

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

Regular meeting, Wednesday, October 18, 2023, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella read the Open Public Meetings Act Statement of Compliance.

Chairman Tirella presiding. Attending: Joe Bilotta, Elaine McCrystal, Joseph Marra, Dennis Liberatore, Debrah Beyman, Mark Jehnke, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Marra, the minutes of the meeting of October 4, 2023 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lot 2.01, Block 81 (BAT135B) Roque, Melissa

This two-lot minor subdivision is located on Warren Grove Road. 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 condition of approval: (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 33' 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. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BERKELEY: Lots 15, 16, Block 858.17 (BT291C) Extra Space Storage

This site plan is for the demolition of an office and the construction of a three-story 12,781 s.f. footprint self-storage building with five parking spaces at an existing Extra Space Storage located on Route 9. Site improvements are shown outside of the NJDOT desired typical section. County facilities will not be impacted. On a motion by Mr. Bilotta, seconded by Ms. McCrystal this site plan was given final approval. The motion was unanimously carried.

BERKELEY: Lot 1.01, Block 882 (BT347J2) Rinderer, Jr., Rudolph

This two-lot minor subdivision is located at the intersection of Route 9 and JFK Boulevard. The NJDOT "desired typical section" for this section of NJ Route 9 consistent with the current NJDOT Access code is indicated on the plans. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. On a motion by Ms. McCrystal seconded by Mr. Liberatore, Mr. Bilotta abstaining, this site plan was given final approval. The motion was unanimously carried.

BERKELEY: Lot 5.01, Block 407 (BT705) Cedar Creek Land & Homes, LLC

This two-lot minor subdivision is on local roads, Falkenberg Drive and Seabrook Avenue. 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. Bilotta, seconded by Ms. McCrystal this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lot 11, Block 972 (BRT2041) Langenberger, John

This two-lot minor subdivision is located at the intersection of two local roads, Thoroughfare Road and Shadow Way. 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. Bilotta, seconded by Ms. McCrystal this minor subdivision was given final approval. The motion was unanimously carried.

EAGLESWOOD: Lots 260.08, 260.09, 260.16, Block 4 (ET156A) Ziman Trucking, LLC

This three-lot minor subdivision is for a lot line adjustment on a local road, Blue Heron Lane and 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. Bilotta this minor subdivision was given final approval. The motion was unanimously carried.

JACKSON: Lots 1, 2, Block 19703 (JT1690A) Congregation Khal Lev Simcha c/o Yitty Schwimmer

This site plan is for the demolition of an existing single family residence and the construction of a 11,000 s.f. mikvah building and a 1,600 s.f. EMS Ambulance facility with 21 proposed parking spaces at the intersection of East Veterans Highway and Grand Boulevard. This project includes a lot consolidation. The plans show the half width right-of-way of East Veterans Highway to be 43' from centerline. The plans show a proposed deceleration lane into the existing shul. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 7' beyond the proposed edge of pavement to Ocean County, (2) submit a corner clip right-of-way dedication and metes and bounds description from the point of curvature to the point of tangency of the intersection right-of-way line to Ocean County, (3) submit a Pinelands Commission "no further review letter", (4) revise the plans to show all existing features within 200' of the site, including existing corner monuments on the opposite side of the road used to establish the right-of-way line, (5) address the following traffic comments: a) provide a signed copy of the statement of operations by the applicant, b) provide ITE trip generation criteria for comparison with information provided by the applicant, c) proposed building area and lot numbers listed in the plan do not match the report, revise as required, and d) label road names, lane widths, curb radii, etc on roadway plan, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

JACKSON: Lots 5 & 6, Block 4301 (JT1757A) 81 E. Commodore LLC

This site plan is for a one-story 80,700 s.f. (total) warehouse/office with 99 parking spaces on E. Commodore Boulevard. The plans show proposed pavement widening to 25' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the full width of the County right-of-way on the site plan, (2) since the right-of-way half width is less than 50' 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, (3) provide a road easement and metes and bounds description from Lot 4 for the County road improvements and paved taper, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (5) address the following traffic comments: a) circulation plan depicts WB-50 entering westerly driveway yet the road plan shows 'No Trucks Permitted' sign. Demonstrate trucks can turn around on-site without backing onto County road. Consider the need to sign easterly driveway as 'No Trucks'. Also circulation plan is to consider future three lane section, and b) building area (81,400 s.f.) and number of parking spaces (113) do not match application. Revise accordingly, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. The motion was unanimously carried.

JACKSON: Lots 2 & 3, Block 6002 (JT1759) Kehilla Dbrookwood IV

This site plan is for a 3,411 s.f. synagogue addition to a single family residential dwelling with 50 parking spaces to be located at the intersection of Aldrich Road and East Connecticut Concourse. The plan includes a lot consolidation. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan received final approval contingent upon the applicant to address the following conditions of approval: (1) since the existing right-of-way half width of the County road is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point and a 30'x100' sight easement at the intersection in accordance with County standards to Ocean County, (3) submit a copy of the deed of lot consolidation, (4) revise the plans to show additional pavement widening to 20' from centerline and 15:1 paved tapers starting at the property line extending to the existing edge of pavement along the County road in accordance with section 611:E-1, (5) revise the 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, and to include existing edge of pavement elevations, (6) address the following traffic comments: a) the analysis shows left turns to and from the Aldrich Road access, however the plan shows right in-right out only. Revise the report, b) revise do not enter signs to no left turn signs at the Aldrich Road access, and c) the lots listed on the report do not match the plan, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (8) provide a copy of a Jackson Township resolution restricting parking along the County road in front of the subject property, (9) revise the plans to show the proposed island to be located 2' beyond the future edge of pavement, (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 & approved by the Ocean County Engineer, (11) revise the plans to show the inlet at the southwest corner of Aldrich Road and East Connecticut Concourse to be reconstructed. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lot 2, Block 13702 (JT1760) Yoel Tesser

This site plan is for the change of use from a single family home to a 2,842 s.f. professional office with eight parking spaces to be located on North Hope Chapel Road. On a motion by Ms. McCrystal, seconded by Mr. Bilotta this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the full width of the County right-of-way and the half width and full width of the County road pavement on the site plan and County road improvement plan, (2) design the proposed access point to the County road in accordance with Section 606 and Table 600-4, (3) submit a right-of-way deed of dedication and metes and bounds description for an additional right-of-way from Lot 3 for the paved taper to Ocean County, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (5) address the following traffic comments: a) depict proposed roadway improvements associated with Ocean County's New Central Avenue (CR 31) and North Hope Chapel Road (CR 639) project, by Michael Baker International, (6) revise the plans to show proposed pavement widening consistent with the County road improvement project, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (8) revise the plans to show perforated pipe behind the proposed curb line in the County road, (9) determine if there is adequate separation between underground recharge system and the septic field, (10) provide a pavement detail for the County road for 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (11) provide a 9"x18" concrete curb detail in accordance with County standards, (12) 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 & 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, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) 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. The motion was unanimously carried.

LACEY: Lots 10, 12, 14, 16, 20-24, Block 1629 (LT904) LMDL Real Estate, LLC

This site plan is for parking lot modifications for seven new parking spaces and ADA improvements at an existing dentist office on Lacey Road at the intersection of a paper street called Furman Avenue. No improvements are proposed along the County road. Ocean County requires the applicant to address the following conditions of approval: (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 33' 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) dimension the County road pavement half width and full width, (3) submit a traffic report (waiver requested), (4) submit County road improvement plans (waiver requested), (5) 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 September 25, 2023 from Robert Woodcock of JCR Engineering requesting a waiver from providing a traffic report. This application is to expand the parking lot in the rear in order to provide an additional seven parking spaces to be used predominantly by employees. A waiver is also requested from providing County Road Improvement plans. The ingress and egress to the property from Lacey Road shall remain the same.

On a motion by Mr. Jehnke, seconded by Mr. Bilotta, Mr. Tirella abstaining, the Board granted the waiver from providing a traffic report as the increase in traffic will be de minimis. The Board granted the waiver from providing County Road Improvement plans as no road improvements will be required. This site plan was given final approval contingent upon the applicant to address the following conditions of approval: (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 33' 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) dimension the County road pavement half width and full width, (3) 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. The motion was unanimously carried.

LAKESWOOD: Lot 16, Block 104.02 (LAT2228) Park Ave. Group, LLC

This two-lot minor subdivision is for one duplex unit with eight parking spaces to be located at the intersection of East County Line Road and Berkowitz Avenue. 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 conditions of approval: (1) revise the plans to show the right-of-way line on the west side of Berkowitz Avenue and on the opposite side of East County Line Road, (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 43' 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, (3) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (4) revise the plans to show all existing features within 200' of the site, including existing features

on the opposite side of the road, the inlet in the curb radius, and all underground drainage features, (5) provide three corner coordinates on the final plat in accordance with the Recordation Act, (6) remove bold cross hatching outline from the inlets on the final plat, (7) remove proposed parking from within 5' of the future County right-of-way line in accordance with Section 603.B, (8) dimension County road pavement half width and full width. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 5, 26 & 27, Block 24.04 (LAT2229) Yeshiva Hameir L'Yisroel, Inc.

This three-lot minor subdivision is for a lot line adjustment located on Hope Chapel Road, Ridge Court, and Curtis Lane. 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 contingent upon the applicant to address the following conditions of approval: (1) since the County right-of-way half width is less than 33' 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. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LITTLE EGG HARBOUR: Lot 9.92 Block 124 (LEHT344T) Little Egg Holdings, LLC

This site plan is for a 13,825 s.f. contractor's warehouse with nine parking spaces to be located on North Green Street on the north side of the Hampton Drive intersection. The plans show the County right-of-way line at 43' from centerline, which was dedicated under the earlier subdivision and is greater than the desired master plan width. There is an existing 30'x100' sight easement at the intersection. Access is proposed from the local road and no improvements are proposed in the County road. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (5) pay an off-tract drainage 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 September 18, 2023 was read from Michael Goldstein, of Van Cleef Engineering requesting a waiver from providing County road improvement plans as there are no improvements proposed on the County road frontage, the road currently meets the required pavement and right-of-way widths.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted the waiver from providing County road improvement plans as no improvements are required. This site plan was given final approval contingent upon the applicant to address the following conditions: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (4) pay an off-tract drainage 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. The motion was unanimously carried.

LITTLE EGG HBR: Lot 36, Block 124.01 (LEHT344U) Poppa Tomato Holdings, LLC

This site plan is for a 14,900 s.f. contractor's warehouse with nine parking spaces to be located on North Green Street on the south side of the Hampton Drive intersection. The plans show the County right-of-way line at 43' from centerline, which was dedicated under the earlier subdivision and is greater than the desired master plan width. There is an existing 30'x100' sight easement at the intersection. Access is proposed from the local road and no improvements are proposed in the County road. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (3) provide a drainage design to

be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer.

A letter dated September 18, 2023 was read from Michael Goldstein, of Van Cleef Engineering requesting a waiver from providing County road improvement plans as there are no improvements proposed on the County road frontage, the road currently meets the required pavement and right-of-way widths.

On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted the waiver from providing County Road Improvement plans as no improvements are required. This site plan was given final approval contingent upon the applicant to address the following conditions: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (4) pay an off-tract drainage 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. The motion was unanimously carried.

LITTLE EGG HBR: Lot 1, Block 161 (LEHT446) Joe's Guy with a Truck

This site plan is for a 2,200 s.f. storage facility for a moving company with nine vehicle parking spaces and six loading spaces to be located on Route 9 and Conforti Avenue. On a motion by Mr. Bilotta, seconded by Ms. McCrystal this site plan was given final approval. The motion was unanimously carried.

LITTLE EGG HBR: Lot 8.02, Block 282.01 (LEHT447) JLC-EOB, LLC

This site plan is for a contractor's office, garage, warehouse, show and mini storage with 33 parking spaces to be located on a vacant lot on Otis Bog Road, a local road. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, Mr. Tirella abstaining, this site plan was given final approval. The motion was unanimously carried.

LONG BEACH: Lots 1.04, 1.05, 1.06 & 1.07, Block 11.04 (LBT799) Wagner, James & Robin

This two-lot minor subdivision is for a lot line adjustment on Long Beach Boulevard. The plat indicates that the County right-of-way is 50' from centerline, consistent with the master plan. 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 as given final approval. The motion was unanimously carried.

OCEAN: Lot 24, Block 124 (OT284) JC Investments 2, LLC

This two-lot minor subdivision is located on a local road, Dolphin Way. 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. Bilotta this minor subdivision was given final approval. The motion was unanimously carried.

PINE BEACH: Lot 1, Block 3.01 (PBB62) Borough of Pine Beach / Ocean County

This two-lot minor subdivision is located on Pennsylvania Avenue and Henley Avenue. Ocean County Natural Lands Trust intends to acquire the new Lot 1.02 for the Mill Creek Trail. The final plat appears to have been prepared in accordance with the Recordation Act. 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 condition: (1) since the existing right-of-way half width of Pennsylvania Avenue is less than 30' from centerline, submit a deed of dedication for an additional right-of-way dedication to 30' concentric from the centerline to Ocean County. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

PINE BEACH: Lots 5-10, Block 43 (PBB63) LOMBOK, LLC

This two-lot minor subdivision is located at the intersection of New Jersey Avenue and Prospect Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the right-of-way full width of the County road, (2) since the right-of-way half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County (waiver requested), (3) submit an executed sight right easement form for sight triangle easements at the intersection in accordance with County standards to Ocean County, (4) if the Township requires curb, the intersection radius shall be 25' and curb shall be set at the County's Master plan width of 17' from centerline, (5) add a note to the plan indicating that access to new Lot 8.01 will be prohibited from Prospect Avenue. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated October 5, 2023 was read by Robert Harrington of East Coast Engineering requesting a waiver from providing a right-of-way dedication to 30' from centerline to Ocean County. The applicant is requesting to provide an easement in lieu of a dedication as it would reduce the size of the property and create a variance condition.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board accepted the road easement in lieu of the right-of-way dedication. This minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the right-of-way full width of the County road, (2) submit an executed sight right easement form for sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) if the Township requires curb, the intersection radius shall be 25' and curb shall be set at the County's Master plan width of 17' from centerline, (4) add a note to the plan indicating that access to new Lot 8.01 will be prohibited from Prospect Avenue. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

PT. PLEASANT: Lots 1 & 3, Block 338 (PPB720B) Lenny's Colonial Ranch Market

This site plan is for the addition of a second floor apartment at Lenny's Colonial Ranch Market on Bridge Avenue and Treeneedle Road. The project also involves the demolition of a single family residential dwelling on Lot 3 to construct a parking lot with 14 spaces (net increase of five) at the rear of the market and to remove the existing parking that currently backs out onto the County road. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County right-of-way and pavement half width and full width, (2) if the right-of-way half width is less than 33' from centerline, submit a deed and metes and bounds description for additional right of way to 33' from centerline along Bridge Avenue to Ocean County, (3) submit a deed and metes and bounds description for right-of-way corner clip at the Bridge Avenue and Treeneedle Road intersection to Ocean County, (4) submit a Sight Right Easement form for a 30'x100' sight triangle easement at the intersection of Bridge Avenue and Treeneedle Road in accordance with county standards to Ocean County, (5) submit a traffic report (waiver requested), (6) submit County road improvement plans (waiver requested), (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (8) construct additional County road pavement widening to 40' from the opposite edge of pavement, (9) relocate the existing utility pole to behind the proposed curb, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon the conditions being addressed and the Board's decision on the waiver requests.

A letter dated September 28, 2023 from Joseph Hanrahan of Hammer Land Engineering was read requesting a waiver from providing a traffic report. Due to the project's small scope the project only proposes fourteen parking spaces and anticipates a low volume of traffic. A waiver was also requested from providing County road improvement plans as the only improvements within the county right-of-way will be removal of existing asphalt, curb replacement and sidewalk installation.

On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board granted the waiver from providing a traffic report as there is no change in anticipated traffic to the site. A waiver was granted from providing County road improvement plans provided the applicant complies with condition #8, curb replacement along the County road. This site plan was given final approval contingent upon the applicant to address the following conditions: (1) dimension the County right-of-way and pavement

half width and full width, (2) if the right-of-way half width is less than 33' from centerline, submit a deed and metes and bounds description for additional right of way to 33' from centerline along Bridge Avenue to Ocean County, (3) submit a deed and metes and bounds description for right-of-way corner clip at the Bridge Avenue and Treeneedle Road intersection to Ocean County, (4) submit a Sight Right Easement form for a 30'x100' sight triangle easement at the intersection of Bridge Avenue and Treeneedle Road in accordance with county standards to Ocean County, (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (6) construct additional County road pavement widening to 40' from the opposite edge of pavement, (7) relocate the existing utility pole to behind the proposed curb, (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. The motion was unanimously carried.

PT. PLEASANT: Lot 7, Block 112 (PPB812) 1117 Sampson LLC

This two-lot minor subdivision is located on a local road, Sampson Road. 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) rotate the final plat so that north is up or to the right in accordance with industry standard. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lots 37 Block 171.09 (TRT3490A.01) TR Estates, LLC

This 25-lot major subdivision is for 24 single family residential dwellings and 4,947 s.f. club house with 49 parking spaces and a cul-de-sac to be located on Cox Cro Road. The plans indicate that the County right-of-way half width is at the master plan width of 33' from centerline. The plans show County road pavement widening to 46' from the opposite side of the County road. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise County road plans so that north is up in accordance with industry standard, (2) revise the plan and final plat to show 30'x100' sight easements to Ocean County at the proposed intersection at Cox Cro Road in accordance with county standards and provide executed sight triangle easements forms and metes and bounds descriptions to Ocean County, (3) address the following traffic comments: a) depict roadway and striping improvements currently under construction by the County, b) revise proposed widening and intersection sight lines accordingly. Remove proposed landscaping from within revised sight lines if necessary, and c) report figures depict access to Whitesville Road, revise as required, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/18/2023), (5) provide a correct filed map reference number on the survey regarding the apparent gore, (6) construct additional County road pavement widening to 46' from the opposite side of the County road in front of the gore from station 304+45 to station 306+80, (7) revise the plans to show the full extent of the County road drainage system including the outfall at the Cox Cro Road / Massachusetts Avenue intersection, (8) add a profile to the Grading, Drainage, and Utility sheet three in the County road improvement plan set, (9) revise the plans to show the E inlet in the Cox Cro Road / Massachusetts Avenue intersection to be reconstructed in the curb line, (10) revise the plans to properly show existing conditions at the County road intersection, including the ADA handicap ramps, (11) add to the plans the following 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, (12) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) 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. The motion was unanimously carried.

TOMS RIVER: Lots 23-33 Block 627 (TRT3518) Estate of Lillian Frederiksen

This three-lot minor subdivision is located on James Street, Boyd Street, and Hardenbrook Avenue, and next to the Ocean County detention basin on Block 627 Lot 39. 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 conditions of approval: (1) since the right-of-way half width of James Street is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (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) if the Township requires curb and sidewalk, the curb shall be set at the County's Master plan width of 17' from centerline. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lots 30, 31 Block 794.17 (TRT3519) Zappola, Jr., Anthony

This two-lot minor subdivision is for a lot line adjustment located on a local road, Lillie Road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

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

LAKEWOOD: Lots 9 Block 104.02 (LAT2230) 535 County Line LLC

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CORRESPONDENCE:

Toms River: Block 410, Lot 28 (TRT3099D) The Marc 1471, LLC

This site plan was given final approval 7/20/2022. Condition #6 was to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be assessed at \$13,031. On a motion by Mr. Jehnke, seconded by Mr. Bilotta the off-tract traffic improvement fee is \$13,031. The motion was unanimously carried.

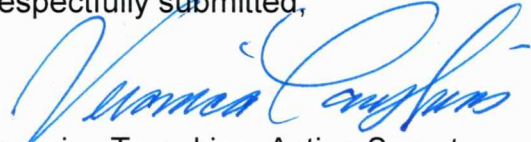
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
LAKEHURST LB81	15	67	06/21/2023	10/11/2023
LAKEWOOD LAT2227	87	251.01	09/20/2023	10/18/2023

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

Respectfully submitted,



Veronica Tompkins, Acting Secretary
Ocean County Planning Board