

OCEAN COUNTY PLANNING BOARD

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

Regular meeting, Wednesday, February 5, 2025, 6:00PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Dennis Liberatore, Elaine McCrystal, Joseph Marra, Matt Lotano, Mark Jehnke, Lara Benson, Esq., Tony Agliata, Brielle Campolei and Veronica Tompkins.

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

On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Liberatore and Mr. Sutton abstaining, the minutes of the meeting of January 15, 2025 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 1, 2, 3, 4, 5, 6, 7, 8, 14, 16, 18, 20 Block 720 (BT717) NVK Builder, LLC

This two-lot minor subdivision is for two single family dwellings to be located on local roads, Eastern Boulevard, unimproved Lexington Avenue, and unimproved Clifton Avenue. On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) add a graphic scale to the final plat, (2) add three corner coordinates to the final plat 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.

BERKELEY: Lots 9, 10 Block 502 (BT718) Ramdeen, Leslie

This three-lot minor subdivision is for three single family dwellings to be located on local roads, unimproved Virginia Avenue, Washington Place, and Jefferson Place (paper street). The plans show Virginia Avenue to be constructed to provide access to the new lots. 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. Sutton, Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lot 1 Block 755.07 (BRT1815B) Stavola Asphalt Company

This site plan is for a 2,490 s.f. building and four new parking spaces at an existing asphalt plant on Chambers Bridge Road. This project falls within the limits of the "Reconstruction of Chambers Bridge Road at Garden State Parkway" dated August 2024 (file no. 06-009-0118). An easement recorded in deed Book 2116 Page 199 allows access to the Stavola Plant through the Garden State Parkway right-of-way. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) submit County road improvement plans (waiver requested), (3) provide an AASHTO line of sight and profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards, (4) revise the plans to show the proposed County road improvements per the referenced County plans, (5) redesign the existing access point to the County road to be in accordance with Section 606 by enlarging the driveway radii to accommodate the truck traffic, (6) provide design vehicle turning templates for a WB-50, (7) revise the note to indicate that the easement recorded in deed Book 2116 Page 199 allows

access to the Stavola Plant through the Garden State Parkway right-of-way, (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 and the Board's decision on the waiver request.

A letter dated January 6, 2025, was read from Joshua M. Sewald and Christopher Crane of Dynamic Engineering requesting a waiver from providing County roadway improvement plans due to the County Master Plan right-of-way width for Chambers Bridge Road is 86' (43' half-width). The existing right-of-way half-width provided along the County road site frontage is 43', and the County half-width is satisfied.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board grant a waiver from providing County road improvements plans for Chambers Bridge Road as no widening improvements are required; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) provide an AASHTO line of sight and profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards, (3) revise the plans to show the proposed County road improvements per the referenced County plans, (4) redesign the existing access point to the County road to be in accordance with Section 606 by enlarging the driveway radii to accommodate the truck traffic, (5) provide design vehicle turning templates for a WB-50, (6) revise the note to indicate that the easement recorded in deed Book 2116 Page 199 allows access to the Stavola Plant through the Garden State Parkway right-of-way, (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: Lot 20 Block 4301 (JT1780) Blumenkrantz, Moshe S.

This site plan is for a 39,000 s.f. office with 186 parking spaces to be located on Jackson Mills 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 conditions of approval: (1) correctly locate the site on the cover sheet vicinity map, (2) dimension the existing right-of-way full width of the County road on the plan, (3) 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, (4) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (5) revise the plans to show County road pavement widening to a minimum of 23' from centerline with 15:1 paved tapers back to existing edge of pavement, (6) revise the County road improvement plan to include County road stationing, existing centerline and edge of pavement elevations, proposed curb elevations, and 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. - to be reviewed and approved by the Ocean County Engineer, (7) address the following traffic comments: a) extend stop bar across exiting driveway, b) install Do Not Enter (R5-1) signs and One Way (R6-1) signs for both driveways, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/5/2025), (9) 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, (10) add to the plans the 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 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, 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, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) 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: Lots 4, 5, 6 Block 276 (LT922) Barcalow, Greg

This site plan is for a 2,400 s.f. industrial welding shop and residential apartment with 10 parking spaces to be located on Station Road. An existing two-story 1,441 s.f. residential dwelling and 1,260 s.f. garage are to remain. No improvements are proposed along the County road or to the driveway to the County road. 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 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) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/5/2025), (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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. 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.

LAKWOOD: Lot 10 Block 72 (LAT2274) Kaufman, Eta

This two-lot minor subdivision is for two duplex units to be located on a local road, Forest 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. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

LITTLE EGG HARBOR: Lot 12 Block 285 (LEHT432A) Little Egg Harbor Donuts, LLC

This site plan is for a Dunkin' with drive thru with 14 dedicated parking spaces to be located within an existing strip mall in the Great Bay Plaza at the corner of Mathistown Road and Center Street. No improvements to the access drive or the County road are proposed. Road easements along both County roads were accepted in lieu of master plan right-of-way dedications under a previous application for this site. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, Mr. Sutton abstaining, 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 Mathistown Road on the plan, (2) dimension the existing right-of-way half width and full width of Center Street on the plan, (3) label and reference all existing County road easements on sheet C-6, (4) address the following traffic comments: a) provide information

regarding drive thru processing times and queuing to demonstrate the site will not impact county facilities, b) vehicle circulation plans show the vehicle crossing into opposing lane and over curb. Revise as required, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

MANCHESTER: Lot 10.01 Block 72.01 (MT467B) 2486 Ridgeway LLC

This site plan is for 68,300 s.f. of office, construction, warehouse and storage space with 190 parking spaces to be located on Ridgeway Boulevard. 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) provide a Pinelands Commission "no further review" letter for the proposed development, (2) show the opposite side right-of-way line and dimension the existing right-of-way full width of the County road on the plan, (3) add the County road improvement plan set to the supplemental drawing list on the site plan cover sheet, (4) address the following traffic comment: provide design vehicle turning templates in addition to a firetruck to demonstrate entering and exiting vehicles will not conflict or encroach into opposing lanes, (5) construct additional concrete curb along Ridgeway Boulevard in accordance with section 612:B.1., (6) show full extent of the AASHTO sight lines on the plan view and profile, (7) 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.

SEASIDE HEIGHTS: Lot 14 Block 29 (SHB187) Finkelstein, Mordechai

This two-lot minor subdivision is located on Hamilton Avenue. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County requires the applicant to address the following condition 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 (waiver requested), (2) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606 (waiver requested), (3) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Boards decision on the waiver request.

A letter dated December 27, 2024 was read from Brian Murphy of FWH Associates requesting three waivers. A waiver is requested from providing a deed of dedication for additional right-of-way along Hamilton Avenue out to 30' from centerline. The areas along both sides of the roadway are fully developed, and no opportunity for widening will exist for the rest of the roadway. In lieu of dedication, a 5' wide right-of-way easement to the County has been provided along the frontage of all lots facing Hamilton Avenue. A waiver is requested from Section 606 and Table 600-4 providing 50' between driveways as the lots are only 25' wide so this is not feasible. A waiver is requested from providing a turnaround (T type) on the driveway as the lots are only 25' wide and this is a residential area where no other lots have turnarounds on the driveways.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board grant a waiver from providing a right-of-way deed of dedication and require the applicant to provide a 5' wide road easement consistent with the character of the surrounding neighborhood. The Board granted the waiver from the driveway separation requirement because the proposed driveway configuration is consistent with the character of the surrounding neighborhood. The Board granted the waiver from providing a T-type driveway as this is consistent with the character of the surrounding neighborhood. This minor subdivision was given final approval. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 1 Block 35 (SHB188) Kawan Group Inc.

This site plan is for six townhouse units and 12 parking spaces to be located at the intersection of Boulevard and Sampson Avenue. 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 Boulevard 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) add the following standard note to the plan for projects located on County roads: "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", (3) rotate the plan set so that north is up or to the right in accordance with industry standard, (4) dimension the County road pavement half width and full width, (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (6) submit a traffic report (waiver requested), (7) submit a drainage report (waiver requested), (8) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 6, 2025, was read from Robert A. Denedetto of AKRF requesting four waivers. A waiver is requested from providing a traffic report as the project will not cause a major impact in vehicular trips generated to and from the site. A waiver is requested from providing a drainage report as the impervious coverage on-site is reduced, therefore reducing stormwater runoff from the development. A waiver is requested from submitting a CAFRA Permit. The site is greater than 500' beyond mean high water and does not propose 75 or more dwelling units. A waiver is requested from providing County road improvement plans as the project does not propose to widen the County road.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board grant the waiver from providing a traffic report and require the applicant to submit a trip generation statement that compares previous and proposed uses. The Board granted the waiver from providing a drainage report as there is a reduction in impervious coverage. The Board granted the waiver from providing County road improvement plans for the Boulevard as no County road improvements are required. It was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the Boulevard 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) add the following standard note to the plan for projects located on County roads: "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", (3) rotate the plan set so that north is up or to the right in accordance with industry standard, (4) dimension the County road pavement half width and full width, (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

SEASIDE HEIGHTS: Lots 5, 9 Block 44 (SHB189) Palm Villa, LLC

This site plan is for 10 townhouse units and 20 parking spaces to be located at the intersection of Boulevard and Fremont Avenue. 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 Boulevard 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) add the following standard note to the plan for projects located on County roads: "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", (3) dimension the County road

pavement half and full width, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated December 20, 2024, was read from Robert A. Benedetto of AKRF requesting four waivers. A waiver was requested from providing a traffic report as the project will not cause a major impact to vehicular trips generated to and from the site. A waiver is requested from providing a drainage report as the impervious coverage on-site is reduced, therefore reducing stormwater runoff for the development. A waiver is requested from providing County road improvement as the project does not propose to widen the County road. A waiver is requested from providing a CAFRA Permit as the site is greater than 500' beyond mean high water and does not propose 75 or more dwelling units.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board grant the waiver from providing a traffic report and require the applicant to submit a trip generation statement that compares previous and proposed uses. The Board granted the waiver from providing a drainage report as there is a reduction in impervious coverage. The Board granted the waiver from providing County road improvement plans for the Boulevard as no County road improvements are required. It was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the Boulevard 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) add the following standard note to the plan for projects located on County roads: "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", (3) dimension the County road pavement half and full width, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 29 Block 40 (SHB190) Pereira Concrete

This two-lot minor subdivision is for two single family dwelling units to be located on Sheridan 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 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. 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.

SEASIDE HEIGHTS: Lot 15 Block 44 (SHB191) Rizzo, Jr., Joseph

This three-lot minor subdivision is for three single family residential dwellings to be located on a local road, Fremont Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, 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. 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.

SEASIDE PARK: Lot 9 Block 91 (SPB77) 1916-1918 Boulevard, LLC

This site plan is for a proposed third story addition above an existing two-story dwelling (to be elevated) and a third story addition above an existing commercial unit located at the intersection of Boulevard and Porter Avenue. 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 both County roads 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) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) provide a detectable warning surface for the handicap ramp at the intersection in accordance with the current Federal ADA standards, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 20, 2025, was read from Matthew C. Hockenbury or MCH Engineering requesting waivers from providing a traffic report, drainage report and County road improvement plans. This project consists of proposed modifications to the existing mixed use that currently exists on the subject property. These modifications result in a decrease in the intensity of use and impervious coverage. The property consists of two separate buildings. Building #1 will be converted to a single-family dwelling and building #2 consists of a ground floor commercial use and upper floor residential use. The upper floor residential use will be physically expanded to provide a better layout, however the bedroom count will remain the same. The ground floor commercial use will have cosmetic changes and will remain the same size.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a traffic report and require the applicant to submit a trip generation statement that compares previous and proposed uses. The Board also granted waiver from providing a drainage report as there is reduction in impervious coverage. The Board also granted waiver from providing County road improvement plans for the Boulevard and Porter Avenue as County road improvements are not required; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of both County roads 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) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) provide a detectable warning surface for the handicap ramp at the intersection in accordance with the current Federal ADA standards. 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 1.02 Block 51.13 (ST423K) Crawford, Ed

This site plan is for a 17,225 s.f. school addition and internal drive aisle realignment, grading, sidewalk, landscaping, and stormwater management measures at the Marine Academy of Technology and Environmental Sciences (MATES) on the Southern Regional High School Campus located on Cedar Bridge Road. Ocean County requires the applicant to address the following items: (1) submit a Traffic Report (waiver requested), (2) submit County road improvement plans (waiver requested), (3) dimension the existing right-of-way half width and full width of the Cedar Bridge 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, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/5/2025). Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 17, 2025, was read from Nick Minner of Colliers Engineering and Design requesting two waivers. A waiver was requested from providing a traffic report as the total on-site parking spaces between the MATES and Ocean County College campuses will be reduced

from 359 to 332. As such, there will be no traffic impacts, nor are there any changes to site ingress or egress proposed. A waiver was requested from providing County road improvement plans as the MATES site has frontage along Cedar Bridge Road, a County roadway. There are no improvements proposed to Cedar Bridge Road.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a traffic report and require the applicant to submit a trip generating statement that compares previous and proposed uses. The board also granted waiver from providing County road improvement plans for Cedar Bridge Road as County road improvements are not required; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of the Cedar Bridge 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) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/5/2025). 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 20 Block 44.27 (ST605) K Sarama, LLC c/o Krzysztof Sarama

This two-lot minor subdivision is located on a local road, Windlass Drive. 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. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lot 74 Block 394.06 (TRT2117D) Rosskamm, Zach

This site plan is for 510 s.f. drive-thru only coffee shop to be located on Hooper Avenue in the Hooper Commons parking lot. There are no improvements proposed to the access drives or County road frontage. There will be a net reduction of parking on site by 101 spaces. 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, if less than 60' from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) properly show AASHTO sight triangles from both access points and if the ASSHTO sight triangle falls on the subject property, submit a sight right easement form and metes and bounds description for sight triangle easements at the existing access points in accordance with county standards to Ocean County, (3) revise the plans to show the out bounds of the existing Traffic Signal Easement, (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (5) submit County road improvement plans (waiver requested), (6) address the following traffic comment: provide information regarding drive thru processing times and queuing to demonstrate the site will not impact county facilities, (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 and the Board's decision on the waiver request.

A letter dated January 14, 2025, was read from Aaron Chan of Stonefield Engineering requesting a waiver from providing County road improvement plans as the limits of the proposed redevelopment are within the parking lot of a fully developed commercial shopping center, no County driveway or roadway improvement are proposed as part of the project scope.

On a motion by My. Jehnke, seconded by Mr. Sutton, it was recommended the Board grant the waiver from providing County road improvement plans for Hooper Avenue as County road improvements are not required; this site plan was given final approval contingent upon the applicant to address the following items; (1) dimension the existing right-of-way half width and full width of the County road on the plan, if less than 60' from centerline then submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) properly show AASHTO sight triangles from both access points and if the ASSHTO sight triangle falls on the subject property, submit a sight right

easement form and metes and bounds description for sight triangle easements at the existing access points in accordance with county standards to Ocean County, (3) revise the plans to show the out bounds of the existing Traffic Signal Easement, (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (5) address the following traffic comment: provide information regarding drive thru processing times and queuing to demonstrate the site will not impact county facilities, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. 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 2, 3, 4 Block 1080.19 (TRT3544) Bash Properties, LLC

This three-lot minor subdivision is located on a local road, Lillie Road. County facilities will not be impacted On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) confirm the proposed lot numbers with the Township and update general note 11. 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

BERKELEY: Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 / 1, 2, 5, 7, 9, 11, 13, 15,17, 18, 19, 20, 21 Block 269 / 270 (BT574D) Seymour Investments LLC

JACKSON: Lot 27 Block 2603 (JT1777A) Block 490, LLC

LAKESWOOD: Lots 1, 3, 5 / 1, 2, 3, 4, 5 / 1, 2, 3, 4, 5, 6 / 193, 194, 222, 223 / 196, 197, 224, 226 Block 1243 / 1244 / 1245 / 1248.21 / 1248.22 (LAT2273A) Solar Ave LLC

LAKESWOOD: Lots 1, 3, 5 / 1, 2, 3, 4, 5 / 1, 2, 3, 4, 5, 6 / 193, 194, 222, 223 / 196, 197, 224, 226 Block 1243 / 1244 / 1245 / 1248.21 / 1248.22 (LAT2273B) Solar Ave LLC

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CORRESPONDENCE:

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

This site plan was given contingent approval on July 17, 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 \$1,040.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the off-tract traffic improvement few to be \$1,040.00. The motion was unanimously carried.

JACKSON: Lot 4.02 Block 22010 (JT1464D) Coastal Classics, LLC

This site plan was given contingent approval on June 5, 2024. A letter dated September 17, 2024, from Jared M. Pape of Heilbrunn, Pape Counsellors at Law and a letter dated January 30,

2025, from Ryan Mahoney of Coastal Classics, LLC were both read requesting a waiver from requiring County road improvements on Faraday Avenue, specifically as to road widening and installation of curb and sidewalk. The subject property is fully developed and contains three one-story "flex" buildings. The applicant has been a tenant on site for 14 years. The applicant's proposed improvements are limited to the installation of an overhead door and on-site pavement re-striping in connection with a proposed automobile paint booth to be installed inside the building. No other modifications to the site are proposed.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board deny the waiver from providing County road improvement plans. This property had a conditional approval for expired site plan JT1464C from August 6, 2003, with a condition to revise the cross section of Farraday Avenue to indicate the limit of pavement reconstruction from the existing centerline of Farraday Avenue to the proposed curb based on a 2% cross slope. The motion was unanimously carried.

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

This site plan was given contingent approval on January 17, 2024. Condition #11 was to pay an off-tract drainage improvement fee to be determined by the County Engineer and condition #12 to pay an off-tract traffic improvement fee to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$7,083.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the off-tract drainage improvement fee be zero and the off-tract traffic improvement fee be \$7,083.00. The motion was unanimously carried.

LAKESIDE: Lot 181, 182, 183 Block 189.03 (LAT2091A) Oak St. Invest LLC

This major subdivision was given contingent approval on March 6, 2024. A letter dated January 16, 2025, was read from Richard Oberman of Newlines Engineering requested a waiver from providing a CAFRA Permit. The development is for nine new lots, is not a commercial development and is not a public development or industrial development. This development does not meet any of the triggers; therefore, a CAFRA Permit is not required. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Recommend 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.

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

This site plan was given contingent approval on November 18, 2024. Condition #8 was to pay an off-tract drainage improvement fee to be determined by the County Engineer and condition #9 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 drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$6,667.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, it was recommended that the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$6,667.00. The motion was unanimously carried.

TOMS RIVER: Lots 1, 12 Block 164 (TRT1520B.01) Crison Company LLC

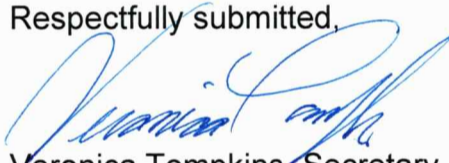
This site plan was given contingent approval on August 21, 2024. Condition #12 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #13 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$30,625.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the off-tract drainage improvement fee be \$6,000.00 and the off-tract traffic improvement fee be \$30,625.00. 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:
BARNEGAT BAT335	4	54	02/07/2024	01/22/2025
BERKELEY BT715	1-5, 7, 9-11, 15-17	1423	12/04/2024	01/27/2025
JACKSON JT1764	28	11602	01/17/2024	02/04/2025
LAKWOOD LAT697N3	9	1082	03/06/2024	01/29/2025
LONG BEACH LBT805	16, 18	15.44	01/15/2025	01/27/2025
OCEAN OT272C	4, 5	52.01	11/6/2024	02/04/2025
POINT PLEASANT PPB292	36, 48	113	02/21/2024	01/22/2025

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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, Secretary
 Ocean County Planning Board