

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

Regular meeting, Wednesday, August 20, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Debbie Beyman, Matt Lotano, Alan Avey, John Imperiale, Mark Jehnke, Laura Benson, Esq., 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. Imperiale, the minutes of the meeting of August 6, 2025, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 235 / 4 Block 1714 / 1720 (BT727) Arya Properties**

This 12-lot major subdivision is for 12 single family residential dwellings with two private parking spaces each and 21 public parking spaces to be located on 24th Avenue and Central Avenue. Ocean front Block 1720 Lot 4 will be dedicated to the Township of Berkeley as per the Township Resolution PB#25-002. On a motion by Mr. Lotano, seconded by Mr. Imperiale, Mr. Tirella 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 CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) revise the final plat to include a certified list of property owners within 200' per the Recordation Act, (3) identify on the final plat that Block 1720 Lot 4 will be dedicated to the Township of Berkeley as per the Township resolution PB#25-002. 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.

**BERKELEY: Lots 3, 5, 6, 7 Block 1553 (BT728) Kaspersetz, Hans**

This three-lot minor subdivision is for a lot consolidation for three single-family dwellings to be located on a local road, Evergreen Drive. County facilities will not be impacted. On a motion by Mr. Lotano, seconded by Mr. Imperiale, 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 three corner coordinates 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: Lot 9 Block 160 (BRT2058) 578-580 Kingfisher LLC**

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

**JACKSON: Lot 27 Block 2603 (JT1777B) Block 490, LLC**

This site plan is for a 64,740 s.f. warehouse with 73 parking spaces to be located at the intersection of West Commodore Boulevard and Patterson Road. The plans to show the proposed County road and drainage improvements as per the approved County road plans prepared by Kimley Horn for JT1685A.01. The applicant is proposing egress only to West Commodore Boulevard. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show existing conditions within 200' of the site, particularly show County road stationing, show the existing County road edge of pavement (removed outdated information) and show the west bound left turn lane striping (per red-lined plan), (2)

provide a legible right-of-way dedication label on the layout plan, (3) since the existing County right-of-way half width for West Commodore Boulevard is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) label the proposed sight easement at the proposed egress drive to West Commodore Boulevard and submit a sight right easement form and metes and bounds description for the AASHTO sight triangle easement, (5) submit County road improvement plans (waiver requested), (6) address the traffic comments (see traffic memo dated 8/20/2025), (7) address the drainage comments (see drainage memo dated 8/20/2025), (8) submit a copy of the NJDEP Freshwater Wetland permit for the construction within the mapped wetland area (per NJDEP Geo-web), (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

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

On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board deny the waiver from providing County road improvements as additional improvements are required along the County road, West Commodore Boulevard; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show existing conditions within 200' of the site, particularly show County road stationing, show the existing County road edge of pavement (removed outdated information) and show the west bound left turn lane striping (per red-lined plan), (2) provide a legible right-of-way dedication label on the layout plan, (3) since the existing County right-of-way half width for West Commodore Boulevard is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) label the proposed sight easement at the proposed egress drive to West Commodore Boulevard and submit a sight right easement form and metes and bounds description for the AASHTO sight triangle easement, (5) submit County road improvement plans, (6) address the traffic comments (see traffic memo dated 8/20/2025), (7) address the drainage comments (see drainage memo dated 8/20/2025), (8) submit a copy of the NJDEP Freshwater Wetland permit for the construction within the mapped wetland area (per NJDEP Geo-web), (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

#### **LACEY: Lot 9.02 Block 2600 (LT930) Ground Swipers Rod and Gun Club**

This two-lot minor subdivision is located off of Lacey Road. The existing lot has access to Lacey Road via an access easement on Lot 9. The new Lot 9.04 will be conveyed to the owners of adjacent Lot 5 and will be deed restricted prohibiting any buildings from being constructed on the lot, therefore access easement to Lacey Road is unnecessary. On a motion by Mr. Lotano, seconded by Mr. Imperiale, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a graphic scale on the plat in accordance with the Recordation Act, (2) provide a final plat signed by a Professional Land Surveyor per the Recordation Act, (3) revise general note 14 to reference new Lot 9.04, (4) dimension the existing right-of-way half width and full width of the Lacey road on the plat, (5) dimension the pavement half width and full width of Lacey Road on the plat, (6) add a note to the plan prohibiting access from Lacey Road to new Lot 9.04 through Lot 9.03, (7) provide a copy of the Pinelands Commission "no further review" letter. 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, 8, 9 Block 218 (LAT1975A) Brezel, Eli**

This two-lot minor subdivision is located on a local road, East 7th Street. County facilities will not be impacted. On a motion by Mr. Lotano, seconded by Mr. Imperiale, this minor subdivision was

given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plat. 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 7, 8, 9, 10, 11 / 2.12 Block 1086.01 / 1083 (LAT1999D) Sheraton Estates**

This eight-lot minor subdivision is for an additional two duplex units to be located on Locust Street, June Street, and Farry Street. Access to the additional duplexes will be from the local road, June Street. On a motion by Mr. Lotano, seconded by Mr. Imperiale, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to show the proposed edge of pavement of Locust Street, (2) dimension the County road pavement and right-of-way half width and full width on the final plat, (3) revise the general notes to include reference to the recorded subdivision plat that created the existing lots, (4) include a label for the existing sight easement to Ocean County on the final plat, (5) provide an "Existing Conditions and Improvement plan" with the correct lot numbers, (6) provide a boundary survey of with the correct block numbers. 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 3 Block 2.03 (LAT2293) EAS Jackson Propco LLC**

This site plan is for renovation of an existing car wash with eight parking spaces located on West County Line Road. Ocean County requires 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 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) revise the plan to show the median in the County road and provide a pavement width dimension, (3) revise the plans to show the curb along the frontage of the property to be replaced with full height curb and provide a County road curb detail, (4) address the traffic comments (see traffic memo dated 8/20/2025), (5) submit a traffic report, (6) submit a drainage report (waiver requested), (7) submit a county road improvement plans (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated August 4, 2025, from Ryan McDermott and Robert P. Freud of Dynamic Engineering was read requesting waivers. A waiver was requested from providing a drainage report as the project includes a reduction to the existing building footprint and a reduction in impervious coverage; a waiver was requested from providing County road improvements as the project does not propose any improvements to the County roadway.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant waiver from providing a drainage report as there will be no increase in impervious coverage and the Board grant the waiver from providing County road improvement plans as West County Line Road is already at master plan width; this site plan was given final approval contingent upon the applicant to address the following items: (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 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (2) revise the plan to show the median in the County road and provide a pavement width dimension, (3) revise the plans to show the curb along the frontage of the property to be replaced with full height curb and provide a County road curb detail, (4) address the traffic comments (see traffic memo dated 8/20/2025), (5) submit a traffic report. 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.

**LITTLE EGG HARBOR: Lot 18 Block 330.10 (LEHT453) Avallone, Oreste**

This two-lot minor subdivision is located at the intersection of local roads, Colonial Court and Champions Drive. County facilities will not be impacted. On a motion by Mr. Lotano, seconded by Mr. Imperiale, 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 three corner

coordinates 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.

**LITTLE EGG HARBOR: Lots 15 / 8 / 3 / 1, 2 Block 65 / 66 / 68 / 69 (LEHT454) Tindell, William**

This four-lot major subdivision is for a lot consolidation for two existing single-family dwellings and two remainder lots off of Thomas Avenue. New lots will have access to the County road via an access easement through adjacent Lots 3 and 4. Thomas Avenue has a 60' wide full width right-of-way consistent with the County master plan. 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 major subdivision was given final approval. The motion was unanimously carried.

**MANTOLOKING: Lots 5, 6 Block 15 (MB35) 908 Barnegat, LLC**

This two-lot minor subdivision is for a lot line adjustment on a local road, Barnegat Lane. 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.

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**THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW**

**JACKSON: Lot 40 Block 18701 (JT1785) 789 Toms River Road, LLC**

**LAKEWOOD: Lots 198, 199, 229, 230, 231 Block 1248.24 (LAT2219A) Red Porch Holdings, LLC**

**LAKEWOOD: Lots 188, 220 / 189 Block 1248.17 / 1248.18 (LAT2273D) Broad Estate, LLC**

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**CORRESPONDENCE:**

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**JACKSON: Lot 11 Block 22203 (JT1771) Whitesville Development, LLC**

This site plan received conditional approval on May 1, 2024. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the minutes are hereby amended to add a condition to enter into a Developer's Agreement for the acquisition of a portion of Lot 12 for a paved taper. The motion was unanimously carried.

**JACKSON: Lot 20 Block 4301 (JT1780) Blumenkrantz, Moshe S.**

This site plan received conditional approval on February 5, 2025. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the minutes are hereby amended to add a condition to obtain road easements from the adjacent Lots 19 and 21 for paved taper back to the existing edge of pavement. The motion was unanimously carried.

**LACEY: Lots 1 / 1 / 1 / 1 / 1 / 1 Block 148.02 / 152.01 / 165.01 / 176.01 / 181.01 / 182.01 (LT929) Lacey Elks Lodge 2518**

This major subdivision received conditional approval on August 6, 2025. A letter dated July 30, 2025, from Gary Yuro of Crest Engineering was read requesting waivers. A waiver was requested from providing County road improvements, traffic report and drainage report as there is no roadways that will be created or any increases to traffic because of this application. Also, there is no development planned that would affect any drainage in the area. A waiver was

requested from providing a CAFRA permit as this is a subdivision of riparian lots, there is no development planned, so CAFRA permits would not be necessary. On a motion by Mr. Jehnke, seconded by Mr. Lotano, Mr. Tirella abstaining, it was recommended the Board grant the waiver from providing County road improvements as there will be no widening required across the frontage, grant waiver from providing a traffic report as no increase in trips anticipated, grant waiver from providing a drainage report as there will be no increase in impervious coverage and 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: Lots 14.01, 14.02, 14.03, 14.04, 14.05, 32 Block 2.01 (LAT1634B.01) Sebbag, Joseph**

This major subdivision received conditional approval on July 19, 2023. A letter dated July 29, 2025, from Michael E. Dipple was read requesting a waiver from providing a 3' wide right-of-way dedication as this would result in smaller residential parcels along Hope Chapel Road, which would be in violation of both Zoning Board Approvals. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board accept the existing 3' wide road easement in lieu of a right-of-way dedication as the easement was previously approved and recorded in 2014. The motion was unanimously carried.

**LAKEWOOD: Lot 153.01 Block 190 (LAT2258) Yeshivas Meor Hatalmud of Lakewood, Inc.**

This site plan received conditional approval on August 7, 2024. A letter dated May 6, 2025, from Yosef Portnoy of Civil Core Consulting was read requesting a waiver from providing a full 15:1 taper from the proposed curb line to the existing edge of pavement along Ridge Avenue as this will result in significant impacts to the adjacent Lots 152 and Lot 68 to the south. Both lots contain existing single-family houses which are set less than 40' from the right-of-way centerline and have circular driveways within the front yards. The existing Ridge Avenue pavement width along these lots varies between 11.5' – 12'. The construction of a full pavement taper along these lots will essentially remove the circular front driveways from Lot 152 and Lot 68. As a result, the occupants will need to back out of their driveway onto the County Road when leaving their property, which can be a safety concern. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended granting the waiver from providing the paved taper provided the applicant enter into a Developer's Agreement to pay for additional road improvements as this will be part of a future County road widening project. The motion was unanimously carried.

**LAKEWOOD: Lot 20 Block 170 (LAT2275) Soloff, Shimon**

This minor subdivision received conditional approval on April 2, 2025. A letter dated June 9, 2025, from Timothy P. Lurie of Newlines Engineering was read requesting a waiver from providing additional right-of-way dedication along the applicant's frontage on County Line Road. The desired right-of-way width for this segment of County Line Road is 86' full width, requiring a half-width of 43'. Currently, the existing right-of-way width varies at this location, with an approximate half-width of 26'. The frontage of the property also includes an existing right-of-way easement of variable width (4.78-6.09) dedicated to Ocean County. To meet the desired minimum right-of-way half-width, a 17' dedication (equivalent to 1,671 s.f.) from the subject of the property would be required. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant the waiver accepting a 17' wide road easement in lieu of a right-of-way dedication, provided the applicant locates the proposed u-shaped driveway outside of the proposed easement. The motion was unanimously carried.

**LAKEWOOD: Lots 2, 3 Block 89 (LAT2281) Fischer, Matthew**

This major subdivision received conditional approval on May 7, 2025. Condition #4 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, and condition #5 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. A letter dated August 20, 2025, from Timothy P. Lurie of Newlines Engineering was read requesting a waiver from the formal traffic study. The existing site is currently improved with approximately 5,000 s.f. of office space. Based on standard trip generation rates for office use, this equates to an estimated 8 peak-hour vehicle trips. The County Engineer has determined the off-tract traffic improvement



fee to be \$750.00 and the off-tract drainage improvement to be \$0. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant waiver from providing a full traffic report and accept the trip generation statement; it was recommended that the off-tract traffic improvement fee to be \$750.00 and the off-tract drainage improvement fee to be \$0. The motion was unanimously carried.

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

This site plan received conditional approval on August 6, 2025. A letter dated August 4, 2025, from Eric Ballou of Insite Engineering was read requesting a waiver from providing a traffic report. The proposed use will have less trips during the peak summer season as compared to the seasonal parking lot, which is the most critical time period for this area. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant waiver from providing a traffic report and accept the provided trip generation statement as the number of trips generated will be de minimis. The motion was unanimously carried.


**TOMS RIVER: Lots 7, 22, 34, 40 Block 442 (TRT1685K) 1675 Hooper Ave, LLC**

This site plan received conditional approval on April 3, 2024. Condition #8 required payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer and condition #9 required payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$41,667.00 and the off-tract drainage improvement fee to be \$6,000.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the off-tract traffic improvement fee to be \$41,667.00 and the off-tract drainage improvement fee to be \$6,000.00. 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: |
| BRICK<br>BRT2031A  | 1        | 866    | 08/06/2025    | 08/18/2025         |
| JACKSON<br>JT1469D   | 1        | 5101   | 03/05/2025    | 08/11/2025         |
| LAKEWOOD<br>LAT1651B   | 16.01    | 208.01 | 08/21/2024    | 08/11/2025         |
| LAKEWOOD<br>LAT2283  | 28, 29   | 548    | 05/21/2025    | 08/12/2025         |
| LONG BEACH<br>LBT801A  | 1        | 15.90  | 07/02/2025    | 08/12/2025         |
| STAFFORD<br>ST609  | 26, 27   | 133    | 05/21/2025    | 08/11/2025         |
| STAFFORD<br>ST612  | 254, 255 | 175    | 08/06/2025    | 08/18/2025         |

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

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