

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

Regular meeting, Wednesday, September 3, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Matt Lotano, Elaine McCrystal, Joseph Marra, Alan Avery, Laura Benson, Esq., Mark Jehnke, Tony Agliata, Marilyn Sundburg 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. Avery, the minutes of the meeting of August 20, 2025, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BEACHWOOD: Lots 2, 3 Block 1.25 (BB137) Lipton, David**

This two-lot minor subdivision is for a lot line adjustment for two single-family residential dwellings to be located on a local road, Briar Way. 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.

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

This site plan is for a two-story 1,523 total square foot addition at a memory care facility with five new parking spaces (10 total) located on Herbertsville Road (C.R. 549), Nineteenth Avenue and Twentieth Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to label the existing road easement to Ocean County along Herbertsville Road and reference the deed book and page number of the recorded easement on the plan, (2) submit a deed of dedication for an additional right-of-way dedication to 40' from centerline on Herbertsville Road to Ocean County, (3) revise the plan to label the existing sight easements at the intersections with Herbertsville Road and reference the deed book and page number of the recorded easements, (4) reconstruct the existing intersection curb radius at Nineteenth Avenue to be in accordance with Section 609:E, (5) design the proposed access point to Nineteenth Avenue to be 10' from the street corner in accordance with Section 605.C, Table 600-2, and Figure 600-1 in Appendix D, (6) submit a traffic report (waiver requested), (7) submit a drainage report (waiver requested), (8) submit County road improvement plans (waiver requested), (9) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (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 Boards decision on the waiver request.

A letter dated September 2, 2025, from Kenneth C. Smith of Lindstrom, Diessner and Carr was read requesting waivers from providing a traffic report, drainage report, County road improvements plans and from providing a CAFRA permit. Serenity Gardens is an existing dementia care home. The applicant is proposing an increase in beds from 19 to 23, the staff may increase by one, and the parking lot will increase from 5 spaces to 10 spaces. The existing curb cut and concrete apron along Herbertsville Road is to remain. A second driveway with a concrete apron is being proposed along Nineteenth Avenue to improve vehicle circulation. The project is located on a County road although no improvements are proposed on the County road. The proposed addition will have a de minimis impact on traffic and there are no proposed

improvements to the stormwater management system. The project does not meet the criteria for a CAFRA permit with an increase of four beds and five parking spaces.

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 require the applicant to provide a traffic impact statement comparing existing to proposed trips, deny the waiver from providing a full drainage report and require the applicant to provide a drainage impact statement comparing existing conditions to proposed conditions regarding impervious coverage, grant the waiver from providing County road improvement plans but require the applicant to provide grading plans detailing the required intersection radius improvements at Nineteenth Avenue and Herbertsville Road and the Board acknowledges and accepts the applicant's professional 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 plan to label the existing road easement to Ocean County along Herbertsville Road and reference the deed book and page number of the recorded easement on the plan, (2) submit a deed of dedication for an additional right-of-way dedication to 40' from centerline on Herbertsville Road to Ocean County, (3) revise the plan to label the existing sight easements at the intersections with Herbertsville Road and reference the deed book and page number of the recorded easements, (4) reconstruct the existing intersection curb radius at Nineteenth Avenue to be in accordance with Section 609.E, (5) design the proposed access point to Nineteenth Avenue to be 10' from the street corner in accordance with Section 605.C, Table 600-2, and Figure 600-1 in Appendix D, (7) submit a drainage report, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) 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.

**ISLAND HEIGHTS: Lot 12 Block 25 (IHB101) Mattia, Salvatore G. and Maryann**

This two-lot minor subdivision is for two single family dwellings to be located on Vansant Avenue. On a motion by Ms. McCrystal, seconded by Mr. Marra, 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 and full width of the County road on the plan, and if the half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) dimension the half and full pavement width of the County road, (3) revise the plan to show off-street parking 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, (4) provide a 1"=10' graphic scale, (5) submit a final plat signed by a Professional Land Surveyor. 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, 21, 22, 23, 24, 25, 26, 27 Block 1520 (LT931) Ridgemont Homes, Inc.**

This two-lot minor subdivision is for two single-family residential dwellings to be located on Deerhead Lake Drive and Alpine Street. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) show County road striping and AASHTO line of sight, (2) submit a sight right easement form and metes and bounds description for the sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) remove sight obstructions from within the sight easement, (4) off-street parking shall be situated 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.

**LAKEWOOD: Lot 1 Block 338 (LAT1122D2) Knesseth Bais Yaakov of Lakewood**

This two-lot minor subdivision is located at the corner of unimproved Edmonds Avenue and James Street. This conditional approval is for the subdivision of land associated with the site plan application for the proposed Synagogue on new Lot 1.01. County road improvements are required under the LAT1122C.01 site plan conditional approval. The applicant has provided a right-of-way deed of dedication to Ocean County to 33' from centerline and an intersection corner clip. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the plat to show the wetlands line delineated by DuBois and Associates, (2) submit a copy of the NJDEP Letter of Interpretation #1514-09-0004.6 referenced in general note 17 on the final plat, (3) revise the plat to properly show the proposed edge of pavement along James Street on the west side of Edmonds Avenue as required by the conditionally approved site plan, (4) revise the plat to show the existing inlet at station 64+80. 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, 2, 7 Block 1144 (LAT2208A) Bnos Devorah INC**

This site plan is for a three-story 57,764 total square foot Daycare and Elementary School with 92 parking spaces to be located off of Oak Street. The building has already been constructed. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) address the traffic comments (see traffic memo dated 9/3/2025), (3) address the drainage comments (see drainage memo dated 9/3/2025), (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

**LONG BEACH: Lots 1.02, 1.28 Block 11.28 (LBT809) PSM Real Estate, LLC**

This six-lot major subdivision is for four single-family residential dwellings and two riparian lots to be located on West Jerome 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. Marra, this major subdivision was given final approval. The motion was unanimously carried.

**MANCHESTER: Lots 1, 2, 4 Block 66 (MT492D) Hope Chapel Town Square, LLC**

This 91-lot major subdivision is for 87 townhouse units in 13 buildings, a two-story 20,800 s.f. commercial building with 17 affordable apartment units on the second floor, and a two-story 22,400 s.f. daycare with a total of 484 parking spaces to be located on South Hope Chapel Road (C.R. 547) and Ridge Avenue. The purpose of the subdivision is so the developer can sell the townhouse units independently. The applicant has provided a copy of the Pinelands Commission Inconsistent Certificate of Filing for the site plan. County road frontage improvements and off-tract improvement fees are required under site plan application MT492C. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Tirella and Mr. Avery abstaining, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a copy of the Pinelands Commission "no further review" letter, (2) since the 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) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access points and intersection in accordance with County standards to Ocean County, (4) revise the plat to include labels for the sight easements to Ocean County, (5) revise the plat to show existing edge of County road pavement on both

sides of the road and provide half and full pavement width dimensions, (6) revise the plat to include three corner coordinates in accordance with the Recordation Act, (7) revise the plat to include general notes about the subdivision, zoning requirement table, proposed street names, corner monuments to be set, and a certified list of property owners within 200', (8) identify on the final plat who will be responsible for the maintenance of the storm water detention basins, (9) revise the plat to be called Major Subdivision plat, (10) address the conditions of approval for site plan MT492C. 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.

**POINT PLEASANT BOROUGH: Lots 1, 3 Block 41 (PPB793A) East Tree, LLC**

This site plan is for a 5,438 s.f. office / warehouse with 17 parking spaces to be located on a vacant lot on Lakewood Road (Rt. 88), River Avenue (C.R. 16), Newark Avenue, and Maxson Avenue. The plans show the proposed curb along River Avenue to be built at master plan width and the County right-of-way half width is consistent with the master plan. The plans show the NJDOT "Desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT Access code. Ocean County requires the applicant to address the following items: (1) submit a deed of dedication and metes and bounds description for an additional right-of-way corner clip at the intersection of River Avenue and Newark Avenue to Ocean County, (2) submit a sight right easement form and metes and bounds description for the proposed sight triangle easement at the intersection of River Avenue and Newark Avenue in accordance with County standards to Ocean County, (3) submit a traffic report (waiver requested), (4) submit County road improvement plans (waiver requested), (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) address the traffic comments (see traffic memo dated 9/3/2025), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated August 21, 2025, from Jeffrey J. Carr of Lindstrom, Diessner and Carr was read requesting several waivers. A waiver was requested from providing a traffic report and provided a trip generation statement as the proposed use will not significantly increase traffic; a waiver was requested from providing County road improvements as all improvements to the River Avenue are provided on the site plan. Proposed improvements will extend the existing curb and sidewalk to the intersection of River Avenue and Newark Avenue; a waiver was requested from providing a CAFRA permit since less than 50 parking spaces are being proposed, a CAFRA permit is not required.

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 trip generation statement provided; grant the waiver from providing County road improvement plans as the site plan provides sufficient detail of proposed curb along River Avenue; the Board acknowledges and accepts the applicant's professional 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 deed of dedication and metes and bounds description for an additional right-of-way corner clip at the intersection of River Avenue and Newark Avenue to Ocean County, (2) submit a sight right easement form and metes and bounds description for the proposed sight triangle easement at the intersection of River Avenue and Newark Avenue in accordance with County standards to Ocean County, (3) address the traffic comments (see traffic memo dated 9/3/2025), (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

**POINT PLEASANT BEACH: Lot 1 Block 166 (PPBB300) Devine Roofing Company, Thomas Devine**

This site plan is for the demolition of a single-family residential dwelling and the construction of three condominium units with seven parking spaces to be located at the intersection of local roads Channel Drive and Chicago Avenue. 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) submit a traffic report (waiver requested), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

Letters dated July 28, 2025 and August 19, 2025, from Joseph Kociuba of KBA Engineering Services were read requesting waivers from providing a formal traffic impact statement as the project proposes a new three-unit condominium building and anticipates low increase in trip generation from the development as well as the location of the application which is designed for residential development and waiver was requested from providing a CAFRA permit as it does not exceed 25 dwelling units and is located beyond the 150' threshold.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold and grant the waiver from providing a full traffic report and require the applicant to provide a trip generation statement comparing existing to proposed trips; this site plan was given final approval contingent upon the applicant to address the following items: (1) 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 Block 30 (SHB170A) Bay Boulevard SE, LLC**

This three-lot minor subdivision is located at the intersection of Bay Boulevard and Sumner Avenue. The previous subdivision application SHB170 expired prior to recording the final plat. The Board previously granted a waiver for driveway spacing and turnaround driveway as the driveways are consistent with the neighborhood. The desired master plan right-of-way half width of Sumner Avenue is 30' from centerline, although the Board previously granted a waiver from providing a 5' wide right-of-way dedication and accepted the 3' wide road easement. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Lotano, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lot 237 Block 300 (TRT3505A) Shore Gardens Realty, LLC**

This three-lot minor subdivision is to create one lot for an existing medical office/nursing home, one lot for a single-family residential dwelling, one lot for an existing retention basin, and public municipal right-of-way for Warner Street. As per an agreement between Ocean County and Imperial Manor Toms River executed during the approval of site plan DT2866 on 10/1/1997, the existing retention basin was built to service the site plan improvements of Imperial Manor and does not receive runoff from any County drainage facilities on Whitesville Road. The previous minor subdivision application TRT3505 expired prior to recording the final plat. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing County right-of-way full width on the plat, (2) add a note to the plan to indicate that the retention basin located on proposed Lot 237.03 will be owned and maintained by the applicant, (3) revise the plat to provide deed book and page number to the recorded right-of-way deed of dedication and sight easement 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**

**LAKEWOOD: Lots 10 Block 1044 (LAT2292) JMPM Equity, LLC**

**TOMS RIVER: Lots 68 Block 404 (TRT3556) Glick, Dov**

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**CORRESPONDENCE:**

**BERKELEY: Lot 1.01, 1.02, 1.03 / 8, 10 Block 824 / 825.02 (BT670A) Aulenbach, Ronald**

This site plan received conditional approval on September 20, 2023. A letter dated August 27, 2025, from Jillian Ng of EP Design Services, LLC was read requesting a one-year extension, initially set to expire on September 20, 2025, now to expire on September 20, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant a one-year extension now set to expire on September 20, 2026. The motion was unanimously carried.

**BRICK: Lot 1 Block 755.07 (BRT1815B) Stavola Asphalt Company**

This site plan received conditional approval on February 5, 2025. Condition #8 required payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and condition #9 required payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$833.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$833.00. 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 June 5, 2024. A letter dated April 10, 2025 from John H. Rea and Scott T. Kennel of McDonough & Rea Associates and letter dated July 10, 2025, from Joseph Kociuba of KBA Engineer were read requesting waivers. A waiver was requested from providing a 43' right-of-way dedication as existing driveway configurations / curbing are being maintained and a waiver was requested from relocating the right-in / right-out access drive to West County Line Road further away from the County road intersection as the existing County Line Road right-in / right-out access is located on 170' west of Kent Road with a 110' corner clearance and is operating safely and complies with the Ocean County corner clearance requirement, as well as the NJDOT corner clearance requirement. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board deny the waiver from right-of-way dedication as not enough detail / explanation was provided in the waiver document and grant the waiver from relocating right-in / right-out access and require the applicant to redesign the driveway per Table 600-2 and Figure 600-2 in the Site Plan and Subdivision Resolution. The motion was unanimously carried.

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

This site plan received conditional approval on March 19, 2025. A letter dated April 28, 2025 from Timothy Lurie of Newlines Engineering was read requesting a waiver from providing a CAFRA permit as this application does not meet any of the triggers that would require a CAFRA permit. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.



**LAKEWOOD: Lot 3 Block 2.03 (LAT2293) EAS Jackson Propco, LLC**


This site plan received conditional on August 20, 2025. A letter dated August 4, 2025, from Ryan McDermott and Robert P. Freud of Dynamic Engineering was read requesting a waiver from providing a traffic report and provided a trip generation statement. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing a full traffic report and accept the provided trip generation statement as the ITE trip generation data contained in the trip generation statement indicates a reduction in trips. 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 BT728	3, 4, 5, 6, 7	1553	08/20/2025	08/29/2025
BRICK BRT733Y	1.01	671	12/04/2024	08/29/2025
JACKSON JT889E2	6, 7	12001	04/16/2025	08/29/2025
LACEY LT750C	3.02	416	06/04/2025	09/03/2025
LAKEWOOD LAT2059A	66, 67, 281, 282	548	08/21/2024	09/03/2025
LAKEWOOD LAT2217A	1, 7	38	07/19/2023	08/29/2025
LAKEWOOD LAT807B	8	416	08/06/2025	08/29/2025
SEASIDE HEIGHTS SHB166	33, 37	4.01	12/07/2022	09/03/2025
TOMS RIVER TRT3498	14, 15	412.41	12/21/2022	08/28/2025

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

Respectfully submitted,  
  
Brielle N. Campolei, Secretary  
Ocean County Planning Board