

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

Regular meeting, Wednesday, September 9, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Vice Chairman Lotano presiding. Attending: Clark Marcoon, Elaine McCrystal, Alan W. Avery, Mark Jehnke, Matt Thompson, Esq., Robert Chankilian, Anthony Agliata, Marilyn Sundburg and Brielle N. Campolei.

Vice Chairman Lotano 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. Marcoon, seconded by Ms. McCrystal, the minutes of the meeting of August 19, 2026, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BAY HEAD: Lots 10, 11 Block 45 (BHB142A) Mahoney, Pam and Scott

This two-lot minor subdivision is for a lot line adjustment on Bridge Avenue. On a motion by Ms. McCrystal, seconded by Mr. Marcoon, 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 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, (2) dimension the County road pavement half-width and full-width, (3) add the following standard County note to the plat: "off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C.", (4) provide a final plat that is signed and sealed by a Professional Land Surveyor in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lots 6, 7, 24 Block 19703 (JT1797) BMH Property 4, LLC

This 21-lot major subdivision is for 20 single-family residential dwellings with four parking spaces each and four affordable housing units with 12 total parking spaces and a new public road to be located on East Veterans Highway and Bowman Road. The plans indicate the half-width right-of-way of Bowman Road is 33' from centerline, consistent with the Master Plan, and the right-of-way of East Veterans Highway is 42', which is greater than the Master Plan width. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. On a motion by Ms. McCrystal, seconded by Mr. Marcoon, 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) show the existing edge of pavement on the final plat, (3) dimension the decision point of the AASHTO line of sight from the proposed intersections, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersections in accordance with County standards to Ocean County, (5) provide cross sections for both County roads including existing centerline and edge of pavement elevations, proposed curb elevations, and limit of full depth pavement reconstruction 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., (6) show existing underground drainage features on the East Veterans Highway road plans and show the proposed location of the "existing B-inlet to be relocated", (7) provide stormwater management measures designed for the proposed roadway widening of both County roads to reduce the post-development peak runoff rates to or below the peak runoff rates generated by the existing site for the current and adjusted 2-, 10-, and 100-year design storms in accordance with the Ocean County Site Plan and Subdivision Resolution Section 507.A.1., (8) address the drainage

comments (see drainage memo dated 9/3/2026), (9) address the traffic comments (see traffic memo dated 9/8/2026), (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. 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 38 Block 23108 (JT1798) Reich, Abraham

This three-lot minor subdivision is for three single-family residential dwellings to be located on Basso Street. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marcoon, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a Pinelands Commission "no further review" letter, (2) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (3) revise the zoning requirements table to reflect the proposed subdivision. 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 16 Block 6303 (JT1799) Ocean Capital Group, LLC

This site plan is for a two-story 11,020 total s.f. professional office with 40 parking spaces to be located at the intersection of South New Prospect Road and Woodlane Road. The plans show pavement widening to 23' from centerline, and existing right-of-way half-width greater than the desired Master Plan width. On a motion by Ms. McCrystal, seconded by Mr. Marcoon, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) clarify on the plan set which applicant will be widening the County road pavement to 23' from centerline in front of Lots 17, 18, and 19, (2) label the County road intersection radius, (3) address the traffic comments (see traffic memo dated 8/31/2026), (4) address the drainage comments (see drainage memo dated 8/31/2026), (5) revise the County road improvement plans include existing centerline and edge of pavement elevations, proposed curb elevations, limit of full depth pavement reconstruction, and to include cross sections for the County road 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. - to be reviewed and approved by the Ocean County Engineer, (6) add to the plans the standard Ocean County notes for projects located on County roads in Appendix A, (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 3, 4, 5, 6, 7, 8 Block 23006 (JT527E) Trail Blazing, LLC

This six-lot minor subdivision is for lot line adjustments within Phase 1 of Jackson Trails development on Bathurst Street and Tormont Avenue. On a motion by Ms. McCrystal, seconded by Mr. Marcoon, 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.

LACEY: Lot 4.01 Block 1526.01 (LT791B) 747 Lacey Road, LLC

This site plan is for parking lot expansion for 13 additional parking spaces for a change of use from a door/awning sale commercial building to an autistic children's care facility on Lacey Road, Eagleswood Place, Alpine Street, and Manchester Avenue Ramp A. The right-of-way half-width of Manchester Avenue Ramp A is 30' from centerline and the right-of-way half-width of Lacey Road is 33' from centerline, consistent with the Master Plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) submit County road improvement plans (waiver requested), (4) address the drainage comments (see drainage memo dated 3/25/2026), (5) pay an off-tract

drainage improvement fee in an amount to be determined by the Ocean County Engineer, (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated March 3, 2026, from Brian P. Murphy of FWH Associates was read requesting waivers: a waiver from providing a traffic report as there will be a de minimis change to existing traffic. The business exists providing one-on-one classes to children with autism. The additional 15 stalls would only be for employees, so they would be looking at 15 additional trips at closing time; a waiver from providing CAFRA jurisdictional determination as the proposed expansion of the parking lot will provide a total of 32 stalls which is still below the threshold of 49 stalls; a waiver from providing a County road improvements as the site is fully developed and the County improvements to this intersection are relatively new.

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 trip generation statement comparing existing traffic conditions with proposed traffic conditions; grant the waiver from providing County road improvement plans as no widening is required for Lacey Road or the Manchester Avenue jug handle; the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a trip generation statement comparing existing traffic conditions with proposed traffic conditions (2) address the drainage comments (see drainage memo dated 3/25/2026), (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 1.04, 2.01, 3.01 Block 1006 (LAT2183B) Elroy Properties, LLC

This 11-lot major subdivision is for Phase 3 of Elroy Duplexes to include two single-family residential dwellings and eight duplex units with 40 parking spaces to be located on Elroy Street, Oak Street, and Halsey Street. Ocean County requires the applicant to address the following conditions of approval: (1) revise the key map on the final plat and subdivision plan set to use the most recent tax map, (2) revise the title block of the major subdivision final plat to include Lot 1.04, (3) revise the final plat to show Lot 1.04 eastern property line within new Lot 3.03 "to be removed", (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) address the following traffic comment: provide trip distribution to the County roadways, (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 August 19, 2026, from Christopher P. Rosati of FWH Associates was read requesting a waiver from obtaining a CAFRA jurisdictional determination. The proposed development falls below the jurisdictional threshold. This subdivision application consist of four duplex buildings totaling eight units and two single-family dwellings. The CAFRA regulations exempt residential developments of less than seventy-five dwelling units.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the key map on the final plat and subdivision plan set to use the most recent tax map, (2) revise the title block of the major subdivision final plat to include Lot 1.04, (3) revise the final plat to show Lot 1.04 eastern property line within new Lot 3.03 "to be removed", (4) address the following traffic comment: provide trip distribution to the County roadways, (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 12.02, 12.03 Block 224 (LAT2305A) East 7th Street Holdings, LLC

This six-lot major subdivision is for six duplex units to be located on a local road, East Seventh Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Maroon, this major subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 22 Block 1086 (LAT2322) Kettle Creek Holdings, LLC

This 31-lot major subdivision is for 30 duplex units with 120 parking spaces to be located on New Hampshire Avenue and Route 70. The plans propose a new intersection to Route 70 and no access to New Hampshire Avenue. The NJDOT "Desired typical section" for NJ Route 70 is shown on the plans. 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 layout plan and final plat, and if the 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, (2) dimension the County road pavement half-width and full-width on the layout plan and final plat, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) submit County road improvement plans (waiver requested), (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (6) submit a copy of the NJDOT access permit, (7) address the drainage comments (see drainage memo dated 8/24/2026), (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 (50%). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated July 29, 2026, from Yehudah Back of Newlines Engineering was read requesting a waiver from submitting County roadway widening plans along New Hampshire Avenue. The proposed subdivision does not include any improvements within the New Hampshire Avenue right-of-way. Access to the development is provided by the proposed ingress via Route 70, and no widening, roadway modifications, drainage improvements, or other work is proposed along the County roadway frontage; a waiver was requested from providing a CAFRA Permit as the project is for 30 new lots, is not a commercial development and is not a public or industrial development.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; the Board deny the waiver request for County road improvement plans and requires applicant to revise the plans to show County road pavement widening to accommodate a 5' shoulder along the New Hampshire Avenue frontage for consistency with the Newlines concept plan for New Hampshire Avenue. Provide existing centerline and edge of pavement elevations, proposed curb elevations, and limit of full depth pavement reconstruction; this major subdivision 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 layout plan and final plat, and if the 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, (2) dimension the County road pavement half-width and full-width on the layout plan and final plat, (3) submit County road improvement plans, (4) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (5) submit a copy of the NJDOT access permit, (6) address the drainage comments (see drainage memo dated 8/24/2026), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (50%). 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 8, 47, 48 Block 1051.09 (LAT2324) Weinstock, Steven

This two-lot minor subdivision is for single-family residential dwellings located on local roads, Ford Avenue and Providence 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. Marcoon, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 151 Block 189.05 (LAT2325) Feder, Yokov

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

LAKEWOOD: Lots 16, 104 Block 187.15 (LAT2326) Candlite USA, LLC

This four-lot minor subdivision is for four duplex units to be located on Lanes Mills Road. The plans show County road pavement widening to 21' from centerline. On a motion by Ms. McCrystal, seconded by Mr. Marcoon, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) since the existing right-of-way half-width is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) revise the pavement widening detail to be consistent with the Figure 600-4, (3) provide 15:1 paved tapers starting at the property line extending to the existing edge of pavement along the County road in accordance with section 611:E-1, (4) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (5) add to the improvement plan all applicable standard notes for projects located along County roads in Appendix A. 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 3, 16 Block 41 (LAT714E) Rottenberg, Michael

This two-lot minor subdivision is for a lot line adjustment at an existing House of Worship on West County Line Road between Heathwood Avenue and Ardenwood Avenue. On a motion by Ms. McCrystal, seconded by Mr. Marcoon, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a road easement and metes and bounds description to Ocean County to 43' from centerline of West County Line Road, (2) submit sight easement form and metes and bounds descriptions for AASHTO sight easements at both intersections, (3) revise the label of the County road easement to remove the word "widening", (4) relocate the north arrow on the final 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 242, 246 Block 1160 (LAT911D) Township of Lakewood Industrial Commission

This two-lot minor subdivision is for a lot line adjustment located on Cedar Bridge Avenue and Airport Road. This project falls within the limits of Urban Engineer's conceptual plan for "FY2024 Consultant Assistances with LSP Studies and Analyses Ocean County LSP Application #1 Cedar Bridge Avenue (CR 528) M.P.30.39 to 33.17 Clifton Avenue to Airport Road, Lakewood Township". On a motion by Ms. McCrystal, seconded by Mr. Marcoon, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing pavement half-width and full-width of both County roads on the plan, (2) dimension the existing right-of-way half-width and full-width of Airport Road on the plan, (3) if the right-of-way half-width is less than 30' from centerline on Airport Road, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication

to 30' from centerline to Ocean County, (4) submit a deed of dedication and metes and bounds description for an additional right-of-way to accommodate a five lane section on Cedar Bridge Avenue to Ocean County per the referenced plan set, (5) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans. 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 6, 7 Block 47 (PPB818A) Warnken, Guy c/o Executor Warnken, Chad

This two-lot minor subdivision is for a lot line adjustment located at the intersection of Barton Avenue and Herbertsville Road. On a motion by Ms. McCrystal, seconded by Mr. Marcoon, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a road easement and metes and bounds description to 30' from centerline and corner clip to Ocean County, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the intersection in accordance with County standards 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.

SEASIDE HEIGHTS: Lot 7.01 Block 36 (SHB117C) Revon Properties, Inc.

This six-lot major subdivision is for the demolition of the Hammock Inn and Suites North Beach Hotel and the construction of six townhouses with 13 parking spaces at the intersection of Carteret Avenue and the Boulevard. There are no improvements proposed along the Boulevard. Ocean County requires the applicant to address the following conditions of approval: (1) revise the final plat to include a zoning table, (2) dimension the existing County right-of-way half-width and full-width and County road pavement half-width and full-width on the layout plan and on the final plat, (3) if the right-of-way half-width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (4) revise the plan to show the AASHTO line of sight at the County road intersection and if necessary, submit a sight right easement form and metes and bounds description for sight triangle easement at the intersection in accordance with County standards to Ocean County (waiver requested), (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) submit County road improvement plans (waiver requested), (9) 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 Board's decision on the waiver requests.

A letter dated August 11, 2026 from Robert A. Benedetto of AKRF, Inc. was read requesting several waivers: a waiver from providing sight triangle easement as the proposed sight lines are located within the right-of-way and, therefore, an easement will not be required; a waiver from providing a traffic report as the project will not cause a major impact in vehicular trips generated to and from the site; a waiver from providing a drainage report as the impervious coverage onsite is reduced, therefore reducing stormwater runoff from the development; a waiver from providing a NJDEP CAFRA Permit as the site is greater than 500' beyond mean high water and does not propose 75 or more dwelling units; a waiver from providing County road improvement plans as the project does not propose to widen the County road.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board: deny the waiver from providing sight triangle easements and require the applicant to revise the plan to show the AASHTO line of sight at the County road intersection and if necessary, submit a sight right easement form and metes and bounds description for sight triangle easement at the intersection in accordance with County standards to Ocean County; grant the waiver from providing a full traffic report and require the applicant to provide a trip generation statement comparing existing traffic conditions with proposed traffic conditions; grant the waiver from

providing a drainage report as there will be a reduction in impervious coverage; the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; grant the waiver from providing County road improvement plans as no widening is required at Carteret Avenue and Boulevard; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to include a zoning table, (2) dimension the existing County right-of-way half-width and full-width and County road pavement half-width and full-width on the layout plan and on the final plat, (3) if the right-of-way half-width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (4) revise the plan to show the AASHTO line of sight at the County road intersection and if necessary, submit a sight right easement form and metes and bounds description for sight triangle easement at the intersection in accordance with County standards to Ocean County, (5) provide a trip generation statement comparing existing traffic conditions with proposed traffic conditions, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) 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.

SURF CITY: Lots 2 (Surf City), 2 (Ship Bottom) Block 60 (Surf City), 134 (Ship Bottom) (SCB122) Lee, Meghan

This site plan is for a 16,978 s.f. addition to the Ethel A. Jacobsen Elementary School on South Barnegat Avenue and South 2nd Street on Long Beach Island. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit County road improvement plans (waiver requested), (4) submit a copy of the CAFRA Permit from the NJDEP (waiver requested), (5) dimension the existing right-of-way half-width and full-width of South Barnegat Avenue 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, (6) dimension the County road pavement half-width and full-width. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated August 12, 2026, from Joshua R. Cottrell of French and Parrello Associates was read requesting several waivers: a waiver from providing a traffic report as the project is limited to an expansion of the existing school building to provide additional classrooms and alleviate existing overcrowding. The project is not anticipated to result in an increase in student enrollment or additional vehicular traffic; a waiver from providing a drainage report as the proposed project will result in less than one acre of total disturbance and less than one-quarter acre of new impervious surface. The project does not meet the definition of a "major development" pursuant to the Stormwater Management Rules at N.J.A.C. 7:8-1.2. Furthermore, the project has received approval from the Ocean County Soil Conservation District and meets the applicable requirements for off-site stability; a waiver from providing County road improvement plans as the proposed project is not anticipated to generate additional vehicular traffic. No new ingress or egress points are proposed, and the existing site access will remain unchanged. Additionally, the proposed school addition is not located along the County roadway frontage. Therefore, no improvements to the adjacent County roadway are warranted as part of the proposed project; a waiver from providing a NJDEP CAFRA Permit as the project is exempt from the CAFRA rules under 7:7-2.2(b)2vii.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board: grant the waiver from providing a full traffic report as there is no increase in vehicular traffic; deny the waiver request from providing a drainage report because the applicant needs to address County standards by providing a Stormwater Runoff Report demonstrating that the Post-Construction Runoff will not increase the peak flow rate or total runoff volume to the County road; acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; grant the waiver from providing County road improvement plans as no widening is required on South Barnegat Avenue; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a drainage report that

addresses County standards by providing a Stormwater Runoff Report demonstrating that the Post-Construction Runoff will not increase the peak flow rate or total runoff volume to the County road, (2) dimension the existing right-of-way half-width and full-width of South Barnegat Avenue 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, (3) dimension the County road pavement half-width and full-width. 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 20, 20.01, 20.02, 20.03, 31 Block 251.03 (LAT2165E) Yeshiva Chemdas Hatorah

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CORRESPONDENCE:

BARNGAT: Lots 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. Condition #7 required payment of off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer and condition #8 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 in the amount \$31,167.00 and the off-tract drainage improvement fee in the amount of \$6,000.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract traffic fee in the amount of \$31,167.00 and the off-tract drainage improvement fee in the amount \$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. Condition #10 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #11 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee in the amount of zero dollars and the off-tract traffic improvement fee in the amount of \$1,771.00. A letter dated August 17, 2026, from Kenneth C. Smith of Lindstrom, Diessner and Carr was read requesting a waiver from reconstructing curb radius at Nineteenth Avenue. The turning templates demonstrate that both a single passenger vehicle and a van can make the right hand turn onto Nineteenth Avenue and turn into the site. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from requiring the curb radius to be reconstructed at the intersection because the applicant's engineer has demonstrated that the existing geometry will accommodate vehicular circulation at the intersection; the Board required payment of the off-tract drainage fee in the amount of zero dollars and the off-tract traffic improvement fee in the amount of \$1,771.00. The motion was unanimously carried.

JACKSON: Lots 9.07, 9.09 Block 17101 (JT373F) MWNJ 13 LLC

This major subdivision received conditional approval on October 1, 2024. A letter dated September 8, 2026, from Yosef Portnoy of Civil Core Consulting was read requesting a one-year extension set to expire on October 1, 2027. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a one-year extension now set to expire on October 1, 2027. The motion was unanimously carried.

LAKEWOOD: Lot 120.02 Block 2 (LAT1293A) PL, LLC

This minor subdivision received conditional approval on November 6, 2024. A letter dated August 20, 2026, from Timothy P. Lurie of Newlines Engineering was read requesting a one-year extension now set to expire on November 6, 2027, as the applicant has been working to address the outstanding Lakewood Township Zoning/Lakewood Township Engineering Department comments and requires additional time to complete the remaining items and finalize the approval process. On a motion by Mr. Jehnke, seconded by Mr. Avery, Ms. McCrystal abstaining, the Board granted a one-year extension now set to expire on October 1, 2027. The motion was unanimously carried.

LAKEWOOD: Lot 1 Block 500 (LAT2200A.04) Divvone Equity Group, LLC

This site plan received conditional approval on March 25, 2026. Condition #13 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #14 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee in the amount \$83,583.00 and the off-tract drainage improvement fee in the amount of \$6,000.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract traffic fee in the amount of \$83,583.00 and the off-tract drainage improvement fee in the amount \$6,000.00. The motion was unanimously carried.

LAKEWOOD: Lots 11, 21 Block 669 (LAT2304A) Eighty Eight Group, LLC

This site plan received conditional approval on May 27, 2026. Condition #4 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and 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 that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$15,141.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and an off-tract traffic improvement fee in the amount of \$15,141.00. The motion was unanimously carried.

LITTLE EGG HARBOR: Lots 1, 3, 30, 40, 46, 50, 82, 84, 98 / 37 / 11, 16, 21, 27, 31, 82, 90 / 1, 5, 25, 30, 40, 52, 57, 67 / 13 / 5 / 11 / 15 / 13 / 14, 53 Blocks 86 / 87 / 90 / 91 / 95 / 96 / 101 / 103 / 108 / 110 (LEHT401A) Ziman Trucking, LLC

This major subdivision was given conditional approval on January 21, 2026. Condition #13 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #14 required payment of an off-tract traffic 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 \$6,000.00 and the off-tract traffic improvement fee to be \$21,500. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and an off-tract traffic improvement fee in the amount of \$21,250.00. The motion was unanimously carried.

LONG BEACH: Lot 11.02 Block 7.24 (LBT810B) Wyrsh, David

This site plan received conditional approval on June 17, 2026. Condition #11 required payment of an off-tract traffic improvement fee in an amount to be determined by Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$8,500.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract traffic improvement fee in the amount of \$8,500.00. The motion was unanimously carried.

POINT PLEASANT BEACH: Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 19 Block 16 (PPBB304B) 1500 Richmond Avenue, LLC

This site plan received conditional approval on July 29, 2026. Condition #4 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$319.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract traffic improvement fee in the amount of \$319.00. The motion was unanimously carried.

TOMS RIVER: Lots 2.03, 2.04 Block 539 (TRT2061G9) Anderson, Robert

This site plan received conditional approval on September 30, 2025. Condition #6 required a payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be zero dollars. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract traffic improvement fee in the amount of zero dollars. The motion was unanimously carried.

TOMS RIVER: Lot 1 Block 171.09 (TRT3127B3) Silverstone Equity Partners, LLC

This major subdivision received conditional approval on January 21, 2026. Condition #7 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #8 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 \$42,854.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required a payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and an off-tract traffic improvement fee in the amount of \$42,854.00. The motion was unanimously carried.

TOMS RIVER: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 Block 158 (TRT3507A) Toms River Center, LLC

This site plan received conditional approval on May 27, 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 that the off-tract traffic improvement fee to be \$9,775.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract traffic improvement fee in the amount of \$9,775.00. The motion was unanimously carried.

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

This site plan received conditional approval on March 4, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to reassess the off-tract traffic improvement fee to be \$239,360.00 based on the cost per trip identification in the Urban Study. 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 BRT1071E	30.01, 30.02	702	12/17/2025	09/09/2026
BRICK BRT2053	39	784	12/04/2024	09/08/2026
BRICK BRT9H	12.01	868	07/29/2026	08/28/2026
HARVEY CEDARS HCB73B	4	44	06/17/2026	09/09/2026
LAKEWOOD LAT1485B	13.04, 13.05, 14, 15, 16	414	11/05/2025	09/09/2026
LAKEWOOD LAT1895B	3.02	402	12/04/2024	08/27/2026
MANCHESTER MT65N	1, 2	21	09/18/2024	09/09/2026
POINT PLEASANT BEACH PPBB304B	2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 19	16	07/29/2026	09/08/2026
TOMS RIVER TRT2034D	22	537.01	06/17/2026	09/08/2026
TOMS RIVER TRT2061G9	2.03, 2.04	539	09/30/2025	09/08/2026

* * * * *

There being no further business, on a motion by Ms. McCrystal, seconded by Mr. Marcoon, 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 F. Jehnke, P.E., County Engineer
FROM: Sean Areia, P.E., C.M.E. (N.Y.)
DATE: September 3, 2026
RE: JT1797

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

Site Plan by Professional Design Services, LLC, revised February 26, 2026.
Stormwater Management Report by Professional Design Services, LLC, revised December 5, 2025.

- The Applicant shall provide a current NRCS soil survey map.
- The Applicant shall revise their Pre- and Post-Development Drainage Area Maps showing and labeling all Points of Analysis (POAs) and corresponding the Time of Concentration (Tc) flow paths. Additionally, the Applicant shall evaluate each Point of Analysis in the Stormwater Management Report.
- Per the BMP Manual, the Applicant shall demonstrate that the Proposed BMPs can store the entire Water Quality Design Storm Volume without the use of exfiltration.
- The proposed stormwater management design contains structures within the small-scale infiltration basin collection systems that experience hydraulic surcharge conditions during the more severe design storm events, with peak water surface elevations exceeding inlet grate and/or manhole rim elevations. The Applicant shall revise the stormwater design to eliminate surcharge related overflows or provide acceptable mitigation measures.
- The 18" HDPE pipe connecting OCS #3 to the structure Storm MH #2 is shown with a back pitched condition. The Applicant shall revise the stormwater design to correct the pipe alignment and provide positive drainage flow between structures toward Small-Scale Infiltration Basin #4.
- The Applicant shall include the Small-Scale Infiltration Basin areas with the corresponding Small-Scale Infiltration sub catchment drainage areas when evaluating all applicable storm events in the Stormwater Management Report.

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 9/8/2026
RE: JT1797

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

Site Plan by Professional Design Services LLC, revision dated December 5, 2025
Traffic Impact Analysis by McDonough & Rea Associates, revision dated November 12, 2025

This 21-lot major subdivision is for 20 single family residential dwellings with 4 parking spaces each and 4 affordable housing units with 12 total parking spaces and a new public road to be located on East Veterans Highway and Bowman Road.

Comments:

- Dimension AASHTO sight lines in its entirety
- Elaborate on background growth rate used for future traffic analysis

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 8/31/2026
RE: JT1799

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

Site Plan by Haler Consulting, dated July 21, 2026

Traffic Impact Analysis by McDonough & Rea Associates, revision dated July 8, 2026

This site plan is for a 2-story 11,020 total square foot professional office with 40 parking spaces to be located at the intersection of South New Prospect Road and Woodlane Road.

Comments:

- Remove abrupt breaks in vehicle wheel path of turning templates.
- Provide turning templates demonstrating entering and exiting vehicles will not conflict. Provide turning templates for all turning movements.
- Depict and dimension AASHTO sight lines in its entirety
- Dimension curb radii at driveways
- Revise sidewalks to be 5' wide or provide a 3' grass buffer between 4' sidewalk and curbing
- Verify if proposed widening along South New Prospect is to be constructed by this applicant or by others, and label accordingly
- Verify if future striping shown along South New Prospect is to be removed/constructed by this applicant or by others, and label accordingly. Provide further clarity of striping at South New Prospect Rd and Woodlane Rd intersection
- Dimension all striping tapers to show MUTCD compliance
- Dimension curb taper as 15:1 per Ocean County Site Plan Resolution
- Revise signalized intersection analysis to reflect 2025/2026 counts provided. Currently showing analysis from 5/26/2023

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: August 31, 2026

RE: JT1799

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

Site Plan by Haler Consulting, LLC, dated July 21, 2026.

Stormwater Management Report by Haler Consulting, LLC, dated July 21, 2026.

- Per the BMP Manual, the Applicant shall demonstrate that the Proposed BMPs can store the entire Water Quality Design Storm Volume without the use of exfiltration.
- In accordance with Chapter 9.8 of the BMP Manual, filter fabric shall not be installed along the bottom of the small-scale subsurface infiltration basin, as it may reduce permeability. The Applicant shall revise the Construction Details to comply with the BMP Manual requirements.

DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE

FROM: Sean Areia, PE, CME (PJP)



DATE: March 25, 2026

RE: LT791A
747 Lacey Road, LLC
Block 1526.01, Lot 4.01
Township of Lacey

COPY: Robin Kuri

"Site Plan, 747 Lacey Road" by F.W.H. Associates, P.A. dated 12/22/25.

"Stormwater Narrative" by F.W.H. Associates, P.A. dated 03/04/26.

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

- In accordance with the Ocean County Site Plan and Subdivision Resolution Section 507.A.1, stormwater management measures for all Applicants that are deemed a minor development shall be designed to reduce the post-development peak runoff rates to or below the peak runoff rates generated by the existing site for the current and adjusted 2-, 10-, and 100-year design storms. The Applicant shall provide a stormwater management report demonstrating the same.

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

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: August 24, 2026

RE: LAT2322

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

Site Plan by Newlines Land Consultants, LLC, dated July 21, 2026.

Stormwater Management Report by Newlines Land Consultants, LLC, dated June 4, 2026.

- Per the BMP Manual, the Applicant shall demonstrate that the Proposed BMPs can store the entire Water Quality Design Storm Volume without the use of exfiltration.
- The Applicant submitted permeability tests with no way to identify their locations or what proposed BMPs correlate to them. Permeability Test Number 3 reports a K value of 7.39 in/hr, while all proposed pervious pavement and infiltration basins utilize a design exfiltration rate of 10.00 in/hr. The Applicant shall utilize the most restrictive layer, applying a factor of safety of 2 in accordance with the BMP manual.
- The Applicant provided soil permeability tests based on “disturbed” soil samples. Per Chapter 12 of the BMP Manual, Tube Permeameter Tests shall be performed using undisturbed samples. The Applicant shall resubmit Tube Permeameter testing using undisturbed samples consistent with the Chapter 12 requirements.
- In accordance with Chapter 9.8 of the BMP Manual, roof runoff that directly discharges into the Small-Scale Infiltration Basins shall be pretreated by leaf screens, first flush diverters, or roof washers. The Applicant shall provide proof the roof runoff collected meet this pretreatment requirement.
- In the provided stormwater runoff calculations, “DA-1 Recharge System” and “DA-2B Recharge System” are modeled as two individual small scale infiltration basins routed using Storage-Indication. However, since the basins are interconnected by a single pipe, the Applicant shall model them as an interconnected system and utilize Dynamic Storage-Indication routing to account for potential tailwater effects between the basins.