

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

Regular meeting, Wednesday, November 17, 2021, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Joseph Bilotta, Elaine McCrystal, Scott Tirella, Joseph Marra, John Ernst, Laura Benson, Anthony Agliata and Veronica Tompkins.

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

On a motion by Ms. McCrystal, seconded by Mr. Tirella, the minutes of the meeting of November 3, 2021 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 1.05 Block 162.01 (BAT236J2) Walters Development Co., LLC

This eight-lot major subdivision is for seven single family residences and one tree preservation lot to be located on Barnegat Boulevard North and Pennsylvania Avenue. Access from new Lots 1.06 and 1.07 to Barnegat Boulevard North is prohibited. On a motion by Mr. Tirella, seconded by Mr. Bilotta, this major subdivision was given preliminary and 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 final plat, 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, (2) dimension the County road pavement half width and full width, (3) clarify the need for the proposed storm pipe shown within the County basin at the intersection of Pennsylvania Avenue and Barnegat Boulevard North, (4) label the proposed drainage features on the grading and drainage plan, (5) label on the final plat the tree preservation area on proposed Lot 1.13 and identify the entity responsible for the maintenance of the area and ownership of the lot, 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 29.01 Block 322 (BRT1753E) Gass, Joseph

This six-lot preliminary major subdivision is for six single family residences to be located at the intersection of Cherry Quay Road and Circle Drive. The plans indicate that the right-of-way of Cherry Quay road is 60' full width, there's an existing sight right easement at the intersection, and the County road will be widened to 20' from centerline in accordance with the Master Plan. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) revise the proposed perforated pipe to be located behind the curb line of the County road, (4) provide a pavement section detail for the County road widening that shows the standard cross section to be 6" Dense-Graded Aggregate Base Course; 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course in accordance with Section 611:B-2, (5) provide a 9"x18" concrete curb detail in accordance with County standards, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/17/2021), (7) add to the plans Ocean County standard Notes for projects located on County roads: a) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, 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, d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (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 October 12, 2021 was read from Ray Carpenter of R.C. Associates requesting a waiver from providing a traffic report for the preliminary approval only since the configuration and number of lots is subject to change by the Brick Planning Board during the preliminary hearing on this project. A waiver is requested from providing the NJDEP Jurisdictional Determination since this project does not meet the minimum criteria for CAFRA under N.J.A.C. 7.7-2.1(a)5 of (1) 25 dwelling units or more, or (2) commercial development having 50 or more parking spaces or (3) lineal development of 1,200 l.f. or more.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver from providing a full traffic report, however, the applicant shall provide a trip generation statement comparing the existing and proposed uses, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given preliminary approval contingent upon the applicant to address the following items: (1) submit a trip generation statement comparing the existing and proposed uses, (2) revise the proposed perforated pipe to be located behind the curb line of the County road, (3) provide a pavement section detail for the County road widening that shows the standard cross section to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course in accordance with Section 611:B-2, (4) provide a 9"x18" concrete curb detail in accordance with County standards, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per Drainage memo dated 11/17/2021), (6) add to the plans Ocean County standard Notes for projects located on County roads: a) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, 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, d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

BRICK: Lots 15 Block 321.08 (BRT1854B) Casey, John

This three-lot minor subdivision is located at the intersection of Drum Point Road and Huppert Drive. The plans show the proposed curb along Drum Point Road to be built at 20' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the full width and half width right-of-way and County road pavement on the final plat, (2) dimension the full width right-of-way and the existing and proposed half and full width pavement dimensions of County road on the development plan, (3) since the right-of-way half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional

right-of-way dedication to 30' from centerline and intersection corner clip to Ocean County, (4) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement measured from the property line at the intersection in accordance with County standards to Ocean County, (5) provide County road stationing on the plan view, (6) provide centerline elevations on the cross-sections, (7) revise the cross sections for Drum Point Road to indicate the limit of pavement reconstruction to maintain a 2% cross slope, (8) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (9) 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.

LAKESIDE: Lots 7/ 37-41, 44-47,145/ 141,142/ 1,2,3/ 1,4,5,7/ 1/ 1,5,8,10 Block 190.01/ 190.04/ 190.05/ 199/ 200/ 201/ 202 (LAT2144A) Brook Burnside LLC

This 43-lot major subdivision is for 43 single family homes with 172 parking spaces to be located on Burnside Avenue and Creston Avenue with access from Brook Road. The plan has changed to show both Creston Avenue and Burnside Avenue will be improved as access points to the development. The plans show Brook Road to be widened to 23' from the right-of-way centerline to accommodate a three lane section. Ocean County requires the applicant to address the following items: (1) The County road right-of-way shown on the survey conflicts with the County road right-of-way shown on the plans and on the final plat; revise accordingly, (2) since the half width is less than 30 feet from centerline, submit right-of-way deeds of dedication and metes and bounds description from Block 203 Lot 1, Block 204 Lot 1, and Block 190.04 Lot 1 for right-of-way dedication to 30' from centerline and right-of-way corner clips to Ocean County, (3) submit a sight right easement form and metes and bounds description for 30' x 100' sight triangle easements at both proposed intersections measured from the proposed right-of-way line in accordance with County standards to Ocean County, (4) revise the plans to show both new roads to provide full access with one lane in and one lane out, (5) provide curbing along the County road for a minimum distance of 125' from the end of the curb returns in accordance with Section 612, (6) address the following traffic comments: a) revise the report to reflect the modified access design and submit new counts for the 50/50 split, b) sight lines are not shown correctly, AASHTO intersection sight distance for 45 mph design speed is 500 feet (left turn) and 430 feet (right turn only), and c) analyze the traffic signals at Ridge Avenue/7th Street/Brook Road and County Line Road/Brook Road, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/17/2021), (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) clarify the date of the NJDEP Letter of Interpretation #1514-18-0005.1 for the wetland delineation identified on the final plat and on the site plans, (10) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (11) add to the plans the following Ocean County standard note for projects located on County roads: "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.", (12) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of stormwater, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (14) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter received October 26, 2021 was read from Walter Hopkin of WJH Engineering requesting a waiver from providing a CAFRA Jurisdictional Determination. The project consists of the reconfiguration of 25 existing lots located on six paper streets into 43 single family lots which is less than the 75 unit threshold, pursuant to N.J.A.C. 7.7-2.2(a). The project is not an expansion of an existing development. Burnside Avenue, which is being extended to serve the project, currently serves undeveloped lots to the west of the site, this combined with the above 43 single family lots will be below the threshold pursuant to 7.7-2.2(a). Our research does not indicate a contiguous common ownership pursuant to this section. Our research does not indicate any shared pecuniary, possessory, or other substantial common interest. No additional parking to existing structures is proposed. The above statement regarding dwelling units and parking spaces was not restricted to a tax block or period of time.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. This major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) The County road right-of-way shown on the survey conflicts with the County road right-of-way shown on the plans and on the final plat; revise accordingly, (2) since the half width is less than 30 feet from centerline, submit right-of-way deeds of dedication and metes and bounds description from Block 203 Lot 1, Block 204 Lot 1, and Block 190.04 Lot 1 for right-of-way dedication to 30' from centerline and right-of-way corner clips to Ocean County, (3) submit a sight right easement form and metes and bounds description for 30' x 100' sight triangle easements at both proposed intersections measured from the proposed right-of-way line in accordance with County standards to Ocean County, (4) revise the plans to show both new roads to provide full access with one lane in and one lane out, (5) provide curbing along the County road for a minimum distance of 125' from the end of the curb returns in accordance with Section 612, (6) address the following traffic comments: a) revise the report to reflect the modified access design and submit new counts for the 50/50 split, b) sight lines are not shown correctly, AASHTO intersection sight distance for 45 mph design speed is 500 feet (left turn) and 430 feet (right turn only), and c) analyze the traffic signals at Ridge Avenue/7th Street/Brook Road and County Line Road/Brook Road, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/17/2021), (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) clarify the date of the NJDEP Letter of Interpretation #1514-18-0005.1 for the wetland delineation identified on the final plat and on the site plans, (10) add to the plans the following Ocean County standard note for projects located on County roads: "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.", (11) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of stormwater, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (13) 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 95 Block 251.02 (LAT2159) 60 Drake Road, LLC

This six-lot major subdivision is for six single family residences with 24 parking spaces and a cul-de-sac to be located off of Drake Road. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Ms. McCrystal, 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 \$5,000.00. This 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.

LAKEWOOD: Lots 50, 58, 51, 24 Block 2 (LAT2160) Yeshiva Stolin Karlin

This site plan is for a proposed two-story 23,656 s.f. footprint school with a basement and 57 proposed parking spaces to be located on West County Line Road. The project includes the demolition of the existing Yeshiva Stolin Karlin school which is currently operating out of trailers on this property and the demolition of three single family residences. Ocean County requires the applicant to address the following items: (1) since the right-of-way half width 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 County road improvement plans (waiver requested), (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and access points on the adjoining properties, (4) remove the proposed parking from within 20' of the proposed County right-of-way in accordance with Section 603.A, (5) address the following traffic comments: a) revise site access to bifurcated right-in right-out only and extend the roadway concrete median barrier from Station 100+40± (see LAT2075A.01 by Newlines) to Station 96+40±. Modify proposed driveway geometry, signing, turning templates, sight lines and analysis as required, b) depict adjacent development and roadway improvements under construction on Block 2 Lot 53.01 (see LAT2075A.01 by Newlines), c) label the total proposed building area on the plans and report, d) provide ITE trip generation criteria for comparison with operational information provided by the applicant for 800 students, e) there will be approximately 80 students per grade level, with seven grade levels starting at 8:45 a.m. (approx. 560 students), yet the site can only accommodate five buses. Also, there will be 75 staff and 80 parent drop-offs/pickups, yet only 57 parking spaces. Demonstrate how the site will accommodate the anticipated trips without impacting County Line Road, f) the number of parking spaces listed in the report does not match the plan, and g) the report refers to the Rockaway Avenue and Oak Street intersection which is not adjacent to the site, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/17/2021), and (7) submit a copy of the deed of lot consolidation. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated October 27, 2021 was read from Richard Oberman of NewLines Engineering requesting a waiver from proposing and constructing additional County road widening and improvements on West County Line Road. The applicant's site is fronting a portion of West County Line Road that has already been widened and improved beyond the Master Plan width.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board denied the request to waive proposing and constructing additional County road widening and improvements on County Line Road and the applicant is required to construct a raised center line median extending from the west that was required under application LAT2075A.01; 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 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 County road improvement plans, (3) revise the plans to show all existing features within 200 feet of the site, including existing features on the opposite side of the road and access points on the adjoining properties, (4) remove the proposed parking from within 20' of the proposed County right-of-way in accordance with Section 603.A, (5) address the following traffic comments: a) revise site access to bifurcated right-in right-out only and extend the roadway concrete median barrier from Station 100+40± (see LAT2075A.01 by Newlines) to Station 96+40±. Modify proposed driveway geometry, signing, turning templates, sight lines and analysis as required, b) depict adjacent development and roadway improvements under construction on Block 2 Lot 53.01 (see LAT2075A.01 by Newlines), c) label the total proposed building area on the plans and report, d) provide ITE trip generation criteria for comparison with operational information provided by the applicant for 800 students, e) there will be approximately 80 students per grade level, with seven grade levels starting at 8:45 a.m. (approx. 560 students), yet the site can only accommodate five buses. Also, there will be 75 staff and 80 parent drop-offs/pickups, yet only 57 parking spaces. Demonstrate how the site will accommodate the anticipated trips without impacting County Line Road, f) the number of parking spaces listed in the report does not match the plan, and g) the report refers to the Rockaway Avenue and Oak Street intersection which is not adjacent to the site, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 11/17/2021), and (7) submit a copy of the deed of lot consolidation. 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 65 Block 778.06 (LAT2161) Landau, Juna

This two-lot minor subdivision is for a proposed duplex to be located on River Avenue (Route 9). County facilities will not be impacted. The NJDOT desired typical section is shown on the plat. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 1.18 Block 1020 (LAT776H) Hatzolah EMS

This two-lot minor subdivision is for a duplex to be located at the intersection of Route 9 and Edgecomb Avenue. The site development plan shows proposed improvements to be located outside of the NJDOT desired typical section of Route 9. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 1.01 Block 1020 (LAT776J) Hatzolah EMS

This site plan is for a 2,156 s.f Hatzolah EMS building with three parking spaces to be located at the intersection of Route 9 and Halsey Street. The proposed improvements are shown outside the NJDOT desired typical section. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this site plan was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 1 Block 1.29 (MT520) Raisin, Ronald

This three-lot minor subdivision is located on three local roads, First Avenue, Second Avenue, and South Hampton Boulevard. 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. Tirella, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

PLUMSTED: Lots 2 Block 58 (PT405.01) CGP Acquisitions & Development, LLC

This two-lot minor subdivision is located at the intersection of two County roads, East Millstream Road and Pinehurst Road. The purpose of this subdivision is to create a lot for the Cream Ridge Dollar General site plan (PT402A.01) to be located on Pinehurst Drive. On a motion by Mr. Tirella, seconded by Ms. McCrystal, 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 of East Millstream Road 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) since the existing right-of-way half width of Pinehurst Road 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, (3) revise the plat to show new corner monuments to be set at the future right-of-way line of Pinehurst Road, (4) revise setbacks to be measured from the future right-of-way line, (5) provide a corner clip right-of-way dedication at the County road intersection, (6) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (7) label the entity responsible for maintaining the onsite drainage easements, show the freshwater wetlands lines, and show the Lahaway Creek tributary watercourse, and (8) revise first signature line to indicate that the map will be filed at the Ocean County Clerks office in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

SEASIDE HTS: Lots 5&8 Block 59 (SHB156) Loundy, James

This three-lot minor subdivision is located at the intersection of Ocean Terrace and Hancock Avenue. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision 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 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, and

(2) submit a sight right easement form and metes and bounds description for a sight triangle easements at the 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.

STAFFORD: Lots 13.01 Block 44:61 (ST588) Kania, Peter

This two-lot minor subdivision is located on a local road. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) add a graphic scale to the final plat in accordance with the Recordation Act. 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 20 & 56 Block 693 (TRT2293B) Aponte, Ralph; Brennan, David

This seven lot major subdivision is for re-approval for new five single family residences, an existing residence to remain, a detention basin lot, and a cul-de-sac to be located on Brookside Drive. The traffic and drainage reports were reviewed and approved under the previous application. A drainage assessment in the amount of \$8,120.00 has been previously paid. Brookside Drive across the entire frontage of the site is fully improved. The plans show the basin driveway access is from the side street. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this major subdivision was given preliminary and final approval contingent upon the applicant to address the following items: (1) add north arrow and list of property owners within 200' to final plat, (2) dimension the existing right-of-way half width and full width of the County road on the final plat and in the plan set, (3) since the right-of-way half width in front of Lot 56 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) revise the plat to include the new lot number for corner lot, (5) re-record the sight right easement forms and metes and bounds description using the correct lot numbers and reference the deed book and page number of the recorded documents on the final plat, (6) provide a note on the final plat indicating that "Access to the detention basin on proposed Lot 20.06 will be prohibited from Brookside Drive.", (7) provide a note on the final plat that states: "The drainage basin on Lot 20.06 will be owned, operated and maintained by the Township of Toms River.", (8) revise the plans to include a utility trench pavement restoration detail, and (9) provide the County road inlet grate elevation on the plans to confirm appropriate cover for the basin outfall pipe. 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 19&20 Block 1031 (TRT3472) CGM Condo Assoc Inc.

This three-lot minor subdivision is located on a local road, 8th Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Tirella, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act. The above 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.

TOMS RIVER: Lots 484 Block 192.35 (TRT3473) Wintrode Sr., David

This three-lot minor subdivision is for an existing residence to remain and two additional lots located on Silverton Road. On a motion by Mr. Marra, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following item: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 30 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. 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.

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

LAKESWOOD: Lots 9 / 1,2,4,6 / 1,2,3,4,5,6 Block 450 / 457 / 458 (LAT2121A) Block 458 LLC

PLUMSTED: Lots 2.02 Block 58 (PT405A.01) CGP Acquisitions & Development, LLC

TOMS RIVER: Lots Various Block 605, 606.01, 606.02, 607 (TRT2090G) T&M Associates

TOMS RIVER: Lots 421.01 Block 605 (TRT2090H) T&M Associates

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CORRESPONDENCE:

BRICK: Block 1133, Lot 7 (BRT1964A) Spruce Equities, LLC. This major subdivision received conditional preliminary approval on January 15, 2020. Condition #10 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer and Condition #11 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$3,125.00 and the off-tract drainage improvement fee to be zero. 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 \$3,125.00 and did not require an off-tract drainage improvement fee. The motion was unanimously carried.

EAGLESWOOD: Block 29, Lots 34, 34.01 & 34.02 (ET166) WRK, LLC. This site plan received conditional approval on December 20, 2017. On a motion by Mr. Ernst, seconded by Mr. Bilotta, the minutes are hereby amended to reflect the size of the addition to be 1,200 s.f. verses 720 s.f. The motion was unanimously carried.

JACKSON: Block 902, Lot 10 (JT1723) KKV Investments, LLC. This site plan received conditional approval on December 16, 2020. Condition #10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #11 required the payment of an off-tract traffic improvement fee in an amount 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 \$4,375.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board did not require the payment of an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$4,375.00. The motion was unanimously carried.

LAKESWOOD: Block 190, Lot 151.01 (LAT1209D) YMS Property, LLC. This minor subdivision received conditional approval on September 14, 2021. A letter dated November 13, 2021 was read from Charles Surmonte, P.E., L.S. requesting a waiver from providing a right-of-way dedication to 43' from centerline. If dedicated in total, this requirement would result in a lot area variance condition for the lot fronting East County Line Road (proposed Lot 151.02). The applicant would then be required to reapply to the Township Planning Board to seek variance relief and an amended approval. Please note that the existing dwelling on proposed Lot 151.02 is to remain. As an alternative, the applicant would like to propose a right-of-way dedication to 40' from centerline, with an additional 3' to be conveyed in the form of an easement. This would result in a conforming lot area for proposed Lot 151.02. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board will accept a right-of-way dedication out to 40' from centerline plus a 3' wide road easement in lieu of a right-of-way dedication to 43' from centerline. The motion was unanimously carried.

MANCHESTER: Block 109, Lot 5 (MT76B.03) 141 Office Park, LLC. This site plan received conditional approval on October 16, 2019. A letter dated November 3, 2021 was read from Jeffrey Carr of Lindstrom, Diessner & Carr providing the descriptions of the previously approved project and the changes for the revised project with regards to the impervious coverage, drainage design and basin sizing for the 141 County Route 539 site. The site was changed to increase the size of the buffer at the rear of the property from 5' to 51'. To increase the buffer, the overall parking, basin and building area were decreased. The building footprint was reduced by 2,640 s.f. and two units were removed. In addition, the pavement areas were decreased by approximately 4,660 s.f. The total impervious coverage on site was decreased by approximately 7,300 s.f. The subsurface recharge systems were sized to store 100 percent of the roof runoff from the building. Since the building size was decreased, the subsurface recharge systems were also decreased, while maintaining the ability to store 100 percent of the roof runoff. In addition, the basin was shortened

so as not to encroach into the landscape buffer area at the rear of the property. All storm drainage (pipes, inlets, etc.) have remained the same. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are hereby amended to reflect the changes indicated, the changes do not affect the Hold Harmless Agreement, therefore it does not have to be changed or re-recorded. The motion was unanimously carried.

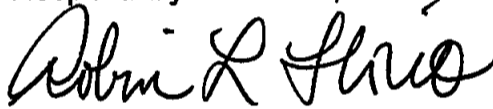
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BERKELEY BT689	14	1681	05/19/21	11/15/21
BERKELEY BT478D.01	8.01	873	08/18/21	11/17/21
HARVEY CEDARS HCB136	1, 1.01, 5, 5.01	64	10/20/21	11/10/21
JACKSON JT1338G	2, 3, 4 / 1	102 / 103	05/03/17	11/17/21
TOMS RIVER TRT3466	4, 5, 28, 29	694.14	08/04/21	11/17/21

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

Respectfully submitted,



Robin L. Florio, Secretary
Ocean County Planning Board

/rlf