

OCEAN COUNTY PLANNING BOARD

PO Box 2191
129 Hooper Avenue
Toms River, New Jersey 08754

Reorganizational meeting, Wednesday, January 15, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Scott Tirella, Matt Lotano, Joe Marra, Debbie Beyman, Elaine McCrystal, Laura Benson, Esq., Mark Jehnke, Tony Agliata, Brielle Campolei and Veronica Tompkins.

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

The first order of business was the nomination and election of the Chairperson and Vice Chairperson. Laura Benson opened the floor for nominations. On a motion by Mr. Marra, seconded by Ms. McCrystal, Scott Tirella was nominated for Chairperson. With no other nominations from the floor, the motion was unanimously carried.

On a motion by Ms. McCrystal, seconded by Mr. Marra, Earl Sutton was nominated for Vice Chair. With no other nominations from the floor for Vice Chair, the motion was unanimously carried.

Congratulations Mr. Tirella, Chairman and Mr. Sutton, Vice Chairman

On a motion by Mrs. McCrystal, seconded by Mr. Marra, Mr. Lotano abstaining, the minutes of the meeting of December 18, 2024, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lot 1 Block 1134 (BRT2055) Laurelton Fire Company #1, Station 23-2

This site plan is to construct a 1,400 s.f. accessory garage to store fire related equipment at the Laurelton Fire Company #1 on Van Zile Road and National Avenue. The plan indicates that the County right-of-way is already at the master plan half width of 30'. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this site plan was given final approval. The motion was unanimously carried.

BRICK: Lots 1, 3, 4 Block 672 (BRT851J2) Ocean First Bank

This site plan is for the demolition of an existing Ocean First Bank and the construction of a proposed 4,150 s.f. Ocean First Bank (Phase 1) and 4,200 s.f. commercial building (Phase 2) with a net decrease in parking spaces for a total of 107 located at the intersection of Chambers Bridge Road and Brick Boulevard. There is an existing 5,254 s.f. office on Lot 4 that will remain. The Board previously acknowledged and accepted the applicant's professional interpretation that the project does not exceed the CAFRA threshold. The applicant proposes to consolidate the lots. The applicant has provided AASHTO sight easements at all three access points. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the deed of lot consolidation, (2) dimension the half and full right-of-way width of Brick Boulevard, (3) submit right-of-way deed of dedication and metes and bounds descriptions for additional right-of-way dedications to 1' beyond the back of the sidewalk from centerline of Brick Boulevard and from the centerline of Chambers Bridge Road across the entire frontage of the site to Ocean County, (4) revise the plans and the survey to include a tie to existing monumentation and an offset to the centerline of the County roads, (5) revise the plans to show the proposed access drive to Chambers Bridge Road so that the width of the concrete island is

equal to the width of the throat of the access drive to further restrict the access to right turns in and right turns out only, (6) provide a "no left turn" sign on Chambers Bridge Road prohibiting left turns into the site, (7) revise the turning template to include a passenger vehicle turning right into the site from Chambers Bridge Road, (8) revise the Phase 1 access drive to Chambers Bridge Road to include "do not enter" signs, (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/15/2025). 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 10, 11 / 4 Block 279 / 1000 (LT921) Lacey Township

This three-lot minor subdivision is for lot line adjustments to provide a right-of-way dedication to Lacey Township from East Railroad Avenue to Lacey Road for the East Railroad Avenue Extension. 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 show existing conditions along Lacey Road, (2) provide a north arrow on page 2 of the final plat, (3) revise page 2 of the final plat to show the proposed lot lines and proposed lot numbers, (4) dimension the County road pavement half width and full width, (5) dimension the County right-of-way half width and full width. 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.

LAKESWOOD: Lot 4.05 Block 1051.09 (LAT2012B) Solof, Simon

This two-lot minor subdivision is located at the intersection of local roads, Providence Avenue and Ostend 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LAKESWOOD: Lot 33.01 Block 7 (LAT2268) Stern, Moshe Ari

This two-lot minor subdivision is for a single-family residential dwelling and a mikvah to be located on local roads, Adams Street and Oliver Street. On a motion by Ms. McCrystal, seconded by Mr. Lotano, Ms. Beyman abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the zone map on the final plat to properly show the location of the subdivision, (2) reference the deed of lot consolidation (Book 19813 Page 1839). 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.

LAKESWOOD: Lot 10 Block 423.01 (LAT2269) Streicher, Alan

This two-lot minor subdivision is located on a local road, West Spruce 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LAKESWOOD: Lot 17 Block 411 (LAT2271) Wrona, Avrohom

This four-lot minor subdivision is for four duplex units to be located on a local road, Sylvan Court. 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 1 Block 1022 (LAT2272) 403 Kiryas Sanz, LLC

This two-lot minor subdivision is located at the intersection of local roads, Kiryas Sanz Avenue and Shefa Chaim 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 Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LONG BEACH: Lots 16, 18 Block 15.44 (LBT805) Mackinney, Douglas & Susan

This two-lot minor subdivision is located at the intersection of local roads, Bayview Avenue and Kimberly Avenue. On a motion by Ms. McCrystal, seconded by Mr. Lotano, 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 in accordance with the Recordation Act, (2) submit a final plat that has been signed and sealed by a Professional Land Surveyor. 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.

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

LAKEWOOD: Lot 188 Block 189.17 (LAT2270) Lev Avoth Foundation, Inc.

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CORRESPONDENCE:

BARNEGAT: Lot 4 Block 54 (BAT335) 282 Route 70 Holdings, LLC

This site plan was given conditional approval on 02/07/2024. Condition #4 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. A letter dated 11/08/2024 was read from Mathew Wilder of Morgan Engineering requesting a waiver from providing an off-tract traffic improvement fee as the site does not front a County road. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board deny the waiver from providing an off-tract traffic improvement fee as this site will cause an increase in traffic on adjacent County road. The County Engineer determined that the off-tract traffic improvement fee to be \$1,302.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, the Board has determined the off-tract traffic improvement fee to be \$1,302.00. The motion was unanimously carried.

LACEY: Lot 27 Block 1610 (LT919) Macedonia Baptist Church

This site plan was given conditional approval on 11/06/2024. A letter dated 01/09/2025 was read from Edwin A. Reimon of Edwin Reimon Engineering requesting a waiver from the 5' requirement by proposing a 4.5' setback, improving the relief by 1' from the prior request. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the waiver and require the applicant to install concrete wheel stops at each parking stall adjacent to the Lacey Road right-of-way. The motion was unanimously carried.

LAKEWOOD: Lots 66, 67, 281, 282 Block 548 (LAT2059A) 742 Ocean Holdings, LLC

This major subdivision was given conditional approval on 08/21/2024. A letter dated 12/19/2024 was read from Hudi Back of Newlines Engineering requesting a waiver from converting the access easement to a new lot as this would create a non-conforming lot which would need zoning board approval. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was

recommended the Board grant the waiver from converting the existing access easement to a new lot. The access drive to Lake Shenandoah Park will remain within the existing access easement on the new residential lots. The motion was unanimously carried.

LONG BEACH: Lot 9.01 Block 13.16 (LBT804) BI 8200, LLC – Jon Rosen, Sole Member

This minor subdivision was given conditional approval on 08/07/2024. A letter dated 12/18/2024 was read from James D. Brzozowski of Horn, Tyson and Yoder requesting two waivers. A waiver was requested from providing a dedication and in lieu an easement for the corner clip be provided. A waiver was requested from the County Standard for sight triangle easement, 610:D at both intersections of Long Beach Boulevard with the side streets. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a corner clip right-of-way dedication for traffic signal and require the applicant to provide a road easement in lieu of a right-of-way dedication. It was recommended the Board grant the waiver from providing 30'x100' sight triangle and accept AASHTO sight easements at both intersections with the side streets. The motion was unanimously carried.

OCEAN: Lot 4, 5 Block 52.01 (OT272C) 123 Wells Mill Road

This site plan was given conditional approval on 11/06/2024. Condition #10 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract drainage improvement fee to be \$6,000.00. Condition #11 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract traffic improvement fee to be \$4,583.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$4,583.00. The motion was unanimously carried.

SEASIDE HEIGHTS: Lots 42, 47 Block 38 (SHB186) 17 Kearney Ave

This site plan was given conditional approval on 11/18/2024. A letter dated 01/08/2025 was read from Mathew Wilder of Morgan Engineering requesting two waivers. A waiver was requested from providing a 30'x100' County sight triangle at the intersection in accordance with the County standards to Ocean County. A waiver was requested from providing a dedication to provide a 30' right-of-way half width. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the waiver from providing 30'x100' sight triangle and accept an AASHTO sight triangle easement. It was recommended the Board grant the waiver and accept a 5' wide road easement on Kearney Avenue in lieu of a right-or-way dedication as it is consistent with the character of the neighborhood along this road. The motion was unanimously carried.

TOMS RIVER: Lots 3, 4 Block 410.04 (TRT3212A) 1381 Lakewood Road, LLC c/o Shaya

This site plan was given conditional approval on 04/17/2024. Condition #5 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract traffic improvement fee to be \$1,021.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board determined that the off-tract traffic improvement fee to be \$1,021.00. 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:
LAKWOOD LAT2162C2	2,3,4,5,6,7,8,9,10,11	1084	06/05/2024	12/23/2024
LAKWOOD LAT2204A	8, 197	208	06/21/2023	12/24/2024
LONG BEACH LBT804	9.01	13.16	08/07/2024	01/14/2025
PINE BEACH PBB64	26,28,34,35,36,37,38	65	06/05/2024	01/07/2025
TOMS RIVER TRT3530	1	1500.10	05/15/2024	01/13/2025
TOMS RIVER TRT3535	68	410	10/16/2024	12/20/2024

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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, Secretary
Ocean County Planning Board