

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

Regular meeting, Wednesday, May 15, 2024, 6:00pm, 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: Earle Sutton, Debbie Beyman, Elaine McCrystal, Joseph Marra, Matt Lotano, John Ernst, Commissioner Barbara Jo Crea, Matt Thompson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Lotano, Mr. Ernst, Mr. Marra and Mr. Sutton abstaining, the minutes of the meeting of May 1, 2024, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lot 9 Block 54 (BAT274B) 1490 West Bay Ave. Realty, LLC.

This site plan is for a 59,514 s.f. self-storage facility with eight proposed parking spaces to be located on a vacant lot at the intersection of West Bay Avenue and Brookville Road. The plans indicate that the right-of-way of both County roads is at master plan half width of 33' from centerline of West Bay Avenue and 30' from centerline of Brookville Road. Sight easements exist at the intersection. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Lotano abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a Pinelands Commission "no further review" letter, (2) submit a right-of-way deed of dedication and metes and bounds description for a right-of-way corner clip dedication to Ocean County, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 5/15/2024), (4) revise the plans to show the proposed edge of pavement of West Bay Avenue is to be built 25' from centerline in accordance with Section 611.B with 15:1 paved tapers back to existing edge of pavement, (5) submit County road improvement plans indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of full depth pavement reconstruction based on full depth pavement cores - to be reviewed and approved by the Ocean County Engineer, (6) provide 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. (7) 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, (8) reconstruct the existing intersection curb radius in accordance with Section 610:E, (9) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

BRICK: Lots 43, 45 Block 277 (BRT2050) Laurino, Rosemary

This two-lot minor subdivision is for a lot line adjustment on local roads, Adair Drive and Vanard Drive. On a motion by Ms. McCrystal, seconded by Mr. Sutton this minor subdivision was given final approval contingent upon the applicant to address the following condition of approval: (1) provide three corner coordinates on the final plat in accordance with the Recordation Act, (2) provide a final plat that is signed and sealed by a Professional Land Surveyor 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.

BRICK: Lots 18, 24 Block 548.01 (BRT2051) 100 Drum Point Road, LLC

This site plan is for 60 townhouse units with 150 parking spaces to be located on Drum Point Road. On a motion by Ms. McCrystal, seconded by Ms. Beyman, 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 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) dimension the County road pavement half width and full width, (3) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access points in accordance with County standards to Ocean County, (4) address the following traffic comment: demonstrate entering and exiting passenger vehicles will not conflict at each access point, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 5/15/2024), (6) provide a guiderail warrant analysis, and if warranted, revise the plans to show guiderail to be installed in accordance with NJDOT standards, (7) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards - to be reviewed & approved by the Ocean County Engineer, (8) add the following Ocean County standard notes for projects located on County roads: a) The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right of way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. 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 19, 21 Block 14101 (JT1772A) Zolty, Meir

This two-lot minor subdivision is for a lot line adjustment to residential and commercial lots on a local road, Brewers Bridge Road. The subdivision is to accommodate a proposed house of worship on new Lot 19.01 to be heard under JT1772B. 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.

JACKSON: Lots 19, 21 Block 14101 (JT1772B) Zolty, Meir

This site plan is for a 10,949 s.f. house of worship with 65 parking spaces to be located on a local road, Brewers Bridge Road. The house of worship will be located on new Lot 19.01 created under a two-lot minor subdivision application for a lot line adjustment JT1772A. On a motion by Ms. McCrystal, seconded by Mr. Sutton this site plan was given final approval contingent upon the applicant to address the following condition of approval: (1) address the following traffic comment: provide a traffic impact analysis for the Brewers Bridge Road and South Cooks Bridge Road intersection. Approval recommended upon fulfillment of the above contingency. 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 1 Block 5202 (JT1773A) Khal Hampshire Hills, Inc.

This three-lot major subdivision is located on North County Line Road at Piccadilly Drive. The subdivision will create township right-of-way for Piccadilly Drive and Lot 1.01 for a proposed house of worship site plan JT1773B. On a motion by Ms. McCrystal, seconded by Mr. Marra, this major subdivision 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 final plat, and if the 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, (2) provide a right-of-way deed of dedication for corner clips at the intersection to Ocean County, (3) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the intersection in accordance with County

standards to Ocean County, (4) reference the deed book and page number of the existing County drainage easement, (5) revise the final plat to show the County road edge of pavement, (6) dimension the County road pavement and identify the existing intersection curb radii, (7) if the intersection curb radius is substandard, reconstruct the existing intersection curb radius in accordance with Section 610:E. 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.

JACKSON: Lot 1 Block 5202 (JT1773B) Khal Hampshire Hills, Inc.

This site plan is for a proposed two-story 20,666 s.f. total house of worship with basement with 105 parking spaces to be located on proposed Lot 1.01 on Piccadilly Drive. Lot 1.01 will be created under JT1773A three-lot major subdivision. On a motion by Ms. McCrystal, seconded by Mr. Sutton this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the conditions of major subdivision application JT1773A, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 5/15/2024), (3) submit a copy of the NJDEP permit for the construction within the riparian zone buffer area as shown 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.

LACEY: Lots 21-25 Block 1569 (LT911) Outfront Media, LLC

This site plan is for the reconstruction of a multi-message off-premises sign located at the intersection of Lacey Road and North Trenton Avenue. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Tirella abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the full width right-of-way of Lacey Road, (2) dimension the half width and full width of the County road pavement, (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) provide a copy of a recorded sidewalk easement to Lacey Township. Approval recommended upon fulfillment of the above contingencies. All 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 10 Block 165 (LAT2125A) Bitton, Joseph

This six-lot major subdivision is for the demolition of a commercial building and the construction of six duplex units with 24 proposed parking spaces to be located on East 8th Street. The applicant seeks reapproval of a previously approved subdivision that has since expired. The Board previously granted a waiver from providing a drainage report as the applicant is significantly reducing the impervious coverage on the site. 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 major subdivision was given final approval. The motion was unanimously carried.

LONG BEACH: Lot 1 Block 15.90 (LBT801) Schnell, Lynne. J.

This two-lot minor subdivision is located on Long Beach Boulevard between 48th Street and 49th Street. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) show opposite side edge of pavement and dimension the County road pavement half width and full width, (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 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) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easements at the intersections in accordance with County standards to Ocean County, (4) label intersection curb radii. 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.

PT. PLEASANT BEACH: Lots 6, 7/3 Block 7/8 (PPBB293) William Kane

This two-lot minor subdivision is for a lot consolidation for two existing residential dwelling units located on local roads, unimproved East Avenue and Delaware Avenue. 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) correct the block number in the title block, (2) rotate the plat so that north is up or to the right in accordance with industry standard, (3) provide a copy of the East Avenue right-of-way vacation document. 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.

STAFFORD: Lot 30 Block 51 (ST567B) Lock & Leave Self Storage, Inc.

This site plan is for the installation of a fire suppression service to the two rear storage buildings at a self-storage facility located at the intersection of Route 9 and Cedar Bridge Road. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to properly show the County road right-of-way of Cedar Bridge Road and the adjoining County owned Lot 31.04, (2) dimension the existing right-of-way half width and full width of the County road on the plan (3) label the curb radius at the intersection of Cedar Bridge Road and Route 9 (4) submit a deed of dedication and metes and bounds description for an additional 40' radius corner clip right-of-way dedication at the intersection of Route 9 and Cedar Bridge Road to Ocean County, (5) submit a sight easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (6) submit a copy of the NJDOT Access Permit and show on the plan the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (7) submit a Trip Generation Statement. 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.

STAFFORD: Lots 5, 8.01 Block 189 (ST601) Wanna Duck, LLC

This two-lot minor subdivision is for a lot line adjustment on a local road, Avenue C and East Bay Avenue. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the County road pavement half width and full width, (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 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, (3) submit a deed of dedication and metes and bounds description for an additional corner clip right-of-way dedication from the PC to the PT of the intersection radius to Ocean County, (4) 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, (5) label intersection curb radius. 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.

TOMS RIVER: Lots 1 Block 1500.10 (TRT3530) Smith, Nicholas L

This two-lot minor subdivision is for a lot line adjustment located on local roads, Culebra Avenue and Bermuda Drive. 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 plat to include 3 corner coordinates in accordance with the Recordation Act, (2) provide a plat that is signed and sealed by a Professional Land Surveyor in accordance with the Recordation Act. Approval recommended upon fulfillment of the above contingencies. All the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

**TOMS RIVER: Lots 3, 4,5, 5.01, 10 & 11.01 Block 569 (TRT3080A.03) Meridia Toms River 40
Urban Renewal, LLC**

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CORRESPONDENCE:

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

This site plan was given conditional approval on 3/6/2024. A letter dated May 3, 2024 by Luiza Guazzelli of Dynamic Engineering was read requesting a waiver from paying the off-tract drainage improvement fee due to the substantial amount of roadway improvements that are being constructed. They are also requesting a waiver from paying an off-tract traffic improvement fee because the applicant will be making significant improvements to East Commodore Boulevard along the property frontage. On a motion by Mr. Ernst, seconded by Mr. Sutton both waiver requests were denied. The applicant is required to make improvements along the property frontage. The motion was unanimously carried.

JACKSON: Block 11602 Lot 28; (JT1764) GTB Realty LLC

This site plan was given conditional approval on 1/17/2024. A letter dated 4/16/2024 from Shrinath J. Kotdawala, P.E. of Kashi Consulting Company, Inc. was read requesting a waiver from obtaining all the survey details of the underground utilities and drainage within 200' of the site because the connection to the County storm water structure is provided and there are no utility conflicts when the storm water catch basin is connected. The applicant is also requesting a waiver from County road pavement widening. On a motion by Mr. Ernst, seconded by Ms. McCrystal, a motion was made that the waiver from obtaining all survey details of the underground utilities be denied because the applicant needs to show the inlet to the east of the site and the underground drainage facilities in order to show the appropriate County road widening. The waiver from providing County road pavement widening is denied because the applicant must construct additional pavement widening to a distance from centerline consistent with the pavement half width of West Veterans Highway at the intersection and provide 15:1 paved tapers starting at the property line extending back to the existing edge of pavement along the County road in accordance with Condition #7. The motion was unanimously carried.

LAKESWOOD: Block 439 Lot 21, 22 (LAT720B) Casa Nova Today, LLC

This site plan was given conditional approval on 5/19/2021. A letter dated May 7, 2024 from Glenn Lines of NewLines Engineering was read requesting a one year extension to 5/19/2025. The application is pending approval from the NJ Department of Transportation and has been delayed. On a motion by Mr. Ernst, seconded by Ms. McCrystal this plan was given a one-year extension to 5/19/2025. The motion was unanimously carried.

OCEAN GATE: Block 74 Lots 1, 2 (OGB50) Lupo, Joseph R.

This minor subdivision was given conditional approval on 6/15/2022. A letter dated May 8, 2024 from Jason Marciano of East Coast Engineering was read requesting a waiver from providing a right-of-way dedication. A waiver is also requested from providing a sight right easement. On a motion by Mr. Ernst, seconded by Ms. McCrystal a waiver was granted from providing a right-of-way dedication and accept a 5' wide road easement in lieu of a right-of-way dedication. A waiver was granted to accept the 15'x100' sight triangle which encompasses the AASHTO line of sight. The motion was unanimously carried.

OCEAN GATE: Block 17.01, Lot 1 (OGB51) 1001 Ocean Gate Ave.

This site plan was given conditional approval on 9/20/2023. A letter dated May 14, 2024 from Mathew Wilder of Morgan Engineering was read requesting waivers from providing County road improvement plans, as the improvements within the County right-of-way are depicted on the site plan. A waiver is requested from providing a County 30'x100 sight triangle as AASHTO is more appropriate. A waiver from providing drainage calculations based on the fact the development intends to increase the impervious surfaces on site by 232 s.f. A waiver is requested allowing vehicles to back out into Ocean Gate Avenue. On a motion by Mr. Ernst, seconded by Ms. McCrystal, a motion was made to grant a waiver from providing County road improvement plans as all road improvements are shown on the site plan. Recommend granting a waiver from providing a 30'x100 sight triangle and accept the AASHTO standard line of sight. The waiver from providing drainage calculations is being denied as the applicant owns the adjacent lot in Berkeley Township that has been paved since 8/2022. Drainage calculations need to be provided for the new impervious coverage on all properties owned by the applicant. Recommend granting a waiver from County standard in Section 603.C for off-street parking areas on County roads. The motion was unanimously carried.

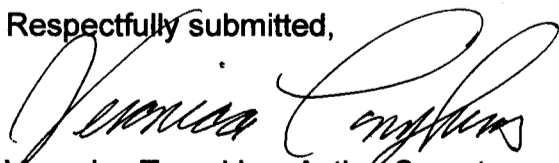
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BEACH HAVEN BHAB238	2	170	05/01/2024	05/03/2024
BRICK BRT1839B	1	109.11	05/01/2024	05/02/2024
BRICK BRT2042	82	1027	12/20/2023	05/02/2024
LACEY LT909	11, 12	2600	03/06/2024	05/14/2024
LITTLE EGG HARBOR LEHT449	10	194	02/21/2024	04/29/2024
LAKEHURST LB20C	1	60	04/17/2024	05/06/2024
LONG BEACH LB800	1, 2	20.104	04/17/2024	05/06/2024
STAFFORD ST385Z2	34.08	25	03/06/2024	05/13/2024
TOMS RIVER TRT3491	5, 11, 12, 46	173	09/07/2022	05/13/2024

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

Respectfully submitted,


 Veronica Tompkins, Acting Secretary
 Ocean County Planning Board