

## OCEAN COUNTY PLANNING BOARD

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

Regular meeting, Wednesday, March 19, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Debbie Beyman, Dennis Liberatore, Elaine McCrystal, Joseph Marra, Alan Avery, Mark Jehnke, Matt Thompson, Esq., Tony Agliata, Brielle Campolei and Veronica Tompkins. Since all members were in attendance Mr. Avery did not vote on any agenda item.

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 March 5, 2025, were moved for approval. The motion was unanimously carried.

### **SUBDIVISION AND SITE PLAN REVIEW**

#### **BERKELEY: Lots 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 Block 1675 (BT709A) Urgola, Mark**

This four-lot minor subdivision is for four single family residential dwellings to be located on Route 37, Sunset Drive North and Prince Edward Avenue on Pelican Island. 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

#### **BERKELEY: Lots 1, 2, 3, 4, 5, 6, 7, 8, 10 Block 933 (BT721) Miranada, Horation and Kelly / Mroczowski, Krzysztof and Marta**

This two-lot minor subdivision is for a lot consolidation on local roads, Wheaton Avenue and unimproved Muller 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. Liberatore, this minor subdivision was given final approval. The motion was unanimously carried.

#### **LAKEWOOD: Lots 1 / 8.01 Block 821 / 806.01 (LAT1406C) CYBOL**

This 18-lot major subdivision is for 18 townhouses with 76 parking spaces to be located on local roads, Yesodei Court and unimproved Wilson Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) revise the final plat to show the entire out bounds of the lots to be subdivided, (2) add three corner coordinates to the final plat in accordance with the Recordation Act, (3) clarify if Road A will be a private road or public right-of-way, (4) label existing lot numbers, (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (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 Boards decision on the waiver request.

A letter dated February 26, 2025, from Jason Burneyko of Newlines Engineering and Surveying was read requesting a waiver from submitting a CAFRA permit. The project is for 18 residential lots, is not a commercial development and not a public or industrial development.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to show the entire out bounds of the lots to be subdivided, (2) add three corner coordinates to the final plat in accordance with the Recordation Act, (3) clarify if Road A will be a private road or public right-of-way, (4) label existing lot numbers, (5) 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.

**LAKEWOOD: Lot 185.05 Block 189 (LAT1985A) Rosenbaum, Gitty**

This two-lot minor subdivision is located on a local road, North Oakland Street. County facilities are not 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.

**LAKEWOOD: Lot 188 Block 189.17 (LAT2270A) Lev Avoth Foundation, Inc.**

This site plan is for a change of use from a residential dwelling to a boy's high school with seven parking spaces on Joe Parker Road. There is an existing trailer on site being used as a school. The plans indicate that the right-of-way full width is 60', consistent with the Master Plan. The applicant intends to submit a comprehensive site plan for a new school and site improvements in the future. The Statement of Operations has been added to the site plan. The plans show concrete driveway aprons to be constructed. On a motion by Mr. Sutton, seconded by Mr. Marra, Ms. McCrystal abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit County road improvement plans for pavement widening to 20' from centerline, (2) submit a drainage impact statement that compares existing to proposed conditions, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (4) depict roadway striping on sight triangle plan and revise sight distances as required per AASHTO guidelines. Show sight obstructions within the line of sight to be removed, (5) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the egress point in accordance with County standards to Ocean County, (6) address the following traffic comment: revise the circulation plan to include turning templates at the access point for a bus demonstrating that entering and exiting vehicles will not cross the centerline of the road, including left turn templates at the entrance/exits. Turning templates show the vehicle crossing over the edge of pavement which is not acceptable. Revise as required, (7) provide a deed restriction by the owner to be recorded setting forth a restriction that only two school buses and two vans are permitted for student drop off and pick up operations as per The Statement of Operations, unless an amended site plan is reviewed and approved by the Ocean County Planning Board. Any future amendment must provide sufficient on-site bus/vehicle stacking for student drop off and pick up safely, (8) clarify the proposed building size presented on the Ocean County Planning Board application and fix the plan set sheet numbers and revision dates, (9) remove the note "lot line to be removed" since this application does not include a lot consolidation. 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 39 Block 1.186 (MT539) Congregation Mikvah of Pine Lake Park**

This site plan is for a 1,940 s.f. Mikvah with seven parking spaces to be located on a local road, 9th Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a drainage report, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) 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 Boards decision on the waiver request.

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A letter dated February 27, 2025, from Yosef Portnoy of YP Engineering/Civil Core Consulting was read requesting two waivers. A waiver was requested from submitting a traffic report as the proposed development is not on a County road and is to service the residents of the local community. A waiver was requested submitting a CAFRA permit as this project does not meet the CAFRA threshold with proposing only seven parking spaces.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommend the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold and grant waiver from providing a traffic report and require the applicant to submit a trip generation statement that compares previous and proposed uses; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a drainage report, (2) 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.

**MANCHESTER: Lots 13, 18 Block 1.286 (MT540) Kozek Developments, LLC**

This two-lot minor subdivision is for a lot line adjustment located on a local road, Lawrence 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. Liberatore, 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**

**JACKSON: Lot 5 Block 8401 (JT1666A) 141 N. County Line LLC c/o Dovi Kraitenberg**

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**CORRESPONDENCE:**

**BRICK: Lot 15 Block 321.08 (BRT1854B) Casey, John**

This subdivision received conditional approval on November 17, 2021. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to bifurcate the project into Phase 1 and Phase 2. Phase 1 includes two residential homes on a local road, Huppert Drive. Phase 2 will be a future site plan for the new corner lot at the intersection with the County road that will require pavement widening to 20' from centerline and curb radius improvements. The motion was unanimously carried.

**LAKEWOOD: Lot 1 and portion of Drexel Avenue Block 554 (LAT2234) Hatzolah Emergency Medical Services, Inc.**

This site plan received conditional approval on January 17, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to eliminate condition #9 which is to pay an off-tract traffic improvement fee that was determined on June 5, 2024, assessed at \$10,208.00, as this is a non-profit organization and is exempt. 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:
LACEY LT239F	17.02, 17.03, 17.04	225	11/06/2024	03/17/2025
LAKEWOOD LAT1171C	36	1235	06/05/2024	03/18/2025
LAKEWOOD LAT2234	1 and a portion of Drexel Avenue	554	01/17/2024	03/18/2025

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On a motion by Ms. McCrystal, seconded by Mr. Sutton, the Board adopted the following Resolution. The motion was unanimously carried.

**RESOLUTION**  
**March 19, 2025**

*WHEREAS*, the New Jersey County and Regional Planning Act (NJSA 40:27-1 et seq.) as supplemented and amended provides for the adoption of rules, regulations, procedures and standards for review and approval of land subdivisions and site development plans; and

*WHEREAS*, the Ocean County Planning Board has prepared the 2025 Site Plan and Subdivision Resolution of Ocean County to provide for review and approval of land subdivisions and site development plans; and

*WHEREAS*, on July 7, 1982, the Board of Commissioners, following a public hearing, adopted the Land Subdivision and Site Plan Resolution of Ocean County and repealed all previous resolutions or parts of resolutions which were inconsistent with the provisions of that resolution; and

*WHEREAS*, on August 3, 1983 the Board of Commissioners, following a public hearing adopted amendments to Sections 102:E, 308, 313, 314, 315, 316, 317, and 501:B of the Land Subdivision and Site Plan Resolution of Ocean County; and

*WHEREAS*, on February 4, 1987 the Board of Commissioners, following a public hearing, adopted amendments to Sections 304, 322:A-5, 324, 801:G, and 1008 and Figure 600- 7 of the Land Subdivision and Site Plan Resolution of Ocean County; and

*WHEREAS*, it is necessary to adopt additional amendments, which have been the subject of a public hearing, to provide for the review and approval of land subdivisions and site development plans.

**NOW, THEREFORE, BE IT RESOLVED** by the Ocean County Planning Board that amendments to the title renaming it Site Plan and Subdivision resolution and to Sections 100-1000 including all figures and tables of the Site Plan and Subdivision resolution of Ocean County



as amended are hereby adopted and that all previous resolutions or parts of resolutions which are inconsistent with the provisions of this Resolution are hereby repealed to the extent of such inconsistency.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution along with the revisions to the **Site Plan and Subdivision Resolution** be forwarded to the Ocean County Board of Commissioners.

I certify the foregoing to be a true copy of a Resolution adopted by the Ocean County Planning Board on the Nineteenth Day of March 2025.

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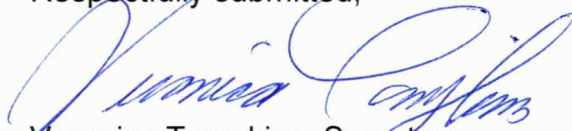
Veronica Tompkins  
Ocean County Planning Board Secretary

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The Ocean County Planning Board would like to express sympathies to the family of Donald Bertrand who passed on March 9, 2025. Donald Bertrand who served the Ocean County Planning Board from April 1994, when he took the place of his father, through December 2019. He served as Vice Chairman from January 2003, which he was then appointed Chairman in January 2004. He held that position until January of 2008 when he became a regular member. The board would like to recognize Mr. Bertrand for his outstanding leadership and dedicated service to the betterment of Ocean County.

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