

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

Regular meeting, Wednesday, August 21, 2024, 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: Earle Sutton, Debbie Beyman, Elaine McCrystal, Joe Marra, Dennis Liberatore, John Ernst, Mark Jehnke, Laura Benson, Esq., Tony Agliata and Veronica Tompkins.

On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Sutton abstaining, the minutes of the meeting of August 7, 2024 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 4-6 & 8-11 Block 92.31 (BAT275Y1) Walters Development Co., LLC

This eight-lot minor subdivision is on a local road within Ocean Acres Phase 14. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. 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. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

BARNEGAT: Lots 10, 11, 12 Block 92.33 (BAT275Y2) Walters Development Co., LLC

This three-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 14. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. 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 this minor subdivision was given final approval. The motion was unanimously carried.

BARNEGAT: Lots 4-8 Block 92.33 (BAT275Y3) Walters Development Co., LLC

This five-lot minor subdivision is for a lot line adjustment on a local road within Ocean Acres Phase 14. County facilities will not be impacted. The applicant has provided a copy of the Pinelands Commission Certificate of Filing. 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.

JACKSON: Lots 2, 3 Block 21102 (JT1738A) McCrystal, Stephen & Elaine

This six-lot major subdivision is for single family residences and a cul-de-sac on North Hope Chapel Road. On a motion by Mr. Liberatore, seconded by Ms. Beyman, Ms. McCrystal abstaining this major subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a final plat with proper signature lines and a list of property owners within 200' which is signed and sealed by a Professional Land Surveyor in accordance with the Recordation Act, (2) dimension the existing right-of-way half width and full width of the County road on the plan, (3) since the existing right-of-way 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, (4) 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, (5) submit County road improvement plans for pavement widening to 25' from centerline, (6) address the following traffic comments: a) label the intersection curb return radii on Subdivision Plan, (7) design the curbing at the proposed intersection to extend for a distance of 125' from the curb return in accordance with Section 612.A, (8) address the following drainage comment: pipe diameter at Infiltration Basin #5 on the Utility Plan shows two rows of 42" perforated HDPE pipe which does not match the construction detail which shows two rows of 36" HDPE perforated pipe for Basin 5. Revise accordingly as required by the design calculations in the storm water management report, (9) revise the plans to show the

next downstream drainage structure past the inlet at Murdoch Place from the underground system within the County drainage easement. Provide the inverts on both sides of the Murdoch Place inlet, (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

JACKSON: Lot 27 Block 2603 (JT1777) Block 490, LLC

This site plan is for a 64,486 s.f. warehouse with 96 parking spaces to be located at the intersection of West Commodore Boulevard and Patterson Road. The plan shows the existing right-of-way half width of the County road to be 33' from centerline consistent with the Master plan. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to reference the deed book and page number of the corner clip right-of-way dedication, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point and a 30'x100' sight easement at the intersection in accordance with County standards to Ocean County, (3) submit County road improvement plans (waiver requested), (4) submit a copy of the NJDEP Freshwater Wetland permit for the construction within the mapped wetland area, (5) revise the plans to show the proposed County road edge of pavement and drainage consistent with the approved County road plans prepared by Kimley Horn for JT1685A.01, (6) clarify the purpose of the shaded box on the utility plan near the intersection, (7) address the following traffic comments: a) provide opposite side widening for three-lane section on West Commodore Boulevard or remove proposed access to West Commodore Boulevard, b) provide truck turning templates for the anticipated design vehicle, demonstrate no turning conflicts or impacts to the County roadway, c) depict proposed site and roadway improvements to be constructed by adjacent development JT1685A.01, d) revise report figures to depict volumes at both site driveways on Patterson Road, and e) number of parking spaces is not consistent on plans, report and application, revise as required, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/21/2024), (9) add the following 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. (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 and the Board's decision on the waiver request.

A letter was read dated July 15, 2024 from Yosef Portnoy of Forward Engineering requesting a waiver from providing County road design plans due to Ocean County road improvements along the frontage of the project are being constructed as part of the adjacent development on West Commodore Boulevard and Patterson Road.

Recommended by Mr. Ernst, seconded by Ms. McCrystal the Board denied the waiver request as road improvements are required along the County Road, West Commodore Boulevard. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to reference the deed book and page number of the corner clip right-of-way dedication, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point and a 30'x100' sight easement at the intersection in accordance with County standards to Ocean County, (3) submit County road improvement plans (waiver requested), (4) submit a copy of the NJDEP Freshwater Wetland permit for the construction within the mapped wetland area, (5) revise the plans to show the proposed County road edge of pavement and drainage consistent with the approved County road plans prepared by Kimley Horn for JT1685A.01, (6) clarify the purpose of the shaded box on the utility plan near the intersection, (7) address the following traffic comments: a) provide opposite side widening for three-lane section on West Commodore Boulevard or remove proposed access to West Commodore Boulevard, b) provide truck turning templates for the anticipated design

vehicle, demonstrate no turning conflicts or impacts to the County roadway, c) depict proposed site and roadway improvements to be constructed by adjacent development JT1685A.01, d) revise report figures to depict volumes at both site driveways on Patterson Road, and e) number of parking spaces is not consistent on plans, report and application, revise as required, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/21/2024), (9) add the following 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. (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. 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 26.03 Block 744.01 (LT394K) WAWA

This site plan is for the installation of a 250 s.f. concrete pad, fence, and signs at an existing Wawa Convenience store on Route 9 and Laurel Boulevard. County facilities will not be impacted. Approval recommended. On a motion by Ms. McCrystal, seconded by Mr. Liberatore this site plan was given final approval. The motion was unanimously carried.

LAKESWOOD: Lot 16.01 Block 208.01 (LAT1651B) Prime Insurance Agency Inc.

This site plan is for a two-story 8,704 s.f. office building with 17 existing parking spaces and 44 proposed parking spaces located on East County Line Road. The site has an existing previously approved 3,428 s.f. office that will be modified to be a 2,931 s.f. office. This site plan lies within the project limit for the "Reconstruction of East County Line 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) dimension the existing County right-of-way half and full width, (2) if the right-of-way half width of East County Line Road is less than 43' from the right-of-way centerline or the Maser baseline, whichever is greater, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' to Ocean County, (3) address the following traffic comments: a) provide driveway curb return radii tangent to County roadway gutter line, and b) depict right turns to and from future 3-lane section of County Line Road. Demonstrate entering and exiting vehicles will not conflict, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/21/2024), (5) revise the plan to show existing features within 200' of the site, including underground drainage feature in the County road, (6) provide a copy of a recorded drainage easement from the downstream property owner for the discharge from the proposed on-site recharge system, (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.

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

This 18-lot major subdivision is for 18 duplex units with 72 parking spaces to be located on State Highway Route 88 (Ocean Avenue) and adjacent to Lake Shenandoah County Park and across from Ocean County Park. The plans show the NJDOT "Desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT Access code. Ocean County requires the applicant to address the following items: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (2) revise the plans to show existing features within 200' of the site, including State highway Route 88 and the Lake Shenandoah County Park access drive, (3) provide reference to the deed book and page number of the existing Access Easement to Ocean County for the Lake Shenandoah access drive located at the rear of the subject property, (4) provide an executed fee-simple deed of dedication and metes and bounds description to convert the access easement to an individual lot to be owned by Ocean

County, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see Drainage memo dated 8/8/2024), (6) address the following traffic comment: Provide trip distribution to New Hampshire Avenue and Clover Street, (7) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (8) revise the final plat to show corner monuments to be set at the rear property line, (9) provide a proposed fence at the future rear property line separating the single family residential lots from the Lake Shenandoah County Park access drive, (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 and the Board's decision on the waiver request.

A letter was read dated July 5, 2024 from Glenn Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit or a Jurisdictional Determination Letter. 7:7-2.2(a)4 a CAFRA is required for a residential development having 75 or more dwelling units, the project is for six new lots. A commercial development having 150 or more parking spaces, this is not a commercial development. A public development or industrial development. This is not a public or industrial development.

A recommendation was made by Mr. Ernst, seconded by Ms. McCrystal the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. This major subdivision was given final approval contingent upon the applicant to address the following: (1) revise the plans to show existing features within 200' of the site, including State highway Route 88 and the Lake Shenandoah County Park access drive, (2) provide reference to the deed book and page number of the existing Access Easement to Ocean County for the Lake Shenandoah access drive located at the rear of the subject property, (3) provide an executed fee-simple deed of dedication and metes and bounds description to convert the access easement to an individual lot to be owned by Ocean County, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/8/2024), (5) address the following traffic comment: provide trip distribution to New Hampshire Avenue and Clover Street, (6) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (7) revise the final plat to show corner monuments to be set at the rear property line, (8) provide a proposed fence at the future rear property line separating the single family residential lots from the Lake Shenandoah County Park access drive, (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. 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 & 12 Block 164 (TRT1520B.01) Crison Company, Inc.

This site plan is for a 95,108 s.f. warehouse and office with 147 proposed parking spaces to be located at the intersection of Massachusetts Avenue and North Maple Avenue. The plans show County road pavement widening to accommodate one southbound lane, one center left turn lane, two northbound lanes, and a 5' shoulder across the frontage of the site. 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) submit a copy of the CAFRA Permit, (2) revise the plans to show guiderail to be installed as needed for the proposed biogarden and retaining wall in accordance with NJDOT standards, (3) dimension the existing County right-of-way half width and full width on the plan, (4) if the right-of-way 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, (5) submit a road easement and metes and bounds description to a minimum of 7' beyond the future edge of pavement to Ocean County, (6) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the proposed access point and a 30'x100' sight easement at the intersection in accordance with County standards to Ocean County, (7) properly dimension the proposed pavement half width and full width of the County road, (8) address the following traffic comments: a) building area was removed from the plans, depict proposed building area on all plans, b) depict AASHTO intersection sight lines in plain view, and c) revise driveway geometry as required to eliminate conflicts between entering and exiting vehicles, (9) since the site drains towards an existing County drainage easement, submit signed soil borings, (10) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/21/2024), (11) enter into a Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (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.

TOMS RIVER: Lot 21.07 Block 540.10 (TRT284F) A.J. Skora, Inc.

This two-lot minor subdivision is located on State Highway Route 166. County facilities will not be impacted. The NJDOT "Desired Typical Section" is shown on the plan. 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 this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 1 & 9 Block 1020 (TRT3533) Superior Development & Management, LLC

This two-lot minor subdivision is for a lot line adjustment located on Railway Avenue and Fifth 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. 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

MANCHESTER: Lots 30 & 31.01 Block 62 (MT334U) Gerszberg, Seth
MANCHESTER: Lots 30 & 31.01 Block 62 (MT334V) Gerszberg, Seth

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CORRESPONDENCE:

BRICK: Block 1026 Lot 20 (BRT788E2) 2225 Route 88 Realty, LLC

This site plan was given conditional approval on 7/2/2024. Condition #8 was to pay an off-tract drainage improvement fee and condition #9 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 \$3,333.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract drainage improvement fee is zero and the off-tract traffic improvement fee is \$3,333.00. The motion was unanimously carried.

LAKESIDE: Block 1084 Lots 2-11 (LAT2162C2) MLMS Holdings, LLC

This minor subdivision was given conditional approval on 6/5/2024. Condition #2 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined that the off-tract traffic improvement fee is \$10,000.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract traffic improvement fee is \$10,000.00. The motion was unanimously carried.

TOMS RIVER: Block 171.09 Lot 37 (TRT3490A.01) TR Estates, LLC

This major subdivision was given conditional approval on 10/18/2023. Condition #13 was to pay an off-tract drainage improvement fee and condition #14 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 \$30,208.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the off-tract drainage improvement fee is \$6,000.00 and the off-tract traffic improvement fee is \$30,208.00. The motion was unanimously carried.

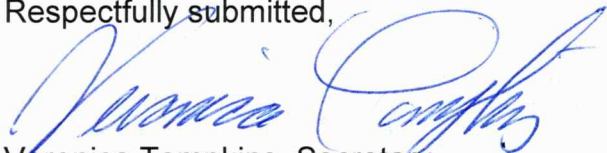
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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
SEASIDE HEIGHTS SHB174	15, 22	46	09/6/2023	08/12/2024

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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