

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

Regular meeting, Wednesday, April 15, 2026, 6:00PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Matt Lotano, Debbie Beyman, Joseph R. Marra, John M. Imperiale, Mark Jehnke, Laura Benson, Esq., Tony Agliata, Marilyn Sundburg and Brielle N. 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. Marra, the minutes of the meeting of March 25, 2026, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lot 3 Block 1211 (BRT2068) Kaluszyner, Fraidy

This two-lot minor subdivision is located on Lanes Mills Road and Dunbeck Road. The plans show the right-of-way half-width of the County road is 30' from centerline, consistent with the Master Plan. On a motion by Mr. Lotano, seconded by Mr. Marra, Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a road easement to Ocean County to a distance of 10' beyond the edge of pavement of the County road. 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 4 Block 19403 (JT1755B) GM Grawtown, LLC

This 56-lot major subdivision is for 47 single-family residential dwellings, one lot for 10 affordable housing townhouse units with 21 parking spaces, eight storm water basin lots, and a cul-de-sac to be located on Grawtown Road. Traffic report says traffic volumes at Grawtown Road and East Veterans Highway should be monitored for traffic signal warrants. This applicant will be required to participate in the installation of a future traffic signal at this intersection. On a motion by Mr. Marra, seconded by Mr. Lotano, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the Pinelands Commission "no further review letter", (2) revise note "Lot 17 Block 19403" on sheet 3 development plan and the final plat accordingly, (3) revise general note 2 on the plan set cover sheet and general note 4 on the final plat to state that this is a 56-lot subdivision for 47 single-family residential dwellings, 10 affordable housing townhouse units, and eight storm water basin lots, (4) add a note to the final plat regarding the proposed "Conservation Easement", (5) address the drainage comments (see drainage memo dated 4/15/2026), (6) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of future traffic signal improvements, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lots 20, 31 Block 5101 (JT1792) Travitsky, Aaron

This two-lot minor subdivision is for a lot line adjustment on local roads, Cook Road, and Victoria Circle. 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

JACKSON: Lots 12, 13, 14 Block 20701 (JT1793) South Hope Chapel, LLC

This 11-lot major subdivision is for nine single-family residential dwellings and three townhome units to be located on South Hope Chapel Road. The applicant has provided a copy of the Pinelands Commission Inconsistent Certificate of Filing. On a motion by Mr. Lotano, seconded by Ms. Beyman, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the full-width of the County right-of-way on the final plat, (2) since the existing right-of-way half-width 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, (3) provide an executed road easement and metes and bounds description for an easement from Lot 15 for the proposed paved taper back to existing edge of pavement, (4) revise the final plat to label the existing lot lines to be removed and provide proposed lot numbers that coincide with the zoning table, (5) revise the final plat to identify the entities responsible for the maintenance of the stormwater management facilities on all proposed lots and provide drainage easements and conservation easements where necessary, (6) provide a copy of the Pinelands Commission "no further review" letter, (7) revise the County road pavement widening cross-sections to include centerline elevations, existing and proposed edge of pavement elevations 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, (8) address the traffic comments (see traffic memo dated 3/26/2026), (9) address the drainage comments (see drainage memo dated 4/13/2026), (10) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (11) provide copies of "will-serve" letters from the utility companies, (12) add to the plans the following Ocean County 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, c) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, e) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) 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 39, 40, 41, 42 / 21, 22, 23, 24, 25, 26, 27, 28, 29 / 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 Block 1187 / 1188 / 1189 (LT933) Gravino, Patrick

This 10-lot major subdivision is for 10 single-family residential dwellings and a connector road, called Bullard Avenue (between Earle Street and Jay Street). Ocean County requires the applicant to address the following condition of approval: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (2) submit a traffic report (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) see comments in drainage memo dated 4/15/2026, (5) address the following traffic comment: provide distribution to County roads, (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 March 20, 2026, from Jason M. Marciano of East Coast Engineering was read requesting a waiver from providing a traffic report as traffic to and from this residential site is anticipated to be minor in respect to this large neighborhood in Lacey Township. The 10 single-family homes will be able to exit the street at either Jay Street or Earie Way, thus breaking up the traffic in the immediate area. A brief traffic summary is provided in lieu of a full traffic report. Due to the extension of existing roads and right-of-ways, relatively small amounts of new traffic and the developed nature of the surrounding substantial neighborhood, their waiver requested an exemption from providing a traffic report. A waiver was also requested from providing a NJDEP CAFRA Permit. The application submission did not include a NJDEP CAFRA Permit or letter of no interest as the project would not fall within the NJDEP CAFRA jurisdiction. The improvement of the existing right-of-way (less than 1,200') and the residential development of 10 single-family homes falls well below the NJDEP residential threshold of 25 or more dwelling units under 7:7-2.2(a)5. Due to being significantly below the threshold, they requested a waiver from this submission.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant the waiver from providing a full traffic report and accept applicant's trip generation statement and the Board acknowledges and accept 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 items: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (2) see comments in drainage memo dated 4/15/2026, (3) address the following traffic comment: provide distribution to County roads, (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.

LAKESIDE: Lot 1 Block 778.01 (LAT2307) Bais Kaila Highschool

This site plan is for Phase 1 (10,836 s.f.) and Phase 2 (1,924 s.f.) additions at an existing Bais Kaila high school with 46 parking spaces (10 existing and 36 proposed) on Vine and Spruce Streets. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show existing conditions (line type is not legible), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) address the following traffic comment: the traffic report states there will be no additional enrollment or staffing and no additional trips, although the applicant is proposing to add five classrooms, 44 parking spaces, and additional amenities, therefore the applicant shall provide further analysis of what the expansion will be used for and an explanation as to how it will not generate additional enrollment, (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 Board's decision on the waiver request.

A letter dated March 12, 2026 from Tim Lurie of Newlines Engineering was read requesting a waiver from providing a CAFRA Permit. This project is not for a residential development, this project is proposing 46 parking spaces for an educational use, this is not a public development or an industrial development. As per section 13:19-3 "public development" means a solid waste facility, including an incinerator and landfill, wastewater treatment plant, public highway, airport, an above or underground pipeline designed to transport petroleum, natural gas, or sanitary sewage, and a public facility, and shall not mean a seasonal or temporary structure related to the tourism industry, an educational facility or power lines. Based on the three triggers for a CAFRA Permit, this educational use is found to be exempt from CAFRA jurisdiction.

On a motion by Mr. Jehnke, seconded by Ms. Beyman, 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) revise the plans to show existing conditions (line type is not legible), (2) address the following traffic comment: the traffic report states there will be no additional enrollment or staffing and no additional trips, although the applicant is proposing to add five classrooms, 44 parking spaces, and additional amenities, therefore the applicant shall provide further analysis of what the expansion will be used for and an explanation as to how it will not generate additional enrollment, (3) 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 30 Block 2.01 (LAT2308) Birnbaum, Moshe

This two-lot minor subdivision is for two single-family residential dwellings to be located on a local road, Clearstream Road. County facilities will not be impacted. On a motion by Mr. Lotano, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) add a graphic scale to the final plat in accordance with the Recordation Act, (2) revise the existing lot number in the "Schedule of Bulk Requirements" table, (3) add bearings and distances to the proposed subdivision line, (4) show set back lines, (5) revise the proposed lot numbers and confirm new numbers with the Township. 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 7 Block 1248 (LAT2309) 1000 Route 70 KV, LLC

This site plan is for four apartment buildings to include 35 units with 107 new parking spaces to be located on Route 70. The apartment buildings are to be located behind the Leisure Square Mall, which includes two existing commercial buildings to remain. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the NJDOT access Permit, (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) address the following traffic comment: provide distribution to County roads, (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 Board's decision on the waiver request.

A letter dated March 31, 2026, from Brian P. Murphy of FWH Associates was read requesting a waiver from providing a CAFRA Permit. The threshold for CAFRA in a qualifying municipality far from tidal influence is referenced in N.J.A.C. 7:7-2.2(a)4. The proposed subdivision creates 35 residential dwelling units, where 75 or more triggers NJDEP review threshold. Additionally, the commercial portion of this lot will contain 116 parking spaces, falling below the CAFRA threshold of 150 or more. Therefore, this project is exempt from NJDEP review.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, 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) submit a copy of the NJDOT Access Permit, (2) address the following traffic comment: provide distribution to County roads, (3) 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.

SEASIDE HEIGHTS: Lot 31.01 Block 27 (SHB199A) Carbone Properties, LLC

This site plan is for two two-family dwelling units with eight parking spaces to be located at the corner of Bay Boulevard (local section) and Franklin Avenue. On a motion by Mr. Lotano, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) pay an off-tract traffic improvement fee in the amount of \$2,833.00. 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.

STAFFORD: Lot 37.04 Block 51.14 (ST617) Ramadan, Jonathan and Ashley

This three-lot minor subdivision is located on a local road, Fairview Terrace. 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lot 44 Block 147.19 (ST618) Nolan, Liam

This two-lot minor subdivision is located at the intersection of local roads, Betty Drive and Mill Creek Road. 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 Ms. Beyman, this minor subdivision was given final approval. The motion was unanimously carried.

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

This site plan is for the demolition of an abandoned restaurant and the construction of a 4,841 s.f. car wash with 24 parking spaces to be located on Route 37 and Rubelle Place. On a motion by Mr. Marra, seconded by Mr. Lotano, 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) indicate on the plan the NJDOT "Desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT Access code, (3) provide traffic distribution to County roads, (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.

TOMS RIVER: Lots 25.01, 25.02, 25.03, 25.04 Block 410 (TRT2507D2) Promenade Toms River, LLC

This 131-lot major subdivision is for Phases 1-3 of The Promenade of Toms River for two commercial lots with 117 parking spaces, 120 townhomes with 293 parking spaces, 30 affordable apartment (COAH) units with 78 parking spaces, and a clubhouse to be located on Route 9 (Lakewood Road) across from the signalized intersection with Clayton Avenue. The project includes an extension of Clayton Avenue into the proposed development. Off-tract improvement fees will be assessed under the site plan TRT2507E2. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Marra, seconded by Ms. Beyman, Mr. Lotano abstaining, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the NJDEP CAFRA Permit modification. 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 25.01, 25.02, 25.03, 25.04 Block 410 (TRT2507E2) Promenade Toms River, LLC

This site plan is for Phases 1-3 of The Promenade of Toms River for two two-story commercial office / retail buildings (16,000 s.f. and 11,200 s.f.) with 117 parking spaces, 120 townhomes with 293 parking spaces, 30 affordable apartment units (COAH) with 78 parking spaces, and a 4,500 s.f. clubhouse to be located on Route 9 (Lakewood Road) across from the signalized intersection with Clayton Avenue. The project includes an extension of Clayton Avenue into the proposed development. The plans include the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. On a motion by Mr. Marra, seconded by Ms. Beyman, Mr. Lotano abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the NJDEP CAFRA Modification Permit, (2) address the following traffic comments: a) revise the Traffic Impact Analysis to include 10 year build and no build analysis (46% of trips shown to/from Clayton Avenue), b) provide total number of parking spaces in the Traffic Impact Analysis, c) revise trip generation to utilize 12th edition of the ITE manual, (3) 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 26 Block 172.04 (TRT3457A) Pefkos Properties LLC

This site plan is for a two proposed buildings (12,000 s.f. each) and an 800 s.f. sales office for Auto Sales with 123 proposed parking spaces at an existing Auto Repair facility on Route 9. The NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code is shown on the plans and the NJDOT has issued a letter of no interest. On a motion by Mr. Lotano, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) pay an off-tract traffic improvement fee in an amount of \$13,069.00. 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.

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THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW**JACKSON: Lot 3 Block 2202 (JT1794) ZYSR, LLC****JACKSON: Lot 21 Block 19501 (JT845C) Khal Nachlas Avos, Inc. c/o Hirsch, Mordechai****LAKEWOOD: Lot 160 Block 189.03 (LAT2306A) Beth Medrash Govoha of America c/o Yitzchok Kotler****LAKEWOOD: Lot 160 Block 189.03 (LAT2306B) Beth Medrash Govoha of America c/o Yitzchok Kotler**

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CORRESPONDENCE:**BARNEGAT: Lot 42.07 Block 92.112 (BAT95V2.01) Cardinale & Barnegat Crossing Assoc.**

This site plan received conditional approval on January 21, 2026. Condition #6 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #7 require 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 to be \$6,000.00 and the off-tract traffic improvement fee to be \$8,146.00. On a motion by Mr. Jehnke, seconded by Mr. Imperiale, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement in the amount of \$8,146.00. The motion was unanimously carried.

BARNEGAT: Lot 42.05, 42.06, 42.09, 42.10, 42.11 Block 92.112 (BAT95V3.01) Cardinale & Barnegat Crossing Assoc.

This major subdivision received conditional approval on January 21, 2026. Condition #12 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #13 required payment of an off-tract improvement fee in an amount to be determined by Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic

improvement fee to be zero as the fees will be assessed through BAT95V4.01. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the minutes are hereby amended to remove condition #10, address the traffic memo dated 1/14/2026 and condition #11, address drainage memo dated 12/17/2025, as the traffic and drainage comments will be addressed under BAT95V4.01 – Barnegat Crossing III – Phase 2 site plan and future site plans for proposed lots 42.09, 42.10, and 42.11. These are already conditions of approval for BAT95V4.01; Amend minutes to remove the following conditions and add them to BAT95V4.01 – Barnegat Crossing III – Phase 2 Site Plan: #5 provide the documentation necessary to vacate the existing Ocean County drainage easement and condition #6 provide a drainage easement and metes and bounds description to Ocean County for the realignment of the drainage pipe; the Board required payment of an off-tract drainage improvement fee in the amount of zero and an off-tract traffic improvement fee in the amount of zero. The motion was unanimously carried.

BARNEGAT: Lot 42.05, 42.06, 42.11 Block 92.112 (BAT95V4.01) Cardinale & Barnegat Crossing Assoc.

This site plan received conditional approval on January 21, 2026. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the minutes are hereby amended to add the following conditions of approval: provide the documentation necessary to vacate the existing Ocean County drainage easement; provide a drainage easement and metes and bounds description to Ocean County for the realignment of the drainage pipe. The motion was unanimously carried.

BERKELEY: Lot 1.01 Block 1074 (BT605C) Dream Homes Development

This site plan received conditional approval on December 17, 2025. Condition #4 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer and condition #5 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$14,521.00 and the off-tract drainage improvement fee to be \$6,000.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required the payment of an off-tract traffic improvement fee in the amount of \$14,521.00 and the off-tract drainage improvement in the amount of \$6,000.00. The motion was unanimously carried.

BRICK: Lot 9 Block 1292.50 (BRT1766D) Serenity Homes at Brick, LLC

This site plan received conditional approval on September 3, 2025. A letter dated March 23, 2026, from Kenneth C. Smith II of Lindstrom, Diessner and Carr, was read requesting several waivers. A waiver was requested from submitting a deed of dedication for additional right-of-way. There already exists a 10' wide road widening easement. The easement along with sight triangles are already dedicated to the County (deed Book 12307 Page 676). The 10' easement gives the County the desired 40' from the centerline of Herbertsville Road. A waiver is requested from reconstructing the curb radius at Nineteenth Avenue in accordance with Section 609:E, and a waiver is requested from designing the access point to be 10' from the street corner in accordance with Section 605.C. Based on the field conditions, the existing curb return appears to function adequately for current traffic conditions. The site was a previously approved project, and no work is being proposed in the County right-of-way. Reconstructing the corner curb per Sections 609.E and 605.C would require the utility pole to be relocated. Additionally, the newly constructed ADA ramps would also have to be reconstructed. For these reasons, a waiver is being requested from reconstructing the corner of Nineteenth Avenue and Herbertsville Road. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board granted the waiver request from providing a right-of-way dedication and accept the existing 10' wide road widening easement along Herbertsville Road; the Board denied the waiver request from reconstructing the curb radius at 19th avenue and required the applicant to reconstruct the radius according to Section 609: E; the Board granted the waiver request and allow the applicant to design the access point to be within 10' from the point of curvature of the intersection radius. The motion was unanimously carried.

JACKSON: Lot 5 Block 8401 (JT1666B) 141 N County Line, LLC c/o Kraitenberg, Dovi

This site plan received conditional approval on November 5, 2025. Condition #9 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #10 require 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 to be \$6,000.00 and the off-tract traffic improvement fee to be \$24,438.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement in the amount of \$24,438.00. The motion was unanimously carried.

JACKSON: Lot 21.01 Block 14101 (JT1772C) Zolty, Meir

This major subdivision received conditional approval on July 2, 2025. Condition #5 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 to be \$5,667.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required payment of an off-tract traffic improvement fee in an amount of \$5,667.00. The motion was unanimously carried.

LAKEWOOD: Lot 3.01 / 7 / 3, 4 Block 1 / 1.01 / 1.07 (LAT1003D) Congregation Bnos Yaakov, Inc.

This site plan received conditional approval on June 5, 2024. A letter dated March 27, 2026, was read from Joseph Kociuba of KBA Engineering Services, requesting a one-year extension. Their office is diligently working on the contingencies of approval. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board granted a one-year extension, now set to expire on June 5, 2027. The motion was unanimously carried.

LAKEWOOD: Lot 1 Block 338 (LAT1122C.01) Kneseth Bais Yaakov of Lakewood, Inc.

This site plan received conditional approval on June 19, 2024. A letter dated March 31, 2026 from Timothy P. Lurie of Newlines Engineering was read requesting a one-year extension as the applicant is in the process of preparing a submission to the NJDEP. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board granted a one-year extension, now set to expire on June 19, 2027. The motion was unanimously carried.

LAKEWOOD: Lot 6, 7, 27.01, 27.02, 27.03, 27.04, 27.05, 27.06, 27.07, 27.12, 27.13 Block 1077.05 (LAT1199B) Mesivta of Central Jersey

This major subdivision received conditional approval on September 30, 2025. Condition #12 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #13 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 to be \$6,000.00 and the off-tract traffic improvement fee to be \$12,750.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement of \$12,750.00. The motion was unanimously carried.

LAKEWOOD: Lot 62.04 Block 189.04 (LAT2022C) Yaakov, Migdal Bais

This site plan received conditional approval on May 1, 2024. A letter dated March 17, 2026 from Richard Oberman of Newlines Engineering was read requesting a one-year extension as the County road widening requires approval, which differs from the proposed plan. They have initiated discussions with the County, partly due to the presence of high-pressure gas lines. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board granted a one-year extension, now set to expire on May 1, 2027. The motion was unanimously carried.

LAKEWOOD: Lot 79, 80 / 2, 3, 4, 5 Block 175.02 / 182 (LAT2215A) Stuybell Management, LLC

This major subdivision received conditional approval on September 30, 2025. Condition #3 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 to be \$5,667.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required the payment of an off-tract traffic improvement fee in the amount of \$5,667.00. The motion was unanimously carried.

MANCHESTER: Lot 11, 12, 13, 14 Block 65 (MT528C) Parkwood Square LP & Parkwood Center B, LLC

This site plan received conditional approval on May 1, 2024. A letter dated April 6, 2026 from Ian M. Borden of Professional Design Services was read requesting a one-year extension as they are working with the Township to complete resolution compliance. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board granted a one-year extension, now set to expire on May 1, 2027. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 13, 14, 18 Block 4.01 (SHB195) Estate of Walter S. Robinson

This site plan received conditional approval on August 6, 2025. Condition #8 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #9 require 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 to be \$6,000.00 and the off-tract traffic improvement fee to be \$10,271.00. A letter dated March 26, 2026, from Eric R. Ballou of Insite Engineering was read requesting a waiver to provide a 5' wide road easement in lieu of a 5' right-of-way dedication to the centerline of the County road to increase the half-width of the County rights to 30' from the centerline versus the existing 25'. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board granted the waiver request from providing a right-of-way dedication and accept a 5' wide road easement in lieu of right-of-way dedication; the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement in the amount of \$10,271.00. The motion was unanimously carried.

TOMS RIVER: Lot 2, 32 Block 535 (TRT1635T) Community Medical Center, Inc.

This site plan received conditional approval on March 4, 2026. Condition #2 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 to be \$35,179.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required the payment of an off-tract traffic improvement fee in the amount of \$35,179.00. The motion was unanimously carried.

TOMS RIVER: Lot 5.01, 5.02 Block 1086.14 (TRT3551) Doren Development

This site plan received conditional approval on July 2, 2025. Condition #9 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #10 require 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 to be \$6,000.00 and the off-tract traffic improvement fee to be \$1,063.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement in the amount of \$1,063.00. The motion was unanimously carried.

* * * * *

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:
MANCHESTER MT545	1291, 1307	26	03/25/2026	04/14/2026
MANCHESTER MT546	1168, 1197	27	03/25/2026	04/14/2026
MANCHESTER MT547	1091	28	03/25/2026	04/14/2026
OCEAN GATE OBG53	1, 3	3	11/19/2025	04/10/2026
PBB65 PINE BEACH	4, 5, 6, 7, 8, 9, 10	31	02/11/2026	04/06/2026
SEASIDE HEIGHTS SHB195	13, 14, 18	4.01	08/06/2025	04/10/2026
TOMS RIVER TRT1445F	15	591.25	02/11/2026	04/08/2026

* * * * *

Tony Agliata discussed the 2026 – 2031 Capital Improvement Program (CIP) and distributed a memorandum and draft Resolution for consideration by the Board. The CIP has been reviewed for consistency with the Ocean County Comprehensive Master Plan. On a motion by Mr. Imperiale, seconded by Mr. Lotano, the Board adopted the following Resolution endorsing the 2026 – 2031 Capital Improvement Plan and Budget.

RESOLUTION

April 15, 2026

WHEREAS, a coordinated and consistent program of capital improvements and public improvements are necessary to provide the infrastructure and public services required to meet the existing and future needs of County residents; and

WHEREAS, the Ocean County Board of Commissioners with the assistance of the Administrator, the Department of Finance, the Engineering Department, the Planning Board and the County Auditor has developed a six year Capital Improvement Program and Budget; and

WHEREAS, the 2026 – 2031 Capital Improvement Program presents a program budget implementation schedule for capital improvement projects in Ocean County; and

WHEREAS, the capital projects and expenditures identified in the 2026 – 2031 Capital Improvement Program are consistent with the goals and policies contained in the Ocean County Comprehensive Master Plan, adopted by the Planning Board in 2011.

NOW, THEREFORE BE IT RESOLVED that the Ocean County Planning Board endorses the 2026 – 2031 Ocean County Capital Improvement Program and Budget which establishes an orderly financing and implementation schedule for needed capital improvements.

BE IT FURTHER RESOLVED that certified copies of this Resolution be sent to the Ocean County Board of Commissioners, the Administrator, Clerk of the Board, the Planning Director, the County Engineer, the County Auditor and the Director of Finance.

I certify the foregoing to be a true copy of a Resolution adopted by the Ocean County Planning Board on the Fifteenth Day of April 2026.

Brielle Campolei
Ocean County Planning Board Secretary

* * * * *

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

Respectfully submitted,



Brielle N. Campolei, Secretary
Ocean County Planning Board

DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE

FROM: Sean Areia, PE, CME (PJP) SA

DATE: April 15, 2026

RE: JT1755B
GM Grawtown, LLC
Block 19403, Lot 4
Township of Jackson

COPY: Robin Kuri

"Amended Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan," by Professional Design Services, L.L.C. latest revision dated 09/19/2025.

"Stormwater Management Report for 233 Grawtown Road Major Subdivision" by Professional Design Services, L.L.C. latest revision dated 10/30/25.

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

- In accordance with Chapter 9.8 of the BMP Manual, the proposed small scale infiltration basins must store the entire water quality design storm. Therefore, exfiltration cannot be used in the water quality design storm calculations. The Applicant shall revise the calculations to store the entire water quality design storm.
- In the provided stormwater management report, the subcatchments used for post-developed runoff calculations are only labeled as "Porous" or "Impervious." The Applicant shall revise the subcatchment names to reflect the specific drainage area they are associated with.

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: 3/26/2026
RE: JT1793

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

Site Plan by Civil Core Consulting, dated December 22, 2025
Traffic Statement by McDonough & Rea Associates, dated August 27, 2025

This 11-lot major subdivision is for 9 single family residential dwellings and 3 townhome units to be located on South Hope Chapel Road.

Comments:

- Design the curb radii at South Hope Chapel Road intersection to comply with an arterial road in Section 609:E and Table 600-4 of the Ocean County Site Plan and Subdivision Resolution.
- Remove abrupt breaks in vehicle wheel path and provide turning templates demonstrating entering and exiting single use trucks and school buses will not conflict.
- Depict and dimension AASHTO sight lines in its entirety for both left and right turns.
- Revise AASHTO sight lines per section 609.C of the Ocean County Site Plan and Subdivision Resolution - "The sight line decision point shall be measured 18-feet from the edge of traveled way."
- Depict and dimension S. Hope Chapel striping on layout plan and circulation plans.
- Provide driveway width of multi-family home and demonstrate vehicles can turn around on site and will not back onto the road in accordance with Section 603:A.

DRAINAGE MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark F. Jehnke, P.E., County Engineer

FROM: Sean Areia, P.E., C.M.E. (N.Y.)

DATE: April 13, 2026

RE: JT1793

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

Site Plan by Civil Core Consulting, LLC, revised October 24, 2026.


Stormwater Management Report by Civil Core Consulting, LLC, revised December 19, 2026.

- The Existing Conditions Drainage Area Map does not match the Stormwater Management Report. Time of Concentration (Tc) flow paths and drainage areas are inconsistent, and a different number of Points of Analysis (POAs) are shown between the plans and report. The Applicant shall revise the plans and report to ensure consistency.
- In accordance with Chapter 5 of the BMP Manual, separate Time of Concentration (Tc) calculations shall be calculated for pervious and impervious surfaces. The Applicant shall revise their stormwater runoff calculations to comply with this rule.
- In Accordance with Chapter 9.8 of the BMP Manual, pretreatment is required for small-scale subsurface infiltration basins. The proposed County Basin does not meet this requirement. The applicant shall revise the County Basin design to meet this requirement by incorporating any of the approved BMPs found in Chapters 9 or 11. The use of MTDs in the County ROW is not allowed as it creates an undue burden on the County to maintain.
- Stormwater management measures for all required County frontage improvements that are deemed a minor development, shall be designed to reduce the peak runoff rates of the frontage improvements at or below the peak runoff rates generated by the existing frontage for the 2-, 10-, and 100-year storm events. Additionally, the stormwater management measures shall be designed to provide the necessary storage to address the groundwater recharge and water quality standards in accordance with N.J.A.C. 7:8-5.4 & 5.5 for the increase of stormwater runoff volume from the frontage improvements.
- Per the submitted Soil Borings, there is a layer of sandy loam with some clay within Infiltration Basin Lot 8, however the Applicant is using an infiltration rate higher than the tested restrictive layer. The Applicant shall use the most restrictive soil condition or provide notes and details for the removal and replacement of the clay layer with a better draining soil at elevation 92.0.

DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE
FROM: Sean Areia, PE, CME (PJP) 
DATE: April 15, 2026

RE: LT933
Patrick Gravino
Block 1187, Lots 39-42
Block 1188, Lots 21-29
Block 1189, Lots 7-28
Township of Lacey

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.

“Drainage Report for Major Subdivision with Road Improvement of Bullard Avenue” by East Coast Engineering, Inc. dated 03/09/26.

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

- In the provided stormwater management report, the outlet of “Pond Road: Recharge Trench” is controlled by two 48” x 48” inlets at elevation 19.80’, however, the provided grading and drainage plan shows the lowest inlet grates at elevation 18.82’, which would result in a greater discharge. The applicant shall revise the outlet control information used for calculations to accurately reflect the plans.
- The provided soil testing information does not contain test results demonstrating the soils permeability. In accordance with Chapter 12 of the BMP Manual, the Applicant shall submit at least one test to establish the soil hydraulic conductivity for each soil profile pit.
- The Applicant shall provide a groundwater mounding analysis for all proposed infiltration BMP’s.

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