

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

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

Acting Chairman Mr. Alan Avery presiding. Attending: Debbie Beyman, Elaine McCrystal, Joseph Marra, John Imperiale, Mark Jehnke, John Sahradnik, Esq., Tony Agliata, Marilyn Sundburg and Brielle Campolei.

Chairman Avery 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 Ms. McCrystal, seconded by Mr. Imperiale, Mr. Marra abstaining, the minutes of the meeting of November 5, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lot 3 Block 265 (BAT340) Hirsch, Avi

This site plan is for the construction of two 5,670 s.f. warehouses with 16 parking spaces to be located on NJ Route 9. The NJDOT "DTS" is indicated on the plan. Ocean County requires the applicant to address the following conditions of approval: (1) provide a copy of the NJDOT access permit, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated November 12, 2025 from Josip Medic of Terranova was read requesting a waiver from providing a CAFRA permit as this project is a small-scale commercial development proposing eight parking spaces, is not residential and does not constitute a public or industrial development as defined by CAFRA.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended that the Board acknowledge 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 item: (1) provide a copy of the NJDOT access permit. All of the above conditions must be met in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BERKELEY: Lot 1.02 Block 882 (BT347J3) Rinderer, Jr., Rudolph F.

This two-lot minor subdivision is for two-single family residential dwellings to be located on John F. Kennedy Boulevard. 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. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lots 14, 15, 16, 17, 18, 19, 20, 21, 22 Block 381.05 (BRT2062) Destiny Community Development Corporation

This site plan is for a 6,120 s.f. food pantry with 87 parking spaces to be located on a vacant lot on Brick Boulevard. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) since the existing right-of-way half-width of Brick Boulevard is less than 60' from

centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) address the traffic comments (see traffic memo 11/12/2025), (3) address the drainage comments (see drainage memo dated 11/14/2025), (4) design the proposed access drive in accordance with Table 600-2 for an urban commercial driveway, (5) add the AASHTO line of sight to the County road profile, (6) construct handicap ramps at the driveway and intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (7) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (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

LAKEWOOD: Lots 2, 3, 4 / 1 Block 810 / 790 (LAT1189B) School for Children with Hidden Intelligence

This site plan is for Phase III which includes a 43,998 s.f. school building at the School for Hidden Intelligence on Oak Street. Under LAT1189A, Phase II proposed an additional 159 parking spaces for a total of 732 parking spaces. On a motion by Ms. McCrystal, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the traffic comments (see traffic memo dated 11/12/2025), (2) pay an off-tract traffic improvement fee assessed by the 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 16.01, 16.02 Block 1084 (LAT2162B4) Vermont Holdings 2, LLC

This four-lot minor subdivision is located on local roads, Farry Street and Evergreen Boulevard. 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. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 3, 13, 15 Block 108 (LAT2299) Wajsborn, Linda

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

LAKEWOOD: Lots 85, 86, 87 Block 778 (LAT2300) Lener, Jacob

This five-lot minor subdivision is for four duplex units and one single-family residential dwelling to be located on a local road, Sherwood Drive. County facilities will not be impacted. On a motion by Ms. McCrystal, 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, (2) revise the final plat to provide the proposed lot numbers in black (not grey). 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.

OCEAN GATE: Lots 1, 3 Block 3 (OGB53) Gravino, Patrick & Pasquariello

This two-lot minor subdivision is for a lot line adjustment at the intersection of Ocean Gate Drive and West Point Pleasant 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 County

roads 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-width and full of pavement on both County roads on the final plat, (3) reference the filed map number for the existing sight easement and road easement, (4) 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., (5) if the Township requires curb and sidewalk, the curb shall be set at the County's Master Plan width with 15:1 tapers back to the existing edge of pavement. 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.

SHIP BOTTOM: Lot 1 Block 48 (SBB237) Fortuna Park, LLC

This 23-lot major subdivision is located on Central Avenue, 20th Street, 19th Street, and East Bay Terrace. The applicant intends to demolish the Long Beach Island Grade School and construct 21 single-family residential dwellings with two remainder lots (one for a public park and one for sale). The plans indicate the Central Avenue right-of-way is 40' from centerline, which is greater than the Master Plan width. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County requires the applicant to address the following conditions of approval: (1) show County road edge of pavement and striping and dimension the existing pavement half-width of Central Avenue on lot layout plan sheet 3, (2) submit County road improvement plans (waiver requested), (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. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated October 8, 2025 from James Brzozowski of Horn, Tyson and Yoder, Inc. was read requesting a waiver from the requirement to submit County road improvement plans for Central Avenue. Central Avenue is an improved 80' right-of-way with a paved width of 48'. The portion of the subject property adjacent to Central Avenue is to be dedicated to the Borough of Ship Bottom. Sheet 2 of the submitted subdivision plan set includes improvements within the right-of-way of Central Avenue, on both sides of the roadway, within 200' of the property.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended that the Board grant the waiver from providing County road improvement plans as no widening is required as Central Avenue is at Master Plan width; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) show County road edge of pavement and striping and dimension the existing pavement half-width of Central Avenue on lot layout plan sheet 3, (2) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

STAFFORD: Lots 98, 99 Block 147.17 (ST615) Feroz, Ahmadula & Yunny Yadira

This two-lot minor subdivision is located on a local road, Beach Haven West Boulevard. County facilities will not be impacted. The final map appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this minor subdivision was given final approval. 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 Block 542 (TRT1599D) Ocean Ventures, Inc.

This five-lot major subdivision is located on local roads, South Dakota Avenue and Minnesota Avenue. The previously approved eight-lot subdivision TRT1599C has been reduced to five lots per Township requirement. 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.

TOMS RIVER: Lot 15.03 Block 166 (TRT2033H) The Row at Toms River

This site plan is for 63 additional parking spaces at The Row at Toms River on Route 9 with access to Cox Cro Road. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA permit modification from the NJDEP, (2) submit a traffic report, (3) submit a drainage report (waiver requested), (4) address the traffic comments (see traffic memo dated 11/5/2025), (5) 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 September 30, 2025 from Joseph Kociuba from KBA engineering Services, LLC was read requesting a waiver from providing a drainage report as the existing drainage patterns are to remain similar and the drainage structures are being relocated but will remain.

On a motion by Mr. Jehnke seconded by Ms. McCrystal, it was recommended the Board deny the waiver from providing a drainage report as the applicant's drainage system is connected to the County drainage system; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA permit modification from the NJDEP, (2) submit a traffic report, (3) submit a drainage report, (4) address the traffic comments (see traffic memo dated 11/5/2025), (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.

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

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CORRESPONDENCE:

BRICK: Lot 7.01 Block 1383 (BRT2011A) Freimark, Larry

This major subdivision received conditional approval on February 7, 2024. Condition #8 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #9 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$12,396.00. Also, a letter dated November 17, 2025 from William Stevens was read requesting a one-year extension as their office is working to obtain necessary approvals from outside agencies. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee of \$12,396.00. It was also recommended the Board grant the one-year extension. This plan was originally set to expire on February 7, 2026; now set to expire on February 7, 2027. The motion was unanimously carried.

BRICK: Lot 2 Block 1026 (BRT2059) NU Realty, LLC

This site plan received conditional approval on September 17, 2025. Condition #4 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The Ocean County Engineer has determined the off-tract traffic improvement fee to be \$2,125.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of off-tract traffic improvement fee of \$2,125.00. The motion was unanimously carried.

JACKSON: Lots 5, 6, 16 Block 22301 (JT1747B) Whitesville Business Park Co., LLC

This site plan received conditional approval on January 17, 2024. A letter dated November 10, 2025, from Ian Borden of Professional Design Services, LLC was read requesting a one-year extension as their office is working with Jackson Township to complete resolution compliance. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension. This plan was originally set to expire on January 17, 2026; now set to expire January 17, 2027. The motion was unanimously carried.

JACKSON: Lot 7.02 Block 11501 (JT751F) Rental Property Holding, LLC

This site plan received conditional approval on November 5, 2025. A letter dated May 7, 2025 from Peter Ritchings of Environmental Management Group was read requesting a waiver from providing a Freshwater Wetlands Letter of Interpretation (LOI) as a Freshwater Wetlands Letter of Interpretation was issued to Pushkin Estates, LLC for Lots 7 and 8 of Block 11501 (File#1511-06-0001.2) and as Freshwater Wetlands identified and verified for Lots 7 and 8 were classified as ordinary resource value with no wetlands buffer and intermediate resource value with a 50' wide regulated buffer. Also, the Letter of Interpretation was valid for a period of five years and has expired. And as the survey and site plan accurately depict the NJDEP verified limits of jurisdictional freshwater wetland and wetland transition areas (buffers). With a very small area of transition area (buffer) extending onto the westerly tip of the subject property and no regulated activities are proposed within the jurisdictional freshwater wetlands and/or wetland transition areas. Accordingly, a Transition Area Waiver is not required. It is the opinion of Environmental Management Group that a Freshwater Wetlands Letter of Interpretation and/or Transition Area Waiver is not required in connection with this project. On a motion by Mr. Jehnke seconded by Ms. McCrystal it was recommended the Board grant the waiver and accept the applicant's professional's interpretation that the wetlands line associated with this project is consistent with the previously approved NJDEP Letter of Interpretation. The motion was unanimously carried.

LAKEWOOD: Lot 9 Block 187.15 (LAT1552D) Harvard Partners, LLC

This major subdivision received conditional approval on September 30, 2025. A letter dated November 18, 2025 from Rich Oberman of Newlines Engineering and Surveying was read requesting a waiver from providing updated existing conditions plans as the road improvements are being constructed in accordance with the original plans and the applicant will submit "as-built" plans during the Ocean County Road Opening Permit process. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing updated existing conditions plans as the road improvements are being constructed in accordance with the original plans and the applicant will submit "as-built" plans during the Ocean County Road Opening Permit process. The motion was unanimously carried.

LAKEWOOD: Lot 9 Block 524.36 (LAT2120A) Yeshiva Gedolah of Brick D/B/A Mesivta Tiferes Shmuel

This site plan received conditional approval on January 17, 2024. Condition #10 required payment of an off-tract traffic improvement fee in the amount determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$6,375.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of off-tract traffic improvement fee in an amount of \$6,375.00. The motion was unanimously carried.

TOMS RIVER: Lot 14 Block 578 (TRT3532B) VRE Storage Toms, LLC

This site plan received conditional approval on July 2, 2024. 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 off-tract drainage improvement fee to be \$6,000.00 and 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 off-tract drainage improvement fee of \$6,000.00 and an off-tract traffic improvement fee of \$8,500.00. 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:
TOMS RIVER TRT3505A	237	300	09/03/2025	11/10/2025
TOMS RIVER TRT3532A	14	578	07/02/2024	11/18/2025

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

Respectfully submitted,

Brielle N. Campolei

Brielle N. Campolei, Secretary
Ocean County Planning Board