

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

Regular meeting, Wednesday, May 6, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Matt Lotano, Debbie Beyman, Elaine McCrystal, John Imperiale, Mark Jehnke, Matt Thompson, Esq., Tony Agliata and Brielle Campolei.

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

On a motion by Mr. Lotano, seconded by Mr. Imperiale, the minutes of the meeting of April 15, 2026, were moved for approval. The motion was unanimously carried.

Ms. Campolei brought to the Board's attention a correction to the minutes of March 25, 2026. Listed under contingencies met, JT1640B should read as JT1460B. On a motion by Mr. Lotano, seconded by Mr. Imperiale, the correction to the minutes of March 25, 2026, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lot 7.01 Block 918 (BT734) Lime Tree Holdings, LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located at the intersection of local roads, Station Road and Wheaton Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the plat to include three corner coordinates, (2) provide a plat signed by a Professional Land Surveyor in accordance with the Recordation Act. 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: Lots 3 / 11 Block 233.32 / 234.31 (BRT2069) Smith, Steven

This two-lot minor subdivision is for a lot line adjustment on a local road, Neptune Circle. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lot 65 Block 646 (BRT747E) 123 Glasses Holdings, LLC

This site plan is for a 9,920 s.f. contractor shop (five units) and 42 new parking spaces to be located at an existing commercial warehouse for B&B Department Store on Drum Point Road. The plans show the right-of-way half-width at 30' from centerline consistent with the Master Plan. Minor improvements are proposed to the access drive. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) address the traffic comments (see traffic memo dated 4/21/2026), (4) address drainage comments (see the drainage memo comments dated 5/6/2026), (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 conditions and the Board's decision on the waiver request.

A letter dated April 14, 2026 from Anthony Donatiello of Lindstrom, Diessner & Carr was read requesting waivers. A waiver was requested from providing County road improvements as all proposed improvements to Drum Point Road are provided on the site plan. Proposed will reconstruct the driveways, curbs and sidewalks along Drum Point Road as required. These

improvements will not alter the existing roadway width; a waiver was requested from providing a CAFRA Permit as the project is located within the CAFRA Zone more than 500' from the nearest waterway or dune. Per N.J.A.C. 7:7-2.2(a)4 a minimum of 150 parking spaces are required for a commercial development, more than 500' from a waterway/dune to need a CAFRA Permit.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommend the Board grant the waiver request from providing County road improvement plans as Drum Point Road is at Master Plan width; the Board acknowledges and accept 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) address the traffic comments (see traffic memo dated 4/21/2026), (2) address the drainage comments (see the drainage memo comments dated 5/6/2026), (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (4) 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: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 26, 27, 28, 29, 30, 31, 32 Block 1655 (LT847B) RNL Property Holdings, LLC

This site plan and lot consolidation is for an eight-unit townhouse building and a 3,000 s.f. office building with two apartments on the second floor and 41 parking spaces and the construction of a cul-de-sac called Maxim Drive. The trip generation statement is acceptable. The previous application LT847A expired prior to payment of the off-tract improvement fee. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this site plan and lot consolidation was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit the deed of lot consolidation for stamp/signature by the Ocean County Planning Board Chairman, (2) pay an off-tract traffic improvement fee in an amount determined by the County Engineer to be \$14,521.00. 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: Lots 1.07, 7 Block 852 (LAT2311) SD Lakewood Properties, LLC / Davis Family Trust

This two-lot minor subdivision is for a lot line adjustment on a local road, Spruce Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 6, 7 Block 151 (LAT2312) Rosenbaum, Jonah M.

This two-lot minor subdivision is located at the intersection of two local roads, Eleventh Avenue and Princeton Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include a bold line type for all property lines of the proposed lots. 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: Lots 6, 7, 8 Block 415 (LAT2313) Halpern, Shaul

This four-lot minor subdivision is for two duplex buildings (four units) to be located on Edgewood Court. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lot 1 Block 75.01 (MT548A) Heritage Solar Farm, LLC

This two-lot minor subdivision is to create a separate lot for a Ground Mounted Solar Field to be located on a capped landfill at Heritage Mineral off of Route 70. 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. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lot 1 Block 75.01 (MT548B) Heritage Solar Farm, LLC

This site plan is for a Ground Mounted Solar Field to be located on a capped landfill off of Route 70. County facilities will not be impacted. 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 CAFRA Permit from the NJDEP. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated July 29, 2025, from Robert L. Streker of Bohler Engineering was read requesting a waiver from providing a traffic report. The project will not generate any additional traffic. During regular solar field operations, traffic will be limited to periodic maintenance vehicles accessing the site a few times a year.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a traffic report as the increase in traffic will be de minimus; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA Permit from the NJDEP. 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: Lots 718.02, 718.03, 718.04 Block 57 (MT549) Lawson, Eric

This three-lot minor subdivision is for a lot line adjustment on a local road, Torry Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

MANTOLOKING: Lots 1, 1.01, 2, 2.01 Block 1 (MB36) Sea Dream 5, LLC

This two-lot minor subdivision is for a lot line adjustment on a local road, East 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. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 16 Block 51 (SHB200) Scion Realty, LLC

This three-lot minor subdivision is for three single-family residential dwellings to be located on a local road, Hancock 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 Mr. Lotano, seconded by Mr. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

SEASIDE PARK: Lot 1 Block 73 (SPB79) 1506 Boulevard, LLC

This two-lot minor subdivision is for two duplex buildings (four units) to be located at the corner of the Boulevard and O Street. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half-width of the County road on the plat, (2) 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, (3) depict the AASHTO line of sight at the intersection in accordance with the Ocean County Site Plan and Subdivision resolution, (4) if necessary, submit a sight right easement form and metes and bounds description for sight triangle easements at

the intersection in accordance with County standards to Ocean County, (5) dimension the County road pavement half and full-width, (6) revise the plan to show existing depressed curb along the Boulevard to be replaced with full height concrete curb, (7) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-2 of Section 605, (8) 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. 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.

SHIP BOTTOM: Lot 11 Block 30 (SBB239) Laracca Estates, LLC

This site plan is for renovations to an existing building to provide a 1,596 s.f. gym with juice bar on the first floor and a second story addition for a 635 s.f. gym and one apartment unit with four existing parking spaces located at the intersection of Long Beach Boulevard and 24th Street. The plan shows 50' right-of-way half-width of Long Beach Boulevard, which is consistent with the Master Plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) reconstruct existing deteriorated curb along the site frontage of Long Beach Boulevard, (5) provide, on the plans, a concrete curb detail in accordance with County standards, (6) address the traffic comment (see traffic memo dated 4/21/2026), (7) if turning template for single unit truck does not work, reconstruct the existing intersection curb radius in accordance with Section 609:E. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

Letters dated April 1, 2026, and April 7, 2026, from James D. Brzozowski of Horn, Tyson and Yoder, Inc., were read requesting a waiver from providing a traffic report as the property is located at the intersection of Long Beach Boulevard and 24th Street in the borough of Ship Bottom. This intersection is controlled by a traffic signal during the summer months. In lieu of the required traffic report, the applicant has submitted a traffic analysis letter prepared by Shropshire Associates, LLC. A waiver was requested from submitting a drainage report as the site is fully developed with impervious surfaces covering 94.6% of the property. The construction of the second floor addition will have no impact on the storm water runoff of the property. It is proposed to remove 94.5 s.f. of pavement along the easterly property line which will reduce the impervious coverage to 91.8% which will provide a slight reduction in stormwater runoff from the site. A waiver is requested from providing a CAFRA Permit of jurisdictional determination. The property is located approximately 400' from the landward limit of the dune at the easterly end of 24th Street. Pursuant to NJAC 7:7-2.2(a).3 a CAFRA Permit would be required for a development located between 150' and 500' of the landward limit of the mean high water line of any tidal waters or the landward limit of a beach or dune that involves the development of 25 or more dwelling units and/or a development having 50 or more parking spaces or equivalent parking area. The proposed development will result in the creation of one residential apartment and the existing four-spaced parking lot is not being expanded.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a full traffic report and accept the provided trip generation statement; grant the waiver request from providing a drainage report as there will be no increase in impervious coverage; 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) reconstruct existing deteriorated curb along the site frontage of Long Beach Boulevard, (2) provide, on the plans, a concrete curb detail in accordance with County standards, (3) address the traffic comment (see traffic memo dated 4/21/2026), (4) if turning template for single unit truck does not work, reconstruct the existing intersection curb radius in accordance with Section 609:E. 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 7, 8 Block 146 (TRT2506D) Levy, Morris

This site plan is for a proposed 13,490 s.f. retail pad at the Tri-City Plaza at the intersection of Route 70 and Route 9. There will be an overall reduction in parking for a total of 582 spaces. 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 (waiver requested), (2) indicate on the plans the NJDOT "Desired typical section" for this section of NJ Route 9 and Route 70 in accordance with the current NJDOT Access code. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated March 27, 2026, from Sarah M. Mullin from Dynamic Engineering was read requesting a waiver from providing a CAFRA Permit as this project does not meet the threshold for a commercial development (50 new parking spaces) and reduces the overall impervious coverage, and therefore a CAFRA Permit is not applicable and the Applicant requests waiver relief.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accept 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) indicate on the plans the NJDOT "Desired typical section" for this section of NJ Route 9 and Route 70 in accordance with the current NJDOT Access code. 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 133.03 Block 411 (TRT2683F) Badeen, Abe

This site plan is for a 48,190 s.f. building expansion and reduction in parking at the existing Walmart on Route 37. The plan shows the desired typical section for Route 37 in accordance with the current NJDOT Access code. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a copy of the NJDOT Access Permit, (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (3) provide copies of the utility "will serve" letters, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (33%). 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 10.02, 10.03 Block 172 (TRT3293B) Atlas, Moishie

This seven-lot major subdivision is for six single-family residential dwellings and a storm water basin lot and cul-de-sac to be located on Old Freehold Road. Ocean County requires the applicant to address the following conditions of approval: (1) show the opposite side right-of-way line and dimension the existing right-of-way half-width and full-width of Old Freehold Road on the site layout plan and the final plat, (2) if 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, (3) dimension the County road pavement half-width, (4) revise the plan to show the AASHTO line of sight at the proposed intersection, (5) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (6) submit a traffic 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), (9) address the drainage comments (see drainage memo dated 5/6/2026), (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 conditions and the Board's decision on the waiver request.

A letter dated March 30, 2026, from Mathew R. Wilder of Morgan Engineering was read requesting several waivers. A waiver was requested from providing a traffic report as the existing site was the same use for two single-family dwellings and the proposed subdivision will be for

six single-family dwellings an increase of four units; a waiver is requested from providing a CAFRA Permit as the proposed development does not meet the statutory criteria which would require a CAFRA Permit. Based upon the site's location, a CAFRA approval would be required for a residential development with 25 or more units or a development with fewer units that proposed 1,200 linear feet of new roadway or new sanitary sewer main. The proposed development does not require a CAFRA approval as the aforementioned thresholds are not met (the development proposes six residential lots and 561 linear feet of road); a waiver was requested from providing County road improvement plans as adequate details have been provided within the plan sheets themselves demonstrating the relatively minor improvements within the County right-of-way. Therefore, a waiver is being sought.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommend the Board grant the waiver from providing a full traffic report as the increase in traffic will be de minimis; the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; the Board grants the waiver from providing County road improvement plans as Old Freehold Road is at Master Plan width; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) show the opposite side right-of-way line and dimension the existing right-of-way half-width and full-width of Old Freehold Road on the site layout plan and the final plat, (2) if 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, (3) dimension the County road pavement half-width, (4) revise the plan to show the AASHTO line of sight at the proposed intersection, (5) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (6) address the drainage comments (see drainage memo dated 5/6/2026), (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.

TOMS RIVER: Lot 2 Block 578.02 (TRT3568) Tommy's Toms River, LLC

This site plan is for a 620 s.f. addition to Tommy's Tavern and Tap Restaurant with 290 existing parking spaces located on Hooper Avenue and Oak Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the road pavement half and full-width of both County roads, (2) dimension the County right-of-way half and full-width of both County roads, (3) if the right-of-way half-width of Oak Avenue 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) if the right-of-way half-width of Hooper Avenue is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (5) submit County road improvement plans (waiver requested), (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). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

Letters dated October 10, 2025, April 15, 2026 and April 16, 2026, from Gregory S. Oman of Menlo Engineering Associates were read requesting several waivers. A waiver was requested from submitting a traffic report as the existing use is a restaurant with an associated parking lot. The proposed use is also a restaurant with only a 625 s.f. addition. Any impact to the on-site and neighboring traffic is de minimis; a waiver is requested from providing a CAFRA Permit as section 7:7-2.2(b)(9)(ii) indicates that the project is exempt from the permit requirements because the project "does not propose development of any new parking spaces, regardless of whether the total number of existing parking spaces exceeds the regulatory threshold". Further, the property is located over 150' landward of the mean high water line of any tidal waters; a waiver was requested from providing County road improvement plans due to the fact that the site plan proposes extremely limited site improvements to an existing restaurant that is changing tenancy. The application does not change the use, parking or access from the County road; a waiver is requested from providing a drainage report due to the fact that the site plan proposes

extremely limited site improvements to an existing restaurant that is changing tenancy and adding an addition in an area of existing pavers and landscape. The proposed improvement increases the impervious coverage by less than 0.01 acres and should be considered de minimis. The impervious coverage in the existing condition is 80.4% and 80.5% in the proposed condition. The project is not considered a major development as defined by the municipality and the NJDEP.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing County road improvement plans as Hooper Avenue and Oak Avenue are at Master Plan width; grant the waiver from providing a full traffic report and require the applicant to provide a trip generation statement; grant the waiver from providing a drainage report as the increase in impervious coverage is de minimis; the Board acknowledges and accepts that 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 road pavement half and full-width of both County roads, (2) dimension the County right-of-way half and full-width of both County roads, (3) if the right-of-way half-width of Oak Avenue 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) if the right-of-way half-width of Hooper Avenue is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County. 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

JACKSON: Lots 24.02 / 34 Block 1102 / 1101 (JT1613B) WB Ocean 26, LLC

JACKSON: Lots 24.02 / 34 Block 1102 / 1101 (JT1613C) WB Ocean 26, LLC

LAKWOOD: Lot 18 Block 1248 (LAT2273E) GM Land Holdings, LLC

LAKWOOD: Lot 6.01 Block 524.30 (LAT2310A) 560 Cross Street LLC

LAKWOOD: Lot 6.01 Block 524.30 (LAT2310B) 560 Cross Street, LLC

PLUMSTED: Lot 2.01 Block 58 (PT405B) GTS19

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CORRESPONDENCE:

LAKWOOD: Lot 1, 2, 3, 7, 10, 11 / 2, 5 / 1 / 1, 5, 6, 7 Block 466 / 467 / 468 / 469 (LAT2114B) GSG Crossmass, LLC

This major subdivision received conditional approval on June 19, 2024. A letter dated April 14, 2026 from Yehudah Back of Newlines Engineering was read requesting a one-year extension to allow additional time to satisfy the remaining contingencies. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board to grant a one-year extension now set to expire on June 19, 2027. The motion was unanimously carried.

LAKWOOD: Lot 7 Block 1248 (LAT2309) 1000 Route 70 KV, LLC

This site plan received conditional approval on April 15, 2026. Condition #4 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee in the amount of \$17,053.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract traffic improvement fee in the amount of \$17,053.00. The motion was unanimously carried.

SEASIDE HEIGHTS: Lots 13, 21, 25, 38, 40 / 21 Block 3.01 / 2.01 (SHB183) 6M Development

This site plan received conditional approval on June 5, 2024. A letter dated April 20, 2026, from Brian P. Murphy of FWH Associates was read requesting a one-year extension in order to revise the plans and provide the fees. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant a one-year extension now set to expire on June 5, 2027. The motion was unanimously carried.

TOMS RIVER: Lot 29.01 Block 506.03 (TRT1886C2) Landolt, Marco

This site plan received conditional approval on April 15, 2026. Condition #4 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer had determined the off-tract traffic improvement fee in the amount of \$680.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract traffic improvement fee in the amount of \$680.00. The motion was unanimously carried.

TOMS RIVER: Lots 13, 14, 15 Block 400.02 (TRT3540) Nar-Palm Development, LLC

This site plan received conditional approval on December 4, 2024. Condition #10 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #11 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$5,667.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, the Board required payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the required payment of an off-traffic improvement fee in the amount of \$5,667.00. The motion was unanimously carried.

TOMS RIVER: Lots 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723 / 1 / 502, 503, 504, 505, 506, 559, 560, 561, 562, 563 / portion of 2.02 Block 599 / 601 / 604 / 608 (TRT897N3.01) SP Acquisitions III, LLC

This site plan received conditional approval on March 4, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to require the applicant obtain a road easement from Block 604 Lots 1, 2 to construct the 15:1 taper back to existing edge of pavement along Caudina Avenue. 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 BAT342	16	165	02/11/2026	04/20/2026
BARNEGAT BAT95V2.01	42.07	92.112	01/21/2026	05/05/2026
BARNEGAT BAT95V3.01	42.05, 42.06, 42.09, 42.10, 42.11	92.112	01/21/2026	05/05/2026
BERKELEY BT605C	1.01	1074	12/17/2025	05/05/2026
BERKELEY BT670A	1.01, 1.02, 1.03 / 8, 10	824 / 825.02	09/20/2023	05/05/2026
JACKSON JT1666B	5	8401	11/05/2025	04/27/2026
LACEY LT916	33.17, 47, 55	117	09/18/2024	04/24/2026

THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
LAKWOOD LAT1714B	3, 12	141	02/19/2025	05/05/2026
LAKWOOD LAT2258	153.01	190	08/07/2024	04/24/2026
MANCHESTER MT498B	620, 620.01	21	02/11/2026	04/22/2026
TOMS RIVER TRT3525A	19, 21, 22	410	03/25/2026	05/05/2026

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

Respectfully submitted,

Brielle N. Campolei, Secretary
Ocean County Planning Board

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 4/21/2026
RE: BRT747E

With regards to the above referenced Planning Board Application, please see comments below.

Site Plan by Lindstrom, Diessner, & Carr P.C., dated April 13, 2026

Trip Generation Statement by Lindstrom, Diessner, & Carr P.C., dated April 13, 2026

This site plan is for a 9,920 sf contractor shop (5 units) and 42 new parking spaces to be located at an existing commercial warehouse for B&B Department Store on Drum Point Road.


Comments:

- Remove abrupt breaks in turning templates
- Demonstrate single use trucks can turn Westbound onto Drum Point Rd without crossing over the center line
- Revise traffic report based on ITE Trip generation Manual, 12th Edition
- Revise figures and analysis to include the current, 10 year no-build and 10 year build volumes

DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE
FROM: Sean Areia, PE, CME (PJP) 
DATE: May 6, 2026
RE: BRT747E
123 Glasses Holdings, LLC
Block 646, Lot 65
Township of Brick
COPY: Robin Kuri

The submitted post-development design does not impact any County roads or facilities. The following comments below are provided for information purposes only and are being forwarded to the Township for review.

“Preliminary & Final Major Site Plan for 254 Drum Point Road,” by Lindstrom, Diessner & Carr, P.C. dated 04/13/26.

“Stormwater Management Report for 254 Drum Point Road,” by Lindstrom, Diessner & Carr, P.C. dated 04/13/26.

With regards to the above referenced Planning Board Application, please see my comments below:

- In accordance with the Ocean County Site Plan and Subdivision Resolution, the Applicant shall provide a groundwater mounding analysis for any proposed infiltration BMP's.
- In accordance with Chapter 9.6 of the BMP Manual, the contributory drainage area for a pervious paving system must be less than or equal to three times the surface area of the pervious paving system (PP#1 has surface area of .14 acres, and a contributory drainage area of .97 acres).

If you have any questions or require additional information, please do not hesitate to contact the Ocean County Engineering Department.

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 4/21/2026
RE: SBB239

With regards to the above referenced Planning Board Application, please see comments below.

Site Plan by Horn, Tyson, & Yoder Inc., revision dated November 19, 2025
Traffic Analysis Letter by Shropshire Associates LLC, dated March 31, 2026

This site plan is for renovations to an existing building to provide a 1,596 sf gym with juice bar on the first floor and a second story addition for a 635 sf gym and 1 apartment unit with 4 existing parking spaces located at the intersection of Long Beach Blvd and 24th Street.

Comments:

- Demonstrate a single unit truck can make the right turn at the intersection onto Long Beach Boulevard and make improvements if necessary

DRAINAGE MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE
FROM: Sean Areia, PE, CME (PJP) SA
DATE: May 6, 2026
RE: TRT3293B
1866 Old Freehold, LLC
Block 172, Lots 10.02 & 10.03
Township of Toms River
COPY: Robin Kuri

“Preliminary & Final Major Subdivision, 1866 Old Freehold Estates” by Morgan Engineering and Surveying dated 01/27/25.

“Stormwater Management Report for a Preliminary and Final Major Site Plan Located on 1866 Old Freehold Road,” by Morgan Engineering and Surveying dated 06/04/25.

With regards to the above referenced Planning Board Application, please see my comments below:

- In accordance with Chapter 9.8 of the BMP Manual, pre-treatment is a requirement on all subsurface small-scale infiltration basins.
- The proposed drainage design utilizes a subsurface small-scale infiltration basin “UG” that is placed within Ocean County’s Right of Way. The Applicant shall revise the design so any proposed infiltration BMP is not within Ocean County’s Right of Way. Additionally, the proposed drainage system should capture any runoff that is generated from the proposed new road, without allowing it to flow onto Old Freehold Road.
- Based on the provided stormwater management report, the water surface elevation in the proposed subsurface small-scale infiltration basin “UG” exceeds the inlet grate elevation during both the current and future 100-year design storms, which will result in ponding on Old Freehold Road. The applicant shall adjust the storage volume of the proposed BMP, or modify the design to safely convey any overflow downstream.

In If you have any questions or require additional information, please do not hesitate to contact the Ocean County Engineering Department.