

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

Regular meeting, Wednesday, September 18, 2024, 6:00PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Elaine McCrystal, Matt Lotano, Dennis Liberatore, Earl Sutton, Mark Jehnke, Laura Benson, Esq., Tony Agliata 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. Liberatore, Mr. Sutton abstaining, the minutes of the meeting of September 4, 2024 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**LACEY: Lots 12 & 5.03 Block 409.01 (LT150H) Georgetown Village, Inc.**

This site plan is for the construction of a three-story apartment building for 29 additional apartments with 44 parking spaces and associated site improvements at the Georgetown Village Age Restricted Apartment Complex (Section III). 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) submit a copy of the CAFRA Permit from the NJDEP (2) address the following traffic comment: provide trip distribution to Lacey Road, (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: Lots 33.17, 47 & 55 Block 117 (LT916) Simonelli, Vincent**

This two-lot minor subdivision is for a lot consolidation on local roads, South River Drive and Clearwater 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 conditions of approval: (1) rotate the final plat so that north is up or to the right in accordance with industry standard, (2) add 3 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.

**LAKWOOD: Lots 153.01, 151.03, 67.02 Block 190 (LAT1209E) Yeshiva Meor Hatalmud of Lakewood, Inc.**

This three-lot minor subdivision is for lot line adjustments for properties located at the intersection of East County Line Road, Ridge Avenue, and Tuscany Terrace. 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 show the right-of-way lines on the opposite sides of both County roads, (2) dimension the existing and proposed County right-of-way half width and full width for both County roads on the final plat, (3) since the existing right-of-way half width of East County Line Road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right of-way dedication to 43' from centerline to Ocean County, (4) since the existing right-of-way half width of Ridge Avenue is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean

County, (5) revise the plans to reference the deed book and page number of the property acquisition of adjacent Lot 154 from Lakewood Township to Ocean County, (6) revise the final plat to include 3 corner coordinates in accordance with the Recordation Act, (7) revise the final plat to include a north arrow on the vicinity map, (8) remove the label "proposed" from the sight easement on Lot 151.02 and reference the filed map number. 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 150 Block 189.05 (LAT2260) Loebenstein, Mordechai**

This two-lot minor subdivision is located at the intersection of local roads, Somerset Avenue and Stirling 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.

**MANCHESTER: Lots 1&2 Block 21 (MT65N) Ocean Pond Realty, LLC**

This 18-lot major subdivision is for 17 single family residential dwellings with four parking spaces each to be located on Ridgeway Road (CR 571). On a motion by Ms. McCrystal, seconded by Mr. Sutton, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include north arrows on the key maps, County road edge of pavement, existing lot lines to be removed, proposed sight easements, half width County right-of-way dimension, identify the entity responsible for the maintenance of the proposed detention basin on Lot 1.14, and provide 3 corner coordinates in accordance with the Recordation Act, (2) address the following traffic comments: a) Ridgeway & site access intersection Level of Service F in PM. Provide a striping plan for a two-way center turn lane across frontage to better facilitate turns to/from site and to eliminate existing hourglass alignment along CR 571, b) revise curb return radii to 40 ft. per Table 600-6, and c) depict AASHTO intersection sight lines, (3) revise the plans to show lot lines on the opposite side of the County road, (4) provide half width and full width pavement dimensions of the Ridgeway Road (CR 571) and half width and full width right-of-way dimensions on the layout and dimension plan sheet, (5) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (6) construct additional curb along Ridgeway Road across the entire frontage of the site to the existing curb at Renaissance Drive, (7) provide a guiderail warrant analysis based on the proposed striping plan and revise the plans to show guiderail to be installed in accordance with NJDOT standards, (8) relocate the existing water quality swales along Ridgeway Road and provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 9/18/2024), (9) show County road edge of pavement on the grading plan, (10) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (11) add the following standard notes for projects located on County roads: a) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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.

**PLUMSTED: Lots 20 & 22 Block 27 (PT413A) 74-78 Maple Ave, LLC**

This 111-lot major subdivision is for 101 townhome dwelling units with four parking spaces each and 10 open space and detention basin lots to be located on the south side of New Egypt Cookstown Road (aka Maple Avenue). On a motion by Ms. McCrystal, seconded by Mr. Sutton,

this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) 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, (2) submit a sight right easement form and metes and bounds description for 30'x100' sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (3) address the following traffic comments: a) widen for dedicated left turn lane at site driveways provide traffic signing and striping plans for review, b) Provide roadway baseline stationing, and c) Label all curb return radii on roadway plans, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 9/18/2024), (5) revise the plans to properly show the location of the existing edge of pavement with pavement half width, full width, and lane width dimensions on the site layout and roadway improvement plan, (6) indicate the proposed edge of pavement is to be built 23' from the physical striped centerline with 15:1 paved tapers back to the existing edge of pavement in accordance with Section 611.B, (7) provide a County road striping plan that shows a center left turn lane into the proposed subdivision, (8) provide opposite side County road widening to accommodate the three lane section centered about the physical striped centerline of the road, (9) submit County road improvement plans indicating County stationing, existing centerline and edge of pavement elevations, limit of pavement reconstruction on both sides of the County road, 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, (10) provide details for the handicap ramps at the proposed intersection in accordance with the current Federal ADA standards - to be reviewed & approved by the Ocean County Engineer, (11) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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.

**STAFFORD: Lot 14 Block 133 (ST482D) 911 S. Main, LLC**

This site plan is for a 2,400 s.f. proposed storage pole barn and two proposed hoop houses at an existing contractor's yard with 19 parking spaces located on Route 9. County facilities will not be impacted. The NJDOT "Desired typical section" for this section of NJ Route 9 is indicated on the plans. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a copy of the NJDOT Access permit. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature.

A letter dated September 17, 2024, was read from Bruce A. Jacobs of Gravatt Consulting Group requesting a waiver from providing traffic report. traffic report is not required for a NJDOT minor access permit and there are no new employees. This site plan is of low intensity use.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board grants a waiver from providing a full traffic report and accepts the applicant's trip generating statement comparing the previous use to the proposed use. The site plan was given final approval contingent upon the applicant to address the following condition: (1) submit a copy of the NJDOT Access permit. 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 10 Block 173 (TRT3534) 1048 Road TR, LLC**

This site plan is for a 15,600 s.f. retail/warehouse/showroom with 41 parking spaces to be located on Cox Cro Road. The plans show the existing right-of-way half width is 33' from centerline, consistent with the County master plan. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing County right-of-way full width on the plan, (2) dimension the County road pavement half width and full width, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver

requested), (4) address the following traffic comments: a) extend the signing and striping improvements proposed for adjacent development TRT3491 across Lot 10 to transition Cox Cro Road from four lanes to three lanes for a dedicated eastbound left turn lane into the site. Revise circulation plan accordingly. Demonstrate entering and exiting West Bound-50 trucks will not conflict or cross into opposing lanes, b) label proposed building area on the plans, (5) provide no stopping or standing signs along Cox Cro Road and provide a copy of the Toms River Township ordinance restricting parking along Cox Cro Road, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 9/18/2024), (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 and the Boards decision on the waiver request must be addressed in order to obtain Ocean County Planning Board approval stamp and signature.

A letter was read dated July 16, 2024 from Brian P. Murphy of FWH Associates requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination letter from the NJDEP. Per CAFRA requirements (NJAC 7:7-2.2 (a)3) exempt a commercial development containing less than fifty (50) or more parking spaces and a public development or industrial development.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board acknowledged and accepts the applicant’s professional interpretation that the project does not exceed the CAFRA threshold. The site plan was given final approval contingent upon the applicant to address the following conditions: (1) dimension the existing County right-of-way full width on the plan, (2) dimension the County road pavement half width and full width, (3) address the following traffic comments: a) extend the signing and striping improvements proposed for adjacent development TRT3491 across Lot 10 to transition Cox Cro Road from four lanes to three lanes for a dedicated eastbound left turn lane into the site. Revise circulation plan accordingly. Demonstrate entering and exiting west bound-50 trucks will not conflict or cross into opposing lanes, b) label proposed building area on the plans. (4) provide no stopping or standing signs along Cox Cro Road and provide a copy of the Toms River Township ordinance restricting parking along Cox Cro Road. (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 9/18/2024), (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. 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.

**TUCKERTON: Lot 15 Block 63 (TB128B) Borough of Tuckerton**

This two-lot minor subdivision is for proposed Lot 15.01 for the Borough of Tuckerton and proposed Lot 15.02 for Ocean County Natural Lands Trust. 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.

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

**OCEAN: Lots 4 & 5 Block 52.01 (OT272B) 123 Wells Mill Road**

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**CORRESPONDENCE:**

**LAT1999B.02 – MLMS Holdings, LLC**

This major subdivision was given conditional approval on 8/7/2024. A letter dated 9/9/2024 was read from Brian Flannery of FWH requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination letter from the NJDEP. The CAFRA regulations exempt residential developments in qualifying municipalities of less than 75 dwellings. This project is a subdivision for four semi-attached duplex units. On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

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<b>THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:</b>				
<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
<b>BARNEGAT BAT338</b>	20.10	210	07/02/2024	09/13/2024
<b>BERKELEY BT698</b>	8.01,10	1407	04/19/2023	09/12/2024
<b>BERKELEY BT708</b>	10,12,14,16,18, 20,22,24	1367	03/20/2024	09/09/2024
<b>TOMS RIVER TRT3528</b>	3	1108.37	04/03/2024	09/10/2024

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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, Secretary  
Ocean County Planning Board