

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

Regular meeting, Wednesday, September 04, 6:00 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, Joe Marra, Dennis Liberatore, Matt Lotano, John Ernst, Mark Jehnke, Commissioner Crea, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Lotano abstaining, the minutes of the meeting of August 21, 2024 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lots 15, 15.01, 16.02 Block 868.01 (BRT1690G2) JSM at Martin Boulevard, LLC

This site plan is for 66 single family units and 112 parking spaces for a mobile home park at Laurelton Park on Jack Martin Boulevard and Askin Road. County road improvements were previously addressed under BRT1690E.01. On a motion by Ms. McCrystal, seconded by Mr. Liberatore 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 of Jack Martin Boulevard, (2) dimension the pavement half width and full width of Jack Martin Boulevard on the plans, (3) provide the deed book and page numbers of all existing easements and right-of-way dedications on the plans, (4) eliminate the proposed lot area map on the cover sheet, (5) revise all plan sheets to show the appropriate existing property lines, (6) revise the site plan to show the correct proposed improvements on adjacent Lot 16.03, (7) provide a cross-access easement to adjacent Lot 16.03, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) 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: Lot 16.03 Block 868.01 (BRT1690J) Ronald Aulenbach

This amended site plan is to replace an approved retail building with two fast food restaurants (2,443 s.f. & 2,450 s.f.) with 93 parking spaces to be located at Laurelton Park on Route 88. The previously amended plan to include the Popeye's restaurant under BRT1690H has expired and needs to be resubmitted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the NJDOT Access Permit for the proposed change of use, (2) provide a cross-access easement to adjacent Lot 16.02, (3) 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.

LACEY: Lot 1.01 Block 284 (LT915) 101 North Main Street LLC

This site plan is for the demolition of the historic Worden House and a Lacey Township Community Hall building for the construction of a 5,670 s.f. convenience store with fuel sales with 49 parking spaces to be located on the northeast corner of the Route 9, Lacey Road, and Jones Road intersection. This site is located upstream of the Ocean County Library (Lacey Branch). A manufactured treatment device will be installed neat the fuel pumps to reduce total suspended solids and filter out oil and other pollutants before discharging stormwater into Bridge Creek. On a motion by Mr. Liberatore, seconded by Ms. McCrystal this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the plans the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (2) address the following traffic comments: East Lacey Road is under Town jurisdiction along the site frontage east of Route 9. Revise the report as required. (3) revise the

plans to show the existing drainage easement on the adjacent County owned property per the tax map, (4) revise the plan to provide an 18' wide one-way access drive from the County library, (5) provide a blanket cross-access easement to benefit Block 284 Lot 2.01, (6) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the comingling of storm water, (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. 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 8 Block 411 (LAT2259) Eichorn, Mordechai

This two-lot minor subdivision is for a duplex unit 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. Approval recommended. 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.

OCEAN: Lots 9.03, 9.04, 9.05 Block 169 (OT158E) Lange, Robert Jr.

This four-lot minor subdivision is located on a local road, Pennsylvania Avenue County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. Approval recommended. On a motion by Ms. McCrystal, seconded by Mr. Marra this minor subdivision was given final approval. The motion was unanimously carried.

PT. PLEASANT: Lots 48 & 49 Block 128 (PPB819) Blackley, Thomas

This two-lot minor subdivision is for a lot line adjustment on local roads, Ocean Road and Borden Avenue County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. Approval recommended. 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

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CORRESPONDENCE:

BRICK: Block 210 Lot 20.10 (BAT338) Ferrara, Robert

This site plan was given conditional approval on 7/2/2024. Condition #3 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined at the off-tract traffic improvement fee to be \$3,021.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$3,021.00. The motion was unanimously carried.

BRICK: Block 565 Lot 1 (BRT2049) APM Office Space, LLC

This site plan was given conditional approval on 5/1/2024. A letter dated 8/21/2024 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a 35' curb radius at the corner of Hooper Avenue and Downey Road. A 35' curb radius would place the edge of pavement on the applicant's property. They are proposing a 20' curb radius which would be adequate to provide turning movements at the intersection. They are also requesting a waiver from providing a 30'x100' sight triangle easement and are proposing to provide an AASHTO line of sight which demonstrates adequate sight clearance needed for an intersection. A waiver is also requested from removing proposed parking spaces from within 20' of the county right-of-way. On a

motion by Mr. Ernst, seconded by Ms. McCrystal the board granted a waiver from providing a 35' curb radius and accept a 20' curb return radius as acceptable. The Board granted a waiver from providing a 30'x100' sight triangle easement since the applicant has demonstrated an adequate AASHTO sight line at the intersection. The Board denied the waiver request regarding proposed parking within 20' of the County right-of-way line because the parking spaces will create too much maneuvering across the driveway. The motion was unanimously carried.

JACKSON: Block 10701/20801 Lots 3/1,8,9,10,11,12,15,16,17,18,28 (JT1756A) Swanborne, LLC

This major subdivision was given conditional approval on 3/6/2024. A letter dated 8/26/2024 was read from Ian Borden and William Stevens of Professional Design Services requesting a waiver from providing the required design intersection offset. On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board granted a waiver from designing the proposed intersection offset in accordance with Section 610.B.2. due to the close proximity to the freshwater wetlands within the regulated Pinelands area. The motion was unanimously carried.

POINT PLEASANT: Block 160 Lot 5 (PPB817) Bobowski, Jim

This minor subdivision was given conditional approval on 6/5/2024. A letter dated 8/20/2024 was read from Ray Carpenter requesting a waiver from providing a 30'x100' sight triangle along Burnt Tavern Road as it does not have a standard perpendicular corner at the Burnt Tavern Road and Old Farm Road intersection. They are requesting a waiver from providing fee simple right-of-way dedications due to the configuration of the intersecting roadways along the property boundary. On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board denied the waiver from providing a 30'x100 sight triangle. The applicant needs to provide a 30'x100' sight triangle, as depicted on the sketch since the new lot fronts on three roads, two being County roads. The Board denied the waiver requesting to provide a road easement in lieu of a right-of-way dedication and required the applicant to provide a fee-simple right-of-way deed of dedication to Ocean County to 30' from centerline along both County roads because the right-of-way dedication will not create a setback or lot size variance issue and the minimum master plan right-of-way half width for a County road is 30' from the right-of-way centerline. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
LAKESWOOD LAT594.94A	1	1600	09/06/2023	08/27/2024
PINE BEACH PBB63	5-10	43	10/18/2023	08/29/2024
STAFFORD ST519A	1	143	12/06/2023	08/29/2024
TOMS RIVER TR3511	1&3	419	08/02/2023	08/26/2024

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

Respectfully submitted,

Veronica Tompkins, Secretary
Ocean County Planning Board