

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

Regular meeting, Wednesday, July 21, 2021, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Scott Tirella, Elaine McCrystal, Joseph Marra, John Ernst, Laura Benson, Mark Villinger 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. Tirella, the minutes of the meeting of July 7, 2021 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BARNEGAT LIGHT: Lots 12, 13, 14, 15 Block 32 (BLB122A.01) John H. Reilly Trust c/o Michael Palmer**

This five-lot major subdivision is for five single family dwellings with two parking spaces each to be located on a County road, Bayview Avenue. An off-tract drainage improvement fee in the amount of \$2,700.00 was paid under the four-lot minor subdivision in 2006. The plans indicate that the existing right-of-way half width is 50 feet from centerline, which is greater than the desired Master Plan width. Ocean County requires the applicant to address the following items: (1) submit a sight right easement form and metes and bounds description for sight triangle easements at both intersections in accordance with County standards to Ocean County, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) show the locations of the proposed driveways to the new lots spaced in accordance with Table 600-4 of Section 606, (4) provide a driveway apron detail, (5) if the Township requires curb and sidewalk, the applicant shall provide County road improvement plans and the curb shall be set at the County's Master Plan width, (6) revise the final plat to include dimensions for the County road right-of-way half width and full width and to include the metes and bounds of the proposed sight easements in accordance with the Recordation Act, (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request).

A letter dated July 7, 2021 was read from Rodman Ritchie of Taylor Wiseman & Taylor requesting a waiver from providing a CAFRA Jurisdictional Determination. In accordance with the Coastal Zone Management Rules N.J.A.C 7:7, a CAFRA permit is not required for a development of less than 25 dwelling units and located greater than 150 feet from the mean high water line of any tidal waters. The closest property boundary along the proposed five lot residential subdivision is located a distance of approximately 160 feet from the mean high water line. There are no proposed improvements or proposed disturbance within 150 feet of the mean high water line. Therefore a CAFRA permit is not required for the proposed development.

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) submit a sight right easement form and metes and bounds description for sight triangle easements at both intersections in accordance with County standards to Ocean County, (2) show the locations of the proposed driveways to the new lots spaced in accordance with Table 600-4 of Section 606, (3) provide a driveway apron detail, (4) if the Township requires curb and sidewalk, the applicant shall provide County road improvement plans and the curb shall be set at the County's Master Plan width, (5) revise the final plat to include dimensions for the County road right-of-way half width and full width and to include the metes and bounds of the proposed sight easements in accordance with the Recordation Act, (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.

**BEACHWOOD: Lots 3,4,5,6 & 8 Block 5.56 (BB128B) Abramski, Thomas**

This site plan is for a 10,217 s.f. contractor's warehouse with 11 proposed parking spaces to be located on Pinewald Road and Halliard Avenue. On a motion by Mr. Tirella, seconded by Ms. McCrystal, 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) If the half width right-of-way 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 intersection in accordance with County standards to Ocean County, (4) revise the plans to show a proposed curb return radius to 20' from centerline and provide pavement widening to 20' from centerline across the frontage of the property, (5) revise the plans to show a 15:1 pavement taper starting at the property line in accordance with Section 611:E.1, (6) address the following traffic comments: a) the building area and number of parking spaces is not the same on the application, plan and/or trip generation statement, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/21/2021), (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) add the following 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, and 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, (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.

**BERKELEY: Lots 7.01 Block 1066 (BT690) M. Sarama Builder, LLC**

This two-lot minor subdivision is located on two local roads, Allaire Avenue and Neptune Avenue. County facilities will not be impacted. 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 item: (1) Add three corner coordinates to the final plat in accordance with the Recordation Act. The above condition must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**BRICK: Lots 33 Block 190 (BRT2018) KH & PF Property, Inc.**

This site plan is for a proposed 3,360 s.f. tradesman shop building with 17 proposed parking spaces to be located at an existing single family residence on Drum Point Road. 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) 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) provide a drywell behind the tradesman shop building to store the water quality storm volume, (5) provide a driveway apron detail in accordance with County standards, (6) indicate proposed curb to be built 17 feet from centerline in accordance with Section 611.B, (7) provide three foot grass strip between the proposed curb and the proposed sidewalk in accordance with Table 600-8, (8) add the standard County notes for projects located on County roads, (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 request.

A letter dated July 7, 2021 was read from Jason Burneyko of PS&S requesting a waiver from submitting a traffic report and CAFRA or Jurisdictional Determination as the application is for the construction of a tradesman shop building and a gravel parking lot. The existing single family dwelling in the front of the lot is to remain. All new trips to the site will be generated from the proposed tradesman shop building. The Township ordinance code calls for 17 parking spaces for the non-residential development but only a few employees will be present at a time. The number of projected new trips to the site will be minimal. Therefore, we are requesting a waiver from providing a traffic report. A CAFRA permit is not needed for this project. Per N.J.A.C 7:7-2.2(a)5, "...Except as otherwise provided above, a development in the CAFRA area at a point 150 feet landward of the mean high water line of any tidal waters or the landward limit of a beach or dune, whichever is most landward, that would result, either solely or in conjunction with a previous development in a) a residential development having 25 or more dwelling units; b) a commercial development having 50 new or more parking spaces or equivalent parking area; or c) a public development or industrial development." This project is located more than 500 feet from the mean high water line. No residential units are proposed. Fifteen spaces are proposed for commercial development, therefore no CAFRA permit is needed.

On a motion by Mr. Ernst, seconded by Mr. Marra, the Board granted a waiver from providing a full traffic report, however the applicant shall provide a trip generation statement comparing 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 site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement comparing existing and proposed uses, (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) provide a drywell behind the tradesman shop building to store the water quality storm volume, (4) provide a driveway apron detail in accordance with County standards, (5) indicate proposed curb to be built 17 feet from centerline in accordance with Section 611.B, (6) provide three foot grass strip between the proposed curb and the proposed sidewalk in accordance with Table 600-8, (7) add the standard County notes for projects located on County roads, (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.

**LAKEWOOD: Lots 60 Block 189.04 (LAT2146) Migdal Bais Yaakov**

This site plan is for a change of use from a 3,259 s.f. single family residence to a School with 11 proposed parking spaces located on Joe Parker Road. 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 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) indicate the proposed edge of pavement is to be built 20 feet from the physical centerline in accordance with Section 611.B, (4) design the proposed access points along the County road in accordance with an urban commercial driveway described in Section 606, (5) provide an AASHTO

line of sight profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (6) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access points in accordance with County standards to Ocean County, (7) provide a pavement detail for the County road in accordance with Section 611:B-2, (8) construct 15:1 paved tapers along the County road in accordance with Section 611:E-1, (9) add to the plans the standard County notes for projects located on County roads, (10) 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, (11) submit a traffic report (waiver requested), (12) submit a drainage report (waiver requested), (13) address the following traffic comments: a) submit a traffic report identifying the anticipated number of students and number of buses, b) provide design vehicle turning templates, and c) verify direction of traffic flow and provide appropriate signing and striping as required. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated June 16, 2021 was read from Glenn Lines of NewLines Engineering requesting a waiver from submitting a traffic report and drainage report. The applicant is seeking site plan approval for a change of use on a County road. They are seeking to use the current home as a school. A waiver is requested from providing a traffic study as this is a minor site with no exterior building renovations proposed to the existing house. A waiver is requested from providing a drainage report as there is no increase in impervious coverage. Per the NJDEP qualifications, this is not classified as a major development.

On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board denied the request to waive submitting a traffic report, the applicant is to provide a traffic report identifying the traffic for the new use, the Board denied the request for a waiver from submitting a drainage report; 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 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) indicate the proposed edge of pavement is to be built 20 feet from the physical centerline in accordance with Section 611.B, (4) design the proposed access points along the County road in accordance with an urban commercial driveway described in Section 606, (5) provide an AASHTO line of sight profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards to be reviewed and approved by the Ocean County Engineer, (6) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access points in accordance with County standards to Ocean County, (7) provide a pavement detail for the County road in accordance with Section 611:B-2, (8) construct 15:1 paved tapers along the County road in accordance with Section 611:E-1, (9) add to the plans the standard County notes for projects located on County roads, (10) 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, (11) submit a traffic report, (12) submit a drainage report, (13) address the following traffic comments: a) submit a traffic report identifying the anticipated number of students and number of buses, b) provide design vehicle turning templates, and c) verify direction of traffic flow and provide appropriate signing and striping as required. 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 20,21&22 Block 548 (LAT2147) Ocean Avenue Group LLC**

This four-lot minor subdivision is for four duplex units to be located on State Highway Route 88 (Ocean Avenue). The lots back up to Lake Shenandoah County Park. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to show corner monuments to be set at the rear property lines, and (2) revise the improvement plan to show the NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT access code. 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.

**LITTLE EGG HBR: Lots 12 Block 291 (LEHT437) Hutchison, Jr., Joe**

This site plan is for a 1,950 s.f. commercial building for pools and spas with 20 proposed parking spaces to be located on Route 9. Ocean County requires the applicant to address the following items: (1) The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code shall be indicated on the plans, (2) provide a copy of the NJDOT Access Permit, (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), and (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated May 10, 2021 was read from John Lord of KTP Land Surveying requesting waivers from a traffic report, drainage report and CAFRA permit or Jurisdictional Determination. This property is located on Route 9. The property will serve as bulk storage for material and equipment for a pool company, as well as parking for employees (approximately 10 vehicles). There will be no retail traffic entering or leaving the site. It is anticipated that there will be 10-20 passenger vehicles per day between the hours of 7 AM and 5 PM. There will also be approximately ten construction type vehicles (dump trucks, heavy equipment transport) per day. Application MT32 has been filed with the NJDOT. A traffic study is not required with the NJDOT, as there are less than 500 vehicles per day increase. It is our belief that the reasons listed above warrant a waiver of the traffic study requirement. A waiver is requested from providing a stormwater study. The lot in questions contains 2.10 acres. It is currently 75% wooded, with an existing single family dwelling to remain 22' off the Route 9 frontage. 1.1 acres of the existing wooded area is to be cleared for a gravel covered "yard" area. A 1,950 s.f. pole barn building will be constructed on the yard, increasing the impervious coverage by 2.1%. There will be no change in runoff patterns. There will be no affect on any County owned drainage structures or basins. Per the requirements set forth in N.J.A.C. 7:7-2.2 Coastal Management Rules for CAFRA, this project is exempt from obtaining a CAFRA Permit. This commercial project is beyond 500 feet of a coastal waterline and is proposing less than 50 parking spaces.

On a motion by Mr. Ernst, seconded by Mr. Tirella, The Board granted a waiver from providing a traffic report provided the applicant provides a copy of the NJDOT Access Permit for site improvements, denied the request to waive submitting a drainage report as the applicant proposes more than one acre of disturbance, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) The NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT access code shall be indicated on the plans, (2) provide a copy of the NJDOT Access Permit, and (3) submit a drainage report. 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.

**MANCHESTER: Lots 7.01 Block 46 (MT462A) Rothenberg, Yosef**

This site plan is for a 30,400 s.f. multi-tenant office/warehouse building for indoor storage with 49 parking spaces to be located on a vacant lot on Route 37. On a motion by Ms. McCrystal, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 7/21/2021), (2) The NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT access code shall be indicated on the plans, and (3) provide a copy of the NJDOT Access Permit. 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 8 Block 574 (TRT3465) Halbing, Kathleen Erbe**

This site plan is for parking lot and access drive modifications at a mixed use residential office building with four existing gravel parking spaces located on Oak Avenue. The applicant proposes to remove portions of the existing access drive that are located on Toms River Township Police

Department property. 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 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) provide a concrete driveway apron detail, (3) design the proposed access drive to the County road in accordance with Section 606, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), (7) identify how the drainage runoff from parking lot will be addressed, (8) revise the pavement restoration detail to show the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (9) 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, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated June 24, 2021 was read from Mathew Wilder of Morgan Engineering requesting submission waivers. This application is for a mixed use development involving a one-bedroom residential use with a 50 s.f. office. Considering the extremely minor nature of the uses, a waiver is requested. The development is not classified as a major development and is therefore not subject to the requirements outlined within NJAL 7:8, therefore a waiver is requested from submitting a drainage report. No widening is proposed associated with Oak Avenue. Adjustments are proposed to the existing driveway apron. Considering the nature of the improvements, a waiver is requested from submitting County road improvement plans.

On a motion by Mr. Ernst, seconded by Ms. McCrystal, with Mr. Tirella abstaining the Board granted a waiver from providing a traffic report, however the applicant shall provide a trip generation statement comparing existing and proposed uses, granted a waiver from providing a drainage report provided the applicant can show no net increase in run-off to the County road; granted a waiver from County road improvement plans as no County road improvements are required; 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 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) provide a concrete driveway apron detail, (3) design the proposed access drive to the County road in accordance with Section 606, (4) provide a trip generation statement comparing existing and proposed uses, (5) identify how the drainage runoff from parking lot will be addressed, (6) revise the pavement restoration detail to show the standard cross section for County roads to be 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (7) 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, (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.

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

**JACKSON:** Lots 12 & 13 Block 7309 (JT1730) Jackson Property LLC c/o Isaac Kleinman

**LACEY:** Lots 11 Block 225 (LT875A) Ultra Equipment, LLC

**LAKESWOOD:** 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 (LAT2144) Brook Burnside LLC

**LAKESWOOD:** Lots 21 Block 1087 (LAT2145) 306 Chestnut LLC

**LAKESWOOD:** Lots 1.03 Block 396 (LAT800E) 400 Lewin LLC

**PLUMSTED:** Lots 16.01 Block 46 (PT407) MDR Developers

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**CORRESPONDENCE:**

**BERKELEY: Blocks 73 / 74, Lots 840.01 / 830-839 (BT476A) Homes For All, Inc.** This minor subdivision received conditional approval on July 7, 2021. A letter dated July 14, 2021 was read from William Stevens of PDS requesting waivers from the conditions of County approval. A waiver is requested to allow for the requested right-of-way to be provided in an easement as opposed to a dedication. The existing right-of-way is 40' wide. The plan has been revised to show a 10' roadway easement across the project frontage to be dedicated to Ocean County. The applicant is requesting the ability to dedicate the right-of-way in an easement as opposed to a dedication. The subdivision across First Street in South Toms River dedicated the right-of-way in the form of an easement also. A waiver is requested to allow for the sight triangles to be based upon AASHTO requirements as opposed to County standards. All the street intersections have existed for many decades without the benefit of sight triangles. It is our opinion that the use of AASHTO sight triangle standards in this instance will result in a safe sight condition for the intersections. These waivers are based upon the limited size and scope of the project. It is important to note that the project is an affordable housing development being constructed by a non-profit company. We believe that granting these waivers will meet the intent of the County approval while allowing the project to proceed as designed. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the Board granted a waiver to accept a road easement out to 30' from centerline in lieu of a right-of-way dedication and granted the use of AASHTO sight triangles at the intersection. The motion was unanimously carried.

**LAKESWOOD: Block 385, Lot 4 (LAT876C) 640 James Street, LLC.** This site plan received conditional approval on March 18, 2020. On a motion by Mr. Ernst, seconded by Mr. Marra, the minutes are hereby amended to require pavement widening to 23' from centerline of James Street. The motion was unanimously carried.

**LAKESWOOD: Block 105, Lot 5 (LAT2098) 140 E. Kennedy Blvd., LLC.** This site plan received conditional approval on May 20, 2020. A letter dated July 21, 2021 was read from Rich Oberman of NewLines Engineering requesting a waiver from the County requirement to provide a right-of-way dedication to 43' from the centerline. In lieu of the 43', the applicant is offering the existing right-of-way width of 24.75' feet and a dedication of 13.25' feet, plus a roadway easement of 5' feet, for a total of 43'. The existing site would lose seven of the 54 total parking spaces (an approximate 30% loss), if the 43' right-of-way dedication was required. Adjacent to the southern property line and along East County Line Road, previous plans have shown a dedication to the County that totaled approximately 9% of the total square footage of the property. If the applicant were to keep this dedication and take into consideration the additional 20' and 5' parking separations required by the County, it would preclude any parking in nearly 25% of the site. To allow for future County road widening, the site has been designed with a right-of-way dedication of 13.25' and a roadway easement of 5' granted to Ocean County for the same 43' dedication area. On a motion by Mr. Ernst, seconded by Mr. Tirella, the Board granted a waiver to accept a right-of-way dedication out to 38' from centerline of East County Line Road plus a 5' road easement to Ocean County out to the Master Plan width of 43' from centerline. Additionally, the minutes are hereby amended to state that the proposed parking is acceptable as shown on Layout and Dimension Plan sheet 3 of 15 revised on 7/21/2021. The motion was unanimously carried.

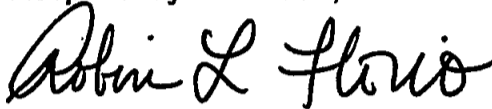
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
LAKESWOOD LAT1694A	2, 3, 4	250	03/03/21	07/09/21
LAKESWOOD LAT2012A	4.05	1051.09	06/06/21	07/20/21

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

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board

/rlf