

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

Regular meeting, Wednesday, March 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, Elaine McCrystal, Scott Tirella, Dennis Liberatore, 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 Ms. McCrystal, seconded by Mr. Liberatore, the minutes of the meeting of February 16, 2022 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

JACKSON: Lots 7.01 Block 13801 (JT1673A) Weinstein, Ben

This site plan application is for a 67,488 sq. ft. two-story office building with 299 proposed parking spaces to be located on County Route 528 (East Veterans Highway). The plans indicate that the existing half width right-of-way is 43' from centerline. The plans show County road pavement widening to 31' from centerline. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a signed and notarized sight right easement form and sealed metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (2) dimension the existing County right-of-way full width on the plans, (3) dimension the proposed pavement full width of the County road, (4) revise the plans to provide an acceleration/deceleration lane on the County road in accordance with Section 607, (5) revise the plans to show the proposed curb to be extended 100 feet past the end of the proposed curb return, (6) address the following traffic comments: (a) update 2016 traffic report to current counts and standards and update analysis per latest County road improvement plans for Cross Street, b) depict roadway striping on circulation plans, do not depict SU-30 truck off roadway; provide passenger vehicles turning templates to demonstrate no conflicts between entering and exiting vehicles, c) provide acceleration/deceleration lane, d) profile sight distance is not accurately labeled, e) depict adjacent proposed development JT1657C, and f) depict existing driveway on opposite side of East Veterans Highway, (7) submit road improvement plans for the acceleration / deceleration lane indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction, and 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, (8) provide a right-of-way dedication and metes and bounds description for the area necessary to accommodate the acceleration / deceleration lane to Ocean County, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 3/2/2022, (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. 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 7306 (JT1735) Dazey Investors, LLC c/o Good Friend Electric

This site plan is for a 2,357 s.f. warehouse addition to an existing vacant commercial building to become a Good Friend Electric store with three new parking spaces at the intersection of West County Line Road and Steuben Lane. Ocean County requires 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, and if the half width is less than 50 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for a

sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing underground drainage features, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), and (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

Letters dated February 3, 2022 and February 14, 2022 were read from William Stevens of Professional Design Services requesting a waiver from providing a traffic report, drainage analysis and County road improvement plans. It is proposed to change the existing 7-11 store into a Good Friend Electric store and add an addition to the building. We believe that the Good Friend Electric store will generate less traffic than the present use. The project is not considered a major development and does not require a drainage analysis. The development along the County road is existing and we are proposing no changes, therefore a waiver is requested from providing County road improvement plans.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the board granted a waiver from submitting a traffic report provided the applicant submit a trip generation statement showing existing and proposed uses, granted a waiver from submitting a drainage report provided the applicant submit calculations for the sizing of the recharge trench that addresses the run-off from the building addition, and granted a waiver from submitting County road improvement plans; 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, and if the half width is less than 50 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200 feet of the site, including existing underground drainage features, (4) submit a trip generation statement showing existing and proposed uses, (5) submit calculations for the sizing of the recharge trench that addresses the run-off from the building addition, 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.

LACEY: Lots 1 Block 1837 (LT142C) AmeriGas Propane, L.P.

This site plan is for the addition of propane tank sales kiosk at an existing Wawa convenience store located on Lacey Road and Headquarters Lane. No improvements are proposed along Lacey Road. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

LACEY: Lots 7.01 Block 224 (LT748B) AmeriGas Propane, L.P.

This site plan is for the addition of propane tank sales kiosk at an existing Wawa convenience store located on Route 9 and Taylor Lane. County facilities will not be impacted. On a motion by Mr. Sutton, seconded by Mr. Bilotta, this site plan was given final approval. The motion was unanimously carried.

LAKWOOD: Lots 70 & 82 Block 1248.23 (LAT2175) Lakewood MUA

This site plan is for the addition of a granular activated carbon potable water treatment facility at the Shorrock Street water treatment plant which has six existing parking spaces. The plans show a new access drive to Shorrock Street. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) revise the plans to show all existing features within 200 feet of the site, including existing drainage features in the County road, electrical boxes, and utility poles, (3) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 30 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, (4) dimension pavement half width and full width of the County road, (5) revise the proposed access point to the County road to be "right-in only" designed in accordance with Section 606 and Table 600-4, (6) provide turning templates for

the carbon media delivery trucks anticipated to enter the site thru the proposed access drive, (7) 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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated February 4, 2022 was read from Mark Hubal of Remington & Vernick Engineers requesting a waiver from providing a traffic study due to the de minimus traffic impact to the site. The proposed project consists of the construction of an additional treatment facility at the existing treatment plant. A new entrance will be provided to Shorrock Street to allow for delivery of carbon media to the facility as the carbon trucks cannot navigate the existing driveway. This entrance will initially serve construction vehicles during the installation of the facility, including the initial delivery of carbon. After construction, the entrance will be used only for replacement of the carbon, which has an expected life of 3-4 years or more. As such, actual use of the entrance will be limited to approximately three trucks in each 3-4 year cycle. Trucks will enter through the new entrance and exit through the existing plant entrance at 1980 Shorrock Street. No deceleration lane is proposed for the entrance. Due to the size of the trucks, local traffic control will be provided for each delivery.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver from submitting a traffic report and accepted the applicant's trip statement of de minimus traffic impact; 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 drainage features in the County road, electrical boxes, and utility poles, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 30 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) dimension pavement half width and full width of the County road, (4) revise the proposed access point to the County road to be "right-in only" designed in accordance with Section 606 and Table 600-4, (5) provide turning templates for the carbon media delivery trucks anticipated to enter the site thru the proposed access drive, (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. 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 2,3,4; 1; 1; 1 Block 225; 226; 227; 228 (ST589) Mel-John Developers, LLC

This site plan is for multi-family residential townhouses within two three-story buildings with a total of 14 units and 28 parking spaces to be located on East Bay Avenue. The plans show proposed curb at 20' from centerline of East Bay Avenue. Ocean County requires the applicant to address the following items: (1) since the right-of-way half width is less than 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) submit County road improvement plans (waiver requested), (3) submit a traffic report (waiver requested), (4) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (5) address the following traffic comment: a) provide design vehicle turning templates to demonstrate no conflicts between entering and exiting passenger vehicles and demonstrate how refuse trucks will turn around on site without backing onto East Bay Avenue, (6) add the following standard County 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, c) 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, (7) submit a copy of the NJDEP Special Activity Transition Area Waiver for proposed development within the 150' wetlands buffer, (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated February 3, 2022 was read from Bruce Jacobs of Gravatt Consulting Group requesting a waiver from any roads or roadway design associated with East Bay Avenue. The project proposes a 30' wide access driveway and no street intersection. The project proposes the reconstruction of the existing curb and new construction of sidewalk along East Bay Avenue. No roadway widening is proposed, however a 3' wide right-of-way dedication is proposed. A waiver is also requested from providing a full traffic report. A traffic narrative is provided in lieu of the required traffic report.

On a motion by Mr. Ernst, seconded by Mr. Sutton, the Board granted a waiver from County road improvement plan as the applicant is constructing curb and sidewalk along existing pavement edge to meet curbs and sidewalk on adjacent properties; the Board granted a waiver from submitting a full traffic report and accepted the applicant's traffic statement; this site plan was given final approval contingent upon the applicant to address the following items: (1) since the right-of-way half width is less than 33 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (3) address the following traffic comment: a) provide design vehicle turning templates to demonstrate no conflicts between entering and exiting passenger vehicles and demonstrate how refuse trucks will turn around on site without backing onto East Bay Avenue, (4) add the following standard County 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, c) 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, (5) submit a copy of the NJDEP Special Activity Transition Area Waiver for proposed development within the 150' wetlands buffer, (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.

TOMS RIVER: Lots 41 Block 815 (TRT2372E) AmeriGas Propane, L.P.

This site plan is for the addition of propane tank sales kiosk at an existing Wawa convenience store located on Route 37 and Garfield Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 18 Block 421 (TRT2931B) AmeriGas Propane, L.P.

This site plan is for the addition of propane tank sales kiosk at an existing Wawa convenience store located on Fischer Boulevard and Shore Boulevard. No improvements are proposed along Fischer Boulevard. A right-of-way dedication was previously provided along the entire frontage of Fischer Boulevard to achieve the Master Plan right-of-way of 50' from centerline. On a motion by Mr. Bilotta, seconded by Mr. Liberatore, this site plan was given final approval. The motion was unanimously carried.

* * * * *

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

BRICK: Lots 2 Block 1171 (BRT1935D) Brightview Senior Living Development, LLC

JACKSON: Lots 63 Block 5601 (JT1181D.01) The Shoppes at Jackson, LLC

LAKEWOOD: Lots 2 Block 1084 (LAT2162A) Vermont Holdings 2, LLC

LAKEWOOD: Lots 16 Block 1084 (LAT2162B) Vermont Holdings, LLC

* * * * *

CORRESPONDENCE:

JACKSON: Block 13801, Lot 4.01 (JT1657D) Cellco Partnership d/b/a Verizon Wireless.

This site plan received conditional approval on February 2, 2022. A letter dated February 17, 2022 was read from Richard Schneider of Vogel, Chait, Collins and Schneider requesting a waiver from Condition #2 of submitting 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 Condition #3 to submit a sight right easement form and metes and bounds description for 30' x 100' sight triangle easements at the signalized intersection in accordance with County standards to Ocean County. This application is for a temporary wireless communications facility for a limited time period of up to 18 months. The facility is being sought to address, on an emergent basis, a lack of reliable wireless communications coverage pending Verizon Wireless seeking an approval for a permanent facility at an alternate location. Verizon Wireless is only a licensee at the subject property. The property owner would not be in a position to grant any deed of dedication or sight triangle easement insofar as our license rights relate only to the time period associated with the temporary facility and obviously the property owner would not be in a position to grant both of these items based on the temporary nature of the facility. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board denied the request to waive the right-of-way dedication to 55' from centerline and denied the request to waive the 30' x 100' sight triangle easements at the signalized intersection. The motion was unanimously carried.

LAKEWOOD: Block 1606, Lot 5 (LAT594.19C) 1890 Swarthmore, LLC. This site plan received conditional approval on December 15, 2021. A letter dated February 11, 2022 was read from Glenn Lines of New Lines Engineering stating that based on the three triggers for a CAFRA permit, this commercial development is found to be exempt from CAFRA jurisdiction. In accordance with CAFRA regulations, a major site plan located in Lakewood would fall under CAFRA class 7:7-2:2(a)4 - A development located in the CAFRA area beyond 500 feet landward of the mean high water line and which is located within the boundaries of a qualifying municipality of the fourth class with a population over 30,000 persons. As such, it may trigger the below requirements: i) A residential development having 75 or more dwelling units. This is not a residential development, therefore a CAFRA Permit is not required; ii) A commercial development having 150 or more parking spaces. This project has 140 proposed parking spaces, therefore a CAFRA Permit is not required by this provision; iii) A public development or industrial development. This is not a public development or an industrial development, therefore a CAFRA Permit is not required by this provision. On a motion by Mr. Ernst, seconded by Mr. Liberatore, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

* * * * *

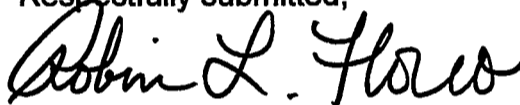
THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:

MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
JACKSON JT1571D	10	2301	04/07/21	02/22/22
LAKEWOOD LAT2167	11.01, 11.02	774.01	12/15/21	03/01/22
LAKEWOOD LAT2173	4	548	02/16/22	03/02/22
LAKEWOOD LAT2063B	23.01	1100	04/21/21	02/28/22
PT. PLEASANT PPB799	23	113	01/19/22	02/22/22
TOMS RIVER TRT3433.02	3 & 4	389	03/04/20	02/25/22
TOMS RIVER TRT3474	472-478	1043	12/01/21	02/17/22

* * * * *

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

/rlf