way sign at the easterly driveway and, g) the block listed on the report is incorrect, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/2/2022), (5) revise the baseline map reference number on the final plat, (6) provide County stationing and full width right-of-way dimension of the County road on the final plat, (7) label the lot lines that are "to be removed" on the final plat, (8) show proposed edge of pavement to be at 24' from D.W. Smith baseline on the final plat, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LAKWOOD: Lots 83/ 1,2,4 & 5 Block 175.02/ 183 (LAT1981B) Yeshiva Shaar Hatalmud**

This site plan is for two-story 9,040 s.f. school, two-story 8,759 s.f. dormitory, and a 2,449 s.f. yeshiva with 57 parking spaces to be located on East County Line Road and eight single family residential dwellings to be located Elkins Street and Major Avenue. The plans show half of both local roads to be improved for access to the residences. The plans show the proposed edge of pavement of East County Line Road to be constructed at 24' from the D.W. Smith baseline. On a motion by Mr. Bilotta, seconded by Mr. Tirella, Ocean County requires the applicant to address the following items: (1) since the existing right-of-way half width of the County road on the plan is less than 43 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access points and provide a 30'x100' sight triangle easement at the proposed intersection in accordance with County standards to Ocean County, (3) address the following traffic comments: a) remove abrupt curb line taper at westerly limit, depict future three-lane roadway striping per Maser Plans, b) demonstrate no conflicts between entering and exiting right turns at the westerly driveway (vehicle is currently shown in wrong lane); the bus exiting the easterly driveway crosses the roadway centerline; abrupt breaks in vehicle path are not acceptable, c) Elkins Street curb return radii should be 40 feet for arterials per Table 600-6, d) provide ITE trip generation criteria for comparison with information provided by the applicant, e) the total building areas should be labeled on the plans and report; clarify the difference between school building and yeshiva building, f) provide one-way sign at the easterly driveway and, g) the Block listed on the report is incorrect, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/2/2022), (5) relocate the proposed stormwater management rain gardens to be located outside of the future County right-of-way, (6) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 in a design to be reviewed and approved by the Ocean County Engineer, (7) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer (per ADA memo dated 1/20/2022), (8) dimension full and half width right-of-way on the County road improvement plans, (9) revise the plans to show the easterly curb return radius of Elkins Street to be improved with a 35' curb return radius at 24' from the baseline for a distance of 125' linear feet from the point of curvature of the radius and a 15:1 paved taper back to existing edge of pavement, (10) provide a road easement from Block 175.01 Lot 34 for the required County road improvements at the proposed intersection, (11) provide a horizontal and vertical profile along the line of sight for the County road indicating safe sight distance at the proposed intersection in accordance with County standards to be reviewed and approved by the Ocean County Engineer,

(12) revise the curb taper to the west of the proposed access drive to be consistent with the curb taper shown on the Maser County road design plans, (13) add to the plans Ocean County standard Notes for projects located on County roads: a) Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening Permit from the Ocean County Engineer's Office, b) 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, c) 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, d) Alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, f) The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements. 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.

**LAKEWOOD: Lots 21 Block 1087 (LAT2145A.01) 306 Chestnut LLC**

This site plan is for a change of use from residential to a 1,946 s.f. commercial office with nine proposed gravel parking spaces located on Chestnut Street. The office is for a non-profit agency that provides pregnancy services for couples that have difficulty conceiving and it's expected to have three full time employees and appointments with one couple at a time. The plans indicate that the right-of-way half width is 33' from centerline, consistent with the 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 for additional pavement widening to 23' from centerline (waiver requested), (4) submit a copy of the NJDEP Letter of Interpretation #1514-16-0002.1 for the wetland delineation shown on the plans. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated December 7, 2021 was read from Glenn Lines of New Lines Engineering requesting a waiver from providing a traffic report, drainage report and County road improvement plans. This is a minor site with no exterior building renovations proposed to the existing 1,946 s.f. house, other than the replacement of the existing staircase. The future traffic generation for the site is expected to remain within the range from the previous use. The applicant is proposing a gravel parking area in addition to the existing driveway, totaling 3,647.93 s.f. Per the NJDEP qualifications this is not classified as a major development. A waiver is requested for constructing the additional seven feet of pavement widening. The cost of the road improvement which include utility pole relocations, paving, curb, sidewalk, pavement tapers exceed the funds available from the agency. Also widening the pavement on the east end of the property will require NJDEP wetlands permitting which is also beyond the economic scope of the project. A waiver is requested from providing a County pavement detail as no pavement disturbance is proposed. The existing building is on well and septic.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board granted a waiver from providing a traffic report as this is a minor in nature change of use and the trips generated are the same as a residential use, granted a waiver from providing a drainage report and County road improvement plans; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the NJDEP Letter of Interpretation #1514-16-0002.1 for the wetland delineation shown on the plans. 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.

**LAKWOOD: Lots 1 Block 364 (LAT669C) Bnos Melech of Lakewood, Inc.**

This site plan is for the construction of a 41,533 s.f. one-story girls high school and a 5,857 s.f. gym with 208 parking spaces (including 41 existing spaces) located on James Street. This project is part of a phased expansion to an existing girls grammar school. The girls high school was previously approved for a two-story building and 178 parking spaces under LAT669B.02. The applicant constructed the girls high school building with a larger footprint and more parking spaces than that which was approved by Ocean County Planning Board and was therefore required to return to the Planning Board for review and approval. There is existing curb at 26' from centerline across the entire frontage of the site along James Street. County road improvements were previously approved and constructed. Ocean County requires the applicant to address the following items: (1) revise the plans to show all existing features within 200 feet of the site, including the location of the existing curb, existing County road striping, and edge of pavement in front of the site, (2) submit an updated traffic report (waiver requested). The high school building under construction does not match the previously approved LAT669B.02 plan and the proposed parking design has changed. Provide updated traffic data and provide ITE trip generation criteria for comparison with information provided by the applicant, (3) address the following traffic comment: a) revise design vehicle to school bus and show vehicles turning to/from the thru lane based on the current three lane configuration. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated December 17, 2021 was read from Glenn Lines of New Lines Engineering requesting a waiver from providing an updated traffic study. The building has been updated to a one-story structure, however, the classroom and student count has remained roughly the same. The future traffic generation for the site is expected to remain within the range of the approved plans.

On a motion by Mr. Ernst, seconded by Mr. Bilotta, the Board denied the request to waive submitting a traffic report; 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 feet of the site, including the location of the existing curb, existing County road striping, and edge of pavement in front of the site, (2) submit an updated traffic report. The high school building under construction does not match the previously approved LAT669B.02 plan and the proposed parking design has changed. Provide updated traffic data and provide ITE trip generation criteria for comparison with information provided by the applicant, (3) address the following traffic comment: a) revise design vehicle to school bus and show vehicles turning to/from the thru lane based on the current three lane configuration. 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.

**LONG BEACH: Lots 2 Block 1.07 (LBT791) Renewal Partners, LLC**

This two-lot minor subdivision is located on a local 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 Mr. Avery, seconded by Mr. Sutton, with Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**PLUMSTED: Lots 70.01 Block 77 (PT376F) Wawa, Inc.**

This site plan application is for the installation of a diesel fuel tank at an existing Wawa convenience store. The plans indicate that the right-of-way half width of County Route 539 is 40' and right-of-way half width of County Route 528 is 33', consistent with the County Master Plan. The plans show proposed restriping of County Route 539 to extend the center left turn to beyond the site frontage. No improvements are proposed along County Route 528. The trip generation statement is acceptable. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

**PLUMSTED: Lots 11 & 15 Block 54 (PT411) TP1-NJ LLC**

This site plan is for tractor trailer truck parking to be located on a vacant lot at the intersection of Monmouth Road (CR 537) and Hawkin Road (CR 640). Hawkin Road has a four ton weight limit restriction. On a motion by Mr. Bilotta, seconded by Mr. Marra, 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 Monmouth Road on the plan, and if the half width is less than 40 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) dimension the existing right-of-way half width and full width of the Hawkin Road on the plan, and if the half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (3) 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, (4) address the following traffic comments: a) depict existing roadway striping on the circulation plan; remove abrupt breaks in vehicle wheel path; revise the access drive radius so that trucks do not cross the centerline of Hawkin Road, and demonstrate entering and exiting vehicles will not conflict, b) depict and label AASHTO truck sight lines in their entirety, c) provide WB-67 turning templates at the CR 537 and Hawkin Road intersection, and d) note on the plans that Hawkin Road has a four ton weight limit restriction, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 2/2/2022), (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) 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.

**PT. PLEASANT: Lots 1 Block 96 (PPB358L) All American Ford of Pt. Pleasant**

This site plan application is for reapproval of the construction of a 3,204 s.f. addition for vehicle repair shop to include a generator at the All American Ford Dealership on Bridge Avenue. The plan indicate the half width right-of-way of Bridge Avenue is 50' consistent with the Master Plan. County facilities will not be impacted by the proposed amendments. On a motion by Mr. Tirella, seconded by Mr. Marra, this site plan was given final approval. The motion was unanimously carried.

**SEASIDE HTS: Lots 40 Block 50 (SHB158) Mordechai Finkelstein**

This eight-lot major subdivision is for eight single family units to be located at the intersection of Central Avenue and Kearney Avenue. The plans show the full width right-of-way for Central Avenue is 66'. Ocean County requires the applicant to address the following items: (1) since the existing right-of-way half width of Kearney Avenue 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 30'x100' sight triangle easements in both directions at the intersection in accordance with County standards to Ocean County, (3) design the proposed driveways to the County road in accordance with Table 600-4, (4) add to the plans the Ocean County standard notes for projects located on County roads, (5) properly orient the key maps and properly identify the tax map number on the final plat, (6) provide right-of-way half width and full width dimensions of both County roads on the final plat, (7) submit a traffic report (waiver requested), (8) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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 and the Board's decision on the waiver requests.

A letter dated January 3, 2022 was read from Brian Murphy of FWH Associates requesting a waiver from providing a traffic report. There will be a reduction of traffic generated by the proposed development, as the site use is being change from a 17-bedroom hotel to just eight single family dwellings. Furthermore, the current hotel parking lot is accessed off Central Avenue, a County road. The proposed subdivision will only have one of the eight single family homes have access off Central Avenue. As such, not only will the amount of traffic generated by the site be reduced so will the access onto Central Avenue. A waiver is also being requested from a CAFRA Permit, as the current site predates CAFRA and the current application is for only eight single family homes. This is below the 24 home threshold to require a CAFRA Permit.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board denied the waiver request from providing a traffic report as the applicant needs to address access to Kearny Avenue which is also a County road, and the Board acknowledges and accepts the applicant's professionals



interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width of Kearney Avenue 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 30'x100' sight triangle easements in both directions at the intersection in accordance with County standards to Ocean County, (3) design the proposed driveways to the County road in accordance with Table 600-4, (4) add to the plans the Ocean County standard notes for projects located on County roads, (5) properly orient the key maps and properly identify the tax map number on the final plat, (6) provide right-of-way half width and full width dimensions of both County roads on the final plat, (7) submit a traffic report, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (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. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**SURF CITY: Lots 17, 18, 19 & 20 Block 23 (SCB119) FHW Land Aquisition, LLC**

This four-lot major subdivision is located on the local railroad spur section of Long Beach Boulevard between North Sixth Street and North Seventh Street. County facilities will not be impacted. On a motion by Mr. Ernst, seconded by Mr. Sutton, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) submit a traffic report (waiver requested), and (2) submit a drainage report (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated February 2, 2022 was read from Donna Bullock of 3D Engineering requesting a waiver from submitting a drainage report. The existing lot coverage is 12,995 s.f. vs. 6,296 s.f. proposed, therefore there is a significant decrease in impervious area. Less peak runoff rate shall be leaving the site in the post-developed condition vs. the pre-development condition. A waiver is requested from providing a traffic report as the subdivision has a less negative impact on surrounding drives or parking areas as compared to the current residential and commercial use. Also note that the project is not adjacent to a County roadway.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from submitting a traffic report and drainage report, therefore, this major subdivision was given preliminary and final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 1 & 41 Block 644 (TRT2968C) 71 Route 37 East, LLC**

This site plan is for the demolition of an existing 7-11 building for 50 additional sales display and storage parking spaces for Pine Belt Cadillac on Route 37 and King Street. County facilities are not affected. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

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

**LAKWOOD: Lots 15 & 52 Block 7 (LAT1359B) Congregation Bais Meir**

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**CORRESPONDENCE:**

**BRICK: Block 642.11, Lot 10 (BRT218E) Odunlami, Anthony.** This site plan received conditional approval on October 21, 2020. Condition #9 required the payment of an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$3,542.00. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board required the payment of an off-tract traffic improvement fee in the amount of \$3,542.00. The motion was unanimously carried.

**LAKESWOOD: Block 1077, Lot 45 (LAT1204A.01) River Ave. Properties II, LLC.** This site plan received conditional approval on September 14, 2021. A letter dated January 6, 2022 was read from Rich Oberman of New Lines Engineering requesting a waiver from Section 603.B to remove the proposed parking from within 5' of the County right-of-way. This is a relatively small site with a proposed office with less than 5,000 s.f. The proposed driveway will operate at Level A service or better and generates a small amount of trips per day. The proposed driveway is of sufficient length and will not impede cars leaving Chestnut Street, independent of any parking lot maneuvers being made at the same time. This property is rectangular and does not run parallel to Chestnut Street and/or the right-of-way. If the right-of-way was parallel to the centerline of Chestnut Street and offset 33', the first parking space on the east side of the driveway would be more than 15' from the right-of-way and more than 30' from the curbline. On the west side of the driveway the first parking space would be less than 5' from the right-of-way (hence the waiver), but varies between 20.5' to 18.7' from the curb. Taking into consideration the variable width right-of-way, only one parking space is within the required 5' offset and both spaces have adequate distance from the street not to impede traffic. On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted the parking space location provided the applicant provides a minimum of 20' between the on-site curb and the roadway curb measured along the western curb line of the access driveway. The motion was unanimously carried.

**LAKESWOOD: Block 1100, Lot 23.01 (LAT2063B) Yeshivas Ohr Olam.** This site plan received conditional approval on April 7, 2021. Condition #3 required the payment of an off-tract drainage improvement fee to be determined by the County Engineer and Condition #4 required the payment of an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be zero. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board did not require the payment of an off-tract drainage improvement fee or an off-tract traffic improvement fee. The motion was unanimously carried.

**MANCHESTER: Block 44, Lot 15.01 (MT515B) 2065 Highway 37 Owners, LLC & 2065 Highway 37 Manchester, LLC.** This site plan received conditional approval on March 3, 2021. A letter dated January 20, 2022 was read from Jessica Staszewski of FWH Associates requesting that no off-tract traffic improvement fee be assessed. The assessed fee of \$45,792.00 does not appear to consider all conditions relating to the site. The applicant has identified significant financial costs for the construction of off-site roadway and traffic signal improvements along State Highway Route 37, including the intersection with Commonwealth Boulevard. The largest percentage of site generated trips utilizing Commonwealth Boulevard is Saturday's peak hour at 23.3%. The morning peak hour and evening peak hour trip percentages are 11.7% and 15.6% as identified in Stonefield Engineering's trip generation calculation. The estimated improvement costs to Route 37, which include significant improvements to the current jug handle and traffic signal at the County intersection is \$1,207,758.75. Reviewing these facts, I believe there should be no traffic impact improvement fee assessed for the site as the applicant is running a deficit of \$1,161,966.75. On a motion by Mr. Ernst, seconded by Mr. Sutton, with Mr. Avery abstaining, the Board required the off-tract traffic fee to remain as previously assessed due to trip distribution within the traffic report. The motion was unanimously carried.

**PT. PLEASANT: Block 113, Lot 23 (PPB799) Peters, Charles.** This minor subdivision received conditional approval on January 19, 2022. A letter dated January 27, 2022 was read from Robert C. Burdick, PE requesting a waiver from formal dedication of an additional 5' right-of-way along Trenton Avenue and request that the dedication be by easement. The property is 52' wide and the adjacent uses along the north side of Trenton Avenue are fully developed single family homes with little change of further subdivision or improvements requiring County approval and dedication of rights-of-way. In addition, right-of-way would need to be acquired on both sides of the roadway and along the south side of the roadway there is an existing cemetery which would make acquisition of right-of-way extremely difficult. So it is very doubtful that Trenton Avenue would undergo road widening. If the County were to widen the roadway the roadway easement would be adequate for that purpose. Therefore, we request a waiver from the need to provide additional right-of-way. On a motion by Mr. Ernst, seconded by Mr. Avery, the Board granted a waiver to accept a road easement in lieu of a right-of-way dedication. 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:**

<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
<b>BARNEGAT BAT236J2</b>	1.05	162.01	11/17/21	01/26/22
<b>JACKSON JT1710A</b>	2, 3, 5, 6	3601	12/16/20	01/31/22
<b>LACEY LT875A.01</b>	11	225	12/15/21	02/02/22
<b>LACEY LT876A</b>	15.02, 15.03	226	09/01/21	02/02/22
<b>LAKWOOD LAT594D1</b>	7	1602	08/04/21	01/31/22
<b>LONG BEACH LBT790</b>	11, 12, 13	7.04	12/01/21	01/26/22
<b>MANCHESTER MT76B.03</b>	5	109	10/16/19	01/31/22
<b>TOMS RIVER TRT3073G</b>	24, 26.01, 65.01	364	03/17/21	02/02/22

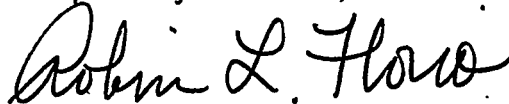
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The members and staff of the Ocean County Planning Board noted the passing of Richard E. Lane, P.E. longtime County Engineer and Planning Board Member, and wishes to place upon its minutes the Board's appreciation for his many years of dedicated service to the citizens of Ocean County and to express its deepest sympathies to his wife Nancy and the entire Lane family.

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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,



Robin L. Florio, Secretary  
Ocean County Planning Board