

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

Regular meeting, Wednesday, July 17, 2024, 8:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Chairman Tirella read the Open Public Meetings Act Statement of Compliance

Chairman Tirella presiding. Attending: Debbie Beyman, Elaine McCrystal, Matt Lotano, Joe Marra, John Ernst, 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 July 2, 2024 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 8, 8.02 Block 1247 (BT713) Stephen Siller Tunnel to Towers Foundation**

This site plan is for a 19,248 s.f. three-story veterans village building with 99 units and 24 single story comfort homes with 97 parking spaces to be located on Route 9 and Sloop Creek Road. The plans show the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. On a motion by Ms. McCrystal, seconded by Mr. Marra, Scott Tirella abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the NJDOT Access Permit, (2) submit a copy of the CAFRA Permit from the NJDEP. Approval recommended upon fulfillment of the above contingencies. 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.

**BRICK: Lot 6.01 Block 1034 (BRT818C) Wallace, Steve**

This site plan is for a 4,000 s.f. retail building with 25 parking spaces to be located on a vacant lot on Route 88. 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 conditions of approval: (1) The NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT Access code shall be indicated on the plans, (2) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans. Approval recommended upon fulfillment of the above contingencies. 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.

**EAGLESWOOD: Lots 3.04 & 3.05 Block 21 (ET72D) Brennan, John**

This site plan is for the construction of a 4,750 s.f. garage building for a car collection with five proposed parking spaces and an infiltration basin at an existing contractor's office / storage yard on Railroad Avenue. An off-tract drainage improvement fee in the amount of \$2,500.00 was paid in 2005 under ET72B.01 for a garage that was not constructed. Under the previous application ET72C, the Board granted a waiver from providing a traffic report as the proposed improvements are for a car collection storage facility for which the applicant states there will be no increase in trips, and granted a waiver from providing County road improvement plans as the character of the roadway does not warrant widening and the Township is not requiring curb and sidewalk. 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) dimension the existing right-of-way full width and the existing pavement half width of the County road on the plan, (2) submit a sight right easement form and metes and bounds description for the existing sight triangle easement at the access point or provide a copy of the recorded sight easement, (3) revise the

plans to show all existing features within 200' of the site, including existing access points on adjoining properties and on the opposite side of the County road, (4) submit a copy of the deed of lot consolidation, (5) remove the existing parking from within 20' of the County right-of-way in accordance with Section 603.A, (6) 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. 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: Lot 58 Block 174.04 (LAT2129C) Tikotzky, Abraham**

This site plan is for a two-story 9,992 s.f. total commercial building with 47 proposed parking spaces to be located on East County Line Road. This site falls within the limits of the "reconstruction of East County Line Road" project by Maser. The previous application LAT2129B had addressed the OCPB conditions of approval but had expired prior to payment of the off-tract traffic assessment fee of \$9,792. The applicant has since paid the fee. On a motion by Ms. McCrystal, seconded by Mr. Marra this site plan was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lot 156.01 Block 423 (LAT2180B) Keypoint Equity, LLC**

This 76-lot major subdivision is for 74 duplex units with four parking spaces each, a Synagogue with 26 parking spaces, a tot lot, and a cul-de-sac located on Massachusetts Avenue. The plans show the proposed edge of pavement at 23' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Marra, this major subdivision plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a final plat including County road pavement dimensions and appropriate sheet numbers prepared in accordance with the Recordation Act, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection to the County road in accordance with County standards to Ocean County, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP for the shared infrastructure with the adjacent development, (4) add an index of sheets to the cover sheet, (5) address the following traffic comments: a) depict how proposed High Point Drive will connect to the existing drive aisle. The report states High Point Drive will be emergency access only, b) depict roadway striping on circulation plan and depict curb return radii on site plan, (6) revise the County road cross-sections to include the existing edge of pavement elevation, (7) construct drainage facilities behind the curb line along the County road to address the increase of storm water 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, (8) address the following drainage comments: a) the applicant is using the SCS Unit Hydrograph for the pre-development calculations and the Delmarva Unit Hydrograph for the post-development calculations. The unit hydrograph cannot change between pre- and post-development conditions. The applicant shall use the same unit hydrograph for all calculations, b) the soil borings number SB#10 to SB#17 have not been submitted in the report and are located at the proposed recharge systems, c) the applicant is using a Type II storm distribution in the pre calculations, per N.J.A.C. 7:8 a NOAA Type D storm distribution shall be used for the stormwater calculations, and d) the water quality storm calculation is not provided in the submission, (9) 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, 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. (10) provide clear zone calculations for the proposed retaining wall #1 or revise the plans to show guiderail to be installed in accordance with NJDOT standards, (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. 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: Lot 156.01 Block 423 (LAT2180C) Keypoint Equity, LLC**

This site plan is for 74 duplex units with four parking spaces each, a Synagogue with 26 parking spaces, a tot lot, and a cul-de-sac located on Massachusetts Avenue. The plans show the proposed edge of pavement at 23' from centerline. 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 conditions of approval: (1) address the conditions of approval for the major subdivision application LAT2180B. Approval recommended upon fulfillment of the above contingencies. 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: Lot 17 Block 416 (LAT2256) 322 River Ave., LLC**

This two-lot minor subdivision is located at the intersection of River Avenue (Route 9) and Birch Street. County facilities will not be impacted. The NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code is shown on the Improvement plan. 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 conditions of approval: (1) revise the final plat to include three corner coordinates and a certified list of property owners within 200' in accordance with the Recordation Act. Approval recommended upon fulfillment of the above contingencies. 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: Lot 4 Block 247 (LAT2257) Mansour, Aharon**

This four-lot minor subdivision is located on a local road, East 4th Street. 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. Marra 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**

- JACKSON: Lots 4 Block 19301 (JT1581C) Krupnick Realty Holding Co., LLC
- JACKSON: Lots 4 Block 19301 (JT1581D) Krupnick Realty Holding Co., LLC
- JACKSON: Lots 24.02 Block 1102 (JT1613A.03) WB Ocean 26 LLC

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**CORRESPONDENCE:**

**HARVEY CEDARS: Block 80 Lots 1, 16 (HCB115B) 8001 Long Beach Boulevard, LLC**

This site plan was given conditional approval on 5/1/2024. A letter dated 6/28/2024 was read from Donna Bullock of Morgan Engineering requesting a waiver from submitting a sight right easement, metes and bounds at the intersection in accordance with County standards. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are amended to require a diagonal clip right-of-way dedication from a line extended to the right-of-way from the point of curvature to the point of tangency of the curb return for the traffic signal equipment. The minutes are amended to require the plan to be rotated so the north arrow is up or to the right. The County Engineer recommended the Board accept an AASHTO sight triangle and require the applicant to remove parking from within the AASHTO and Townships sight triangle. The motion was unanimously carried.

**JACKSON: Block 4301 Lot 15 (JT1739B) 135 Commadore, LLC**

This site plan was given conditional approval on 3/6/2024. The minutes are amended to add an additional condition: The applicant is to enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water. The motion was unanimously carried.

**LAKEWOOD: Block 189.16, Lots 157.07, 157.02, 157.03 (LAT1544D.01) Cong. Yeshiva Gedolah Inc.**

This site plan was given conditional approval on 12/20/2023. A letter was read dated June 20, 2024 from Glenn Lines of NewLines Engineering requesting a waiver from providing a Deed restricting school buses onsite. The plans indicate on the cover sheet 1 of 21 in note #19 that "No school bus or any type of vehicle drop off or pick up operations are permitted. Pick up and student drop offs are in violation of the Ocean County Planning Board approval." On a motion by Ms. McCrystal, seconded by Ms. Beyman, the Board has denied the request for a waiver from providing the Deed so to preclude buses from entering the site should the owner or use change in the future. The motion was unanimously carried.

**LAKEWOOD: Block 1149/1152/1153; Lots 1,5,6/1/1,5,6 (LAT2208) Bnos Devorah**

This site plan was given conditional approval on 12/7/2022. A letter dated July 10, 2024 was read from Glenn Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination letter. Section 7:7-2.2(a)4 CAFRA is required if the project is a residential development having 75 or more dwelling units, commercial development having 150 or more parking spaces or a public development or industrial development. On a motion by Mr. Ernst, seconded by Ms. McCrystal, it is recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

**LAKEWOOD: BLOCK 38 Lots 1, 7 (LAT2217A) YJ BSD 545 LLC**

This site plan was given conditional approval on 7/19/2023. On a motion by Mr. Ernst, seconded by Ms. McCrystal, the minutes are amended to indicate the applicant has changed the access point of the project from Cedarview Avenue to Kennedy Boulevard and the applicant has also added 4 EV parking spaces. Therefore, the Board has added the following additional conditions of approval: Amend minutes to add a condition that the applicant maintain the existing edge of pavement and curbline at West County Line Road and Cedarview Avenue intersection and to label the existing curb return radius. Amend the minutes to require a diagonal corner clip right-of-way dedication from a line extended to the right-of-way line from the point of tangency to the point of curvature of the proposed 25' radius curb return at Kennedy Boulevard and Cedarview Avenue intersection and the conceptual 40' radius curb return at the East County Line Road and Cedarview Avenue intersection. The minutes are amended to require the access drive to Kennedy Boulevard be designed to meet County Standards. Amend the minutes to indicate that the applicant needs to relocate the refuse enclosure to eliminate truck maneuvering across the access driveway. The motion was unanimously carried.

**TOMS RIVER: Block 172 Lot 33 (TRT3489) 2031 LR, LLC**

This site plan was given conditional approval on 9/7/2022. Condition #5 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 is to be \$5,688.00. On a motion by Ms. McCrystal, seconded by Mr. Marra the off-tract traffic improvement fee is \$5,688.00. The motion was unanimously carried.

**TOMS RIVER: Block 1108.37 Lot 3 (TRT3528) Fischer Automotive Sales, LLC**

This site plan was given conditional approval on 4/3/2024. 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 \$2,708.00. On a motion by Ms. McCrystal, seconded by Mr. Marra, the off-tract traffic improvement fee is \$2,708.00. 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:
JACKSON JT1156E	5	301	05/03/2023	07/17/2024
LACEY LT912	4.01	745	07/02/2024	07/15/2024
LAKEWOOD LAT720B	21, 22	439	05/19/2021	07/08/2024
LAKEWOOD LAT2208	1,5,6/1/1,5,6	1149/1152/1153	12/7/2022	07/16/2024
LONG BEACH LBT803	4	6.01	06/19/2024	07/08/2024
OCEAN GATE OGB50	1, 2	74	6/15/2022	07/15/2024
STAFFORD ST597	10	146.01	08/16/2023	07/17/2024
TOMS RIVER TRT3506	5	164	06/07/2023	07/11/2024

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

Respectfully submitted,

  
 Veronica Tompkins, Acting Secretary  
 Ocean County Planning Board