

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

Regular meeting, Wednesday, March 25, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Matt Lotano, Elaine McCrystal, Joseph R. Marra, Alan W. Avery, Sean M. Areia, Mathew Thompson, Esq., Tony Agliata, Marilyn Sundburg and Brielle N. Campolei.

Chairman Tirella asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Campolei advised the Chairman that adequate notice of this meeting was provided.

On a motion by Mr. Marra, seconded by Mr. Lotano, the minutes of the meeting of March 4, 2026, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lot 14.05 Block 114 (BAT137H.01) SP Barnegat, LLC

This site plan is for a 19,631 s.f. Aldi grocery store with 95 parking spaces to be located on Barnegat Boulevard. The applicant has provided a copy of the NJDEP CAFRA Permit. The County road survey shows the right-of-way half-width is 40' from centerline, which is greater than the Master Plan. 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) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the proposed access points in accordance with County standards to Ocean County, (2) dimension the County road pavement half and full-width to the south of Ocean Avenue intersection, (3) address the traffic comments (see traffic memo dated 3/10/2025), (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. 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: Lot 3.08 Block 1409 (BT439J) 2310 Highway 9, LLC

This site plan is for a three-story 24-unit multi-family residential apartment building with 43 parking spaces to be located on Tallwoods Way and Butler Boulevard. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plat to show the opposite right-of-way line and opposite edge of pavement on Butler Boulevard, (2) dimension the existing right-of-way half-width and full-width of Butler Boulevard 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, (3) dimension the County road pavement half-width and full-width, (4) submit a traffic report (waiver requested), (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) address the following traffic comments: a) provide design vehicle turning templates at the County road intersection, b) depict AASHTO line of sight at the County road intersection, (7) 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 February 13, 2026 from Mathew Wilder of Morgan Engineering was read requesting a waiver from providing a traffic report as the effects of the proposed development on the traffic pattern of the surrounding roadways will be de minimis; a waiver was requested

from submitting a CAFRA Permit as the proposed development does not meet the statutory criteria which would require a CAFRA Permit. Based upon the site's location, a CAFRA approval would be required for a residential development with 25 or more units of a development with sewer units that proposed 1,200 linear feet of new roadway or new sanitary sewer main. The proposed development does not require a CAFRA approval as the aforementioned thresholds are not met.

On a motion by Mr. Areia, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the waiver request from providing a full traffic report and require the applicant to submit a trip generation statement; the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plat to show the opposite right-of-way line and opposite edge of pavement on Butler Boulevard, (2) dimension the existing right-of-way half-width and full-width of Butler Boulevard 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, (3) dimension the County road pavement half-width and full-width, (4) submit a trip generation statement, (5) address the following traffic comments: a) provide design vehicle turning templates at the County road intersection, b) depict AASHTO line of sight at the County road intersection, (6) 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.

BRICK: Lots 66, 72 Block 382.20 (BRT1886C) New Beginnings Christian Fellowship Inc.

This site plan is for interior renovations of an existing 8,650 s.f. building for a proposed Teen Center for the New Beginnings Christian Fellowship Church with 92 existing parking spaces on Brick Boulevard. No improvements are proposed along Brick Boulevard. The plans indicate that the existing half-width of the County right-of-way is 46' from centerline plus a 14' wide road easement to Ocean County. Ocean County requires the applicant to address the following items: (1) dimension the existing full-width right-of-way of the County road and dimension the pavement half-width and full-width of the County road, (2) reference the deed book and page number of the sight triangle easement at the intersection, (3) submit a drainage report (waiver requested), (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) address the traffic comments (see traffic memo dated 3/10/2026). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

Letters dated January 13, 2026, and February 11, 2026, from Michael B. Intile of Crest Engineering were read requesting waivers from providing a drainage report and CAFRA Permit. A drainage report waiver was requested as the site contains approximately 2.17 acres and is located along the easterly side of Ocean County Route 549. The property is now known as New Beginnings Christian Fellowship Church and Thrift Store and includes a 92-space paved parking lot, signage, stormwater management infrastructure, curbing, lighting and landscaping. Site disturbance for construction and associated improvements is estimated to be 0.0 acres and is limited to only the architectural improvements to the building. The current drainage patterns of this site shall remain the same after development. Runoff shall continue to flow easterly toward the existing drainage collection system and adjacent roadways. Any minor areas of soil disturbance will be stabilized in accordance with the Ocean County Soil Conservation District rules and regulations; a CAFRA Permit waiver was requested as the site is beyond 500' from the Mean High Water Line of the "Tunes Branch of Kettle Creek" and the development is not proposing any new parking spaces. Consistent with NJDEP 7:7-2.2 and 7A-2.2, commercial development beyond 150' from the Mean High Water Line is exempt from CAFRA if the project does not add parking beyond the regulatory threshold parking limits.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a drainage report as there will be no increase in impervious coverage; The Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon

the applicant to address the following items: (1) dimension the existing full-width right-of-way of the County road and dimension the pavement half-width and full-width of the County road, (2) reference the deed book and page number of the sight triangle easement at the intersection, (3) address the traffic comments (see traffic memo dated 3/10/2026). 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: Lots 1, 2, 3, 4, 5 Block 383.40 (BRT2043A) New Beginnings Christian Fellowship Inc.

This site plan is for interior renovations of a 4,725 s.f. building for a Thrift Store for the New Beginnings Christian Fellowship Church with parking lot striping modifications for one additional ADA parking space for a total of 61 parking spaces located on Brick Boulevard, Lake Shore Drive and Lake Shore Way. No County road improvements are required. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing County right-of-way full-width on the plan, (2) dimension the existing pavement half-width of the County road on the plan, (3) revise the plans to show the existing sight easements at the access points provided by previous approvals for this site, (4) submit a drainage report (waiver requested), (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (6) address the traffic comments (see traffic memo dated 3/9/2026). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated January 13, 2026, from Michael I. Intile of Crest Engineering was read requesting a waiver from providing a drainage report. The proposal is intended to convert the existing Pizza Hut to a thrift store. The property is approximately 2.54 acres in size. The site is currently developed as a now abandoned Pizza Hut site and includes a 60 car parking lot, curbing, lighting landscaping and Stormwater Management improvements. Site disturbance for construction and associated improvements is estimated to be 0.014 acres and is limited to the handicap ramps modifications, parking lot improvements and landscaping improvements. The current drainage patterns of this site shall remain the same after development. Runoff shall continue to flow easterly toward the existing on site collection system and adjacent roadways. Any minor areas of soil disturbance will be stabilized in accordance with the Ocean County Soil Conservation District rules and regulations.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a drainage report as there will be no increase in impervious coverage; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing County right-of-way full-width on the plan, (2) dimension the existing pavement half-width of the County road on the plan, (3) revise the plans to show the existing sight easements at the access points provided by previous approvals for this site, (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (5) address the traffic comments (see traffic memo dated 3/9/2026). 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 1 Block 555 (BRT2067) Matos Holdings, LLC

This site plan is for a change of use and a 1,762 s.f. addition to convert a canvas boat cover shop into a contractor's office and storage with 10 parking spaces (two existing and eight new) located at the intersection of Drum Point Road and South Community Drive. The existing right-of-way half-width of Drum Point Road is 30' 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) reconstruct the existing intersection curb radius in accordance with Section 609:E, (4) address the traffic comments (see traffic memo dated 3/20/2026), (5) submit a deed of dedication and metes and bounds description for an additional right-of-way corner clip to Ocean County, (6) revise the plan to depict the AASHTO full line of sight with the decision point measured 18' from the edge of the travelled way, (7) submit a sight right easement form and metes and bounds description for a sight triangle

easement at the intersection in accordance with County standards to Ocean County, (8) revise the plans to provide existing edge of pavement elevations, (9) construct drainage facilities along the County road to address the concentration of stormwater runoff along the County road, (10) if the Township requires sidewalk, construct a handicap ramp at the intersection in accordance with the current Federal ADA standards, (11) add the following standard County notes to the plans: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (12) 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 February 17, 2026, from Michael I. Goldstein of Van Cleef Engineering was read requesting waivers from providing a traffic report and from providing a CAFRA Permit. A traffic report waiver as the site is small in nature (0.032 acres) and is anticipated to have an insignificant amount of traffic to and from the site. Eight parking spaces are proposed and there is no access to / from the site from the County road. Access is provided on a local road known as South Community Avenue. A CAFRA Permit waiver was requested as the commercial site is more than 500' to nearest mean high-water line of any tidal waters or the landward limit of a beach or dune and contains less than 49 off-street parking spaces. Pursuant to NJAC 7:7-2.2(a.)(5.)(ii.) the project does not meet the threshold for requiring a CAFRA Permit.

On a motion by Mr. Areia, seconded by Ms. McCrystal, Mr. Lotano abstaining, it was recommended the Board grant the waiver from providing a full traffic report and require the applicant to submit a trip generation statement and the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement, (2) reconstruct the existing intersection curb radius in accordance with Section 609:E, (3) address the traffic comments (see traffic memo dated 3/20/2026), (4) submit a deed of dedication and metes and bounds description for an additional right-of-way corner clip to Ocean County, (5) revise the plan to depict the AASHTO full line of sight with the decision point measured 18' from the edge of the travelled way, (6) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (7) revise the plans to provide existing edge of pavement elevations, (8) construct drainage facilities along the County road to address the concentration of stormwater runoff along the County road, (9) if the Township requires sidewalk, construct a handicap ramp at the intersection in accordance with the current Federal ADA standards, (10) add the following standard County notes to the plans: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (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.

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

This site plan is for a three-story 59,000 total s.f. office building with 236 parking spaces to be located at the intersection of Cross Street and Franklin Boulevard. This project falls within the limits of Stantec's "Cross Street C.R. 626" Road Improvement project. Pavement widening along the site frontage will be constructed by Ocean County and paid for by the developer. The applicant has provided a copy of the Franklin Boulevard vacation documents from Lakewood

Township. The plans show the future five-lane section and right turn lane at the intersection of Cross Street and Franklin Boulevard as depicted on Stantec's Cross Street Improvement plans. The applicant is required to provide right-of-way dedication and road easement similar to that shown on "Right of Way Acquisition Plan For the Reconstruction of Cross Street (C.R. 626) from East Veterans Highway to Augusta Boulevard, Jackson Township and Lakewood Township, Ocean County, New Jersey", dated February 2025, prepared by Richard A. Merrill, NJPLS, of GTS Consultants, plan no. 15-057-0404-2B, sheet 2 of 2 of "Entire Tract Map" and sheet 7 of 8 of "General Property Parcel Map". Ocean County requires the applicant to address the following conditions of approval: (1) properly dimension the proposed County right-of-way half-width and full-width on the County road improvement plan, (2) provide existing full pavement width dimension and correct the north arrow on the County road improvement plan, (3) dimension the proposed shoulder width on the County layout plan (3'), (4) submit a right-of-way deed of dedication and metes and bounds description for a right-of-way dedication to 43' from centerline to Ocean County, (5) submit a 10' wide road easement and metes and bounds description beyond the proposed right-of-way line to the edge of the parking lot including an intersection corner clip for the traffic signal equipment to Ocean County, (6) revise the AASHTO line of sight so that the decision point is measured 18' from the edge of the travelled way based on the future six-lane section of Cross Street, and if necessary, submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (7) revise the plans to show all existing underground drainage features along Franklin Boulevard and Cross Street (waiver requested), (8) address the drainage comments (see drainage memo dated 3/23/2026), (9) address the following traffic comments: a) provide concrete wheels stops between parking spaces and proposed sidewalk, (10) revise the interim plan to clearly identify what is being built by the applicant and what is being built "by others" (OC) and revise the temporary sidewalk to line up with the existing crosswalk, (11) revise the cost estimate for the County road frontage improvements to include NJDOT items and units, County unit bid prices for the five-lane section of Cross Street and quantities that include pavement widening from the existing edge of pavement to the proposed edge of pavement, and include drainage and traffic signal improvements, (12) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of the traffic signal and / or road improvements, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated January 20, 2026, from Joseph Kociuba of KBA Engineering was read requesting a waiver from revising the plans to show all existing underground drainage features along Franklin Boulevard and Cross Street as all the drainage is to be reconstructed by the County.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from showing existing drainage features in the County road because the County road improvement project will be changing the existing drainage features; this site plan was given final approval contingent upon the applicant to address the following items: (1) properly dimension the proposed County right-of-way half-width and full-width on the County road improvement plan, (2) provide existing full pavement width dimension and correct the north arrow on the County road improvement plan, (3) dimension the proposed shoulder width on the County layout plan (3'), (4) submit a right-of-way deed of dedication and metes and bounds description for a right-of-way dedication to 43' from centerline to Ocean County, (5) submit a 10' wide road easement and metes and bounds description beyond the proposed right-of-way line to the edge of the parking lot including an intersection corner clip for the traffic signal equipment to Ocean County, (6) revise the AASHTO line of sight so that the decision point is measured 18' from the edge of the travelled way based on the future six-lane section of Cross Street, and if necessary, submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (7) address the drainage comments (see drainage memo dated 3/23/2026), (8) address the following traffic comments: a) provide concrete wheels stops between parking spaces and proposed sidewalk, (9) revise the interim plan to clearly identify what is being built by the applicant and what is being built "by others" (OC) and revise the temporary sidewalk to line up with the existing crosswalk, (10) revise the cost estimate for the County road frontage improvements to include NJDOT items and units, County unit bid prices for the five-lane section

of Cross Street and quantities that include pavement widening from the existing edge of pavement to the proposed edge of pavement, and include drainage and traffic signal improvements, (11) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of the traffic signal and / or road improvements, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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.

LAKWOOD: Lots 188, 220 / 189 Block 1248.17 / 1248.18 (LAT2273D.01) Broad Estate, LLC

This 28-lot major subdivision is for 28 duplex units with four parking spaces per unit to be located on unimproved roads east of the intersection of New Hampshire Avenue and Locust Street. The applicant will participate in the construction of the fourth leg of the signalized intersection at Locust Street and a new traffic signal at New Hampshire Avenue and Rochelle Street. The applicant will also be responsible for a portion of the County road improvements to accommodate 11' thru lanes, 5' shoulders on both sides of New Hampshire Avenue, a southbound left turn lane onto the new Locust Street, and a center sloping curb concrete median. Access to this proposed subdivision is dependent upon the construction of the access to the referenced Solar Duplex major subdivision (LAT2273C.01). On a motion by Ms. McCrystal, seconded by Mr. Lotano, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed traffic signal at New Hampshire Avenue / Rochelle Street, modifications to the existing traffic signal at New Hampshire Avenue / Locust Street, and all County road frontage improvements, (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (3) revise the final plat so that all labels are legible and reproducible, (4) provide copies of the street right-of-way vacation documents from Lakewood Township and revise the final plat to reference the documents, (5) provide adequate County road improvement plans for New Hampshire Avenue - to be reviewed and approved by the Ocean County Engineer (see Solar Ave Major Subdivision and Red Porch site plan comments), (6) provide a comprehensive traffic report for all proposed developments east of New Hampshire Avenue (between Erica Road and Budleman Way), (7) address the traffic comments to be provided based on the review of the anticipated comprehensive traffic report, (8) address the drainage comments (see drainage dated 3/25/2026), (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. It is recommended that the applicant's Engineer set up a meeting with the County Engineering Department to further discuss the New Hampshire Avenue improvements. All frontage improvements including traffic signal, construction and modifications are to be completed prior to the issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy. 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.

LAKWOOD: Lot 14 Block 111 (LAT2295A) Lax, Efrayim

This two-lot minor subdivision is for two duplex units to be located at the intersection of local roads, Lexington Avenue and Eleventh 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 12.02, 12.03 Block 224 (LAT2305) East 7th Street Holdings, LLC

This five-lot minor 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 1291, 1307 Block 26 (MT545) Manchester Township

This two-lot minor subdivision is for a lot line adjustment on Madison Avenue, Manchester Avenue and Jackson Avenue. County facilities will not be impacted. The subdivision will be recorded by deed. On a motion by Ms. McCrystal, seconded by Mr. Lotano, Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a subdivision deed to be signed by the Ocean County Planning Board Chairman. 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.

MANCHESTER: Lots 1168, 1197 Block 27 (MT546) Manchester Township

This two-lot minor subdivision is for a lot line adjustment on Madison Avenue, Manchester Avenue and Weston Avenue. County facilities will not be impacted. The subdivision will be recorded by deed. On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a subdivision deed to be signed by the Ocean County Planning Board Chairman. 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.

MANCHESTER: Lot 1091 Block 28 (MT547) Manchester Township

This two-lot minor subdivision is located on Wilbur Avenue and Weston Avenue. County facilities will not be impacted. The subdivision will be recorded by deed. On a motion by Ms. McCrystal, seconded by Mr. Lotano, Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a subdivision deed to be signed by the Ocean County Planning Board Chairman. 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 19, 24 Block 172 (PPB827) Krauszer, Ashley

This two-lot minor subdivision is for a lot line adjustment for existing single family residential dwellings located on local roads, Old Drift Road and Moor Avenue. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 19, 21, 22 Block 410 (TRT3525A) Lakewood 1609, LLC

This two-lot minor subdivision is located on Route 9. 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) provide a graphic scale on the final plat, (2) revise the key map and zoning map to properly identify the site location. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lots 18, 20 Block 535 (TRT3557) Hamza, Hisham

This site plan is for a 9,672 s.f. medical office and business / professional office with 32 parking spaces to be located on vacant lots on Lakehurst Road. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show the opposite side right-of-way line, underground drainage features, and County road striping, (2) submit County road improvement plans (waiver requested), (3) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (4) dimension the County road pavement and right-of-way half-width and full-width, (5) if the right-of-way 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, (6) show the existing depressed curbs to be replaced with full height curb, (7) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (8) address the traffic comments (see traffic memo dated 3/13/2026), (9) address the drainage comments (see drainage memo dated 9/17/2025), (10) add to the plan the following standard notes for projects located on a County road: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) 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 28, 2025, from Robert A. Woodcock of JCR Engineering was read requesting a waiver from the submission of Road Improvement plan for Lakehurst Road. The existing road is fully improved with curb and sidewalk along the entire frontage of the property. They are not proposing any additional improvement on Lakehurst Road other than the construction of a new access point for the site including a depressed curb and concrete apron.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing County road improvement plans as no pavement widening is required along Lakehurst Road; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show the opposite side right-of-way line, underground drainage features, and County road striping, (2) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (3) dimension the County road pavement and right-of-way half-width and full-width, (4) if the right-of-way 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, (5) show the existing depressed curbs to be replaced with full height curb, (6) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (7) address the traffic comments (see traffic memo dated 3/13/2026), (8) address the drainage comments (see drainage memo dated 9/17/2025), (9) add to the plan the following standard notes for projects located on a County road: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (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.

TUCKERTON: Lots 5, 6 Block 43 (TB147) 1000 Green Street, LLC

This site plan is for two duplex buildings (four units) with 10 parking spaces to be located at the intersection of South Green Street and Parker Road. 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 a copy of the CAFRA Jurisdictional Determination letter from the NJDEP (waiver requested), (4) dimension the existing right-of-way half-width and full-width of the County road on the plan, (5) since 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, (6) dimension the County road pavement half and full-width, (7) reconstruct the existing intersection curb radius in accordance with Section 609:E, (8) revise the plans to show County road striping, including the crosswalk, (9) revise the location of the proposed sidewalk to the County road taking into consideration the location of the existing crosswalk, (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 request.

A letter dated March 2, 2026, from James E. Chadwick was read requesting several waivers. A request from providing CAFRA Permit was requested as the proposed development is located greater than 150' from the mean high-water line of nearby tidal waters and given that project only includes four total dwelling units; a request from providing a traffic report as the property will be developed with two-unit residential structures providing for a total of only 10 on-site parking spaces. All vehicles will enter and exit the site via a clearly defined driveway on the Parker Road, a local public roadway. The increase in traffic related to this minor residential development is de minimus and does not warrant the preparation of a traffic study; a request from providing a drainage report as the property is currently vacant and predominant portions of the site are covered by hard-packed gravel and stone which the local ordinance and NJDEP consider to be impervious surface. Redevelopment of the site with the two structure and the use of pervious pavers in driveways and parking areas and removal of the hard-packed gravel and introduction of new landscaping results in a reduction in impervious surface. Additionally, the project is not considered a major development as the project proposes less than one acre of disturbance and less than 0.25 acres of impervious surface.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; grant the waiver request from providing a full traffic report and require the applicant to submit a trip generation statement; grant waiver request from providing a drainage report as there will be a decrease in impervious coverage; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement, (2) dimension the existing right-of-way half-width and full-width of the County road on the plan, (3) since 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) dimension the County road pavement half and full-width, (5) reconstruct the existing intersection curb radius in accordance with Section 609:E, (6) revise the plans to show County road striping, including the crosswalk, (7) revise the location of the proposed sidewalk to the County road taking into consideration the location of the existing crosswalk, (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.

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

LACEY: Lot 4.01 Block 1526.01 (LT791A) 747 Lacey Road, LLC

LAKEWOOD: Lots 3, 4, 6, 19, 20, 21.01, 21.02, 21.03 Block 188 (LAT1230B) GM Lanes Mill, LLC

LAKEWOOD: Lots 20, 20.01, 20.02, 20.03, 31 Block 251.03 (LAT2165D) Yeshiva Chemdas Hatorah

* * * * *

CORRESPONDENCE:

BRICK: Lot 49 Block 673 (BRT1980A) Selman Savino Properties, LLC

This site plan received conditional approval on March 4, 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 the off-tract traffic improvement fee to \$3,188.00. On a motion by Mr. Areia, seconded by Ms. McCrystal, the Board required payment of the off-tract traffic improvement fee in the amount of \$3,188.00. The motion was unanimously carried.

BRICK: Lot 8 Block 672 (BRT281A8) G7B, LLC

This site plan received conditional approval on November 5, 2025. Condition #10 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to \$2,479.00. On a motion by Mr. Areia, seconded by Ms. McCrystal, the Board required payment of the off-tract traffic improvement fee in the amount of \$2,479.00. The motion was unanimously carried.

JACKSON: Lots 20, 21 Block 11602 (JT1769) Makselis, Giedrius

This site plan received conditional approval on April 17, 2024. A letter dated March 3, 2026, from Graham J. Macfarlane of Professional Design Services was read requesting a one-year extension. At this time, they are still working through other agency approvals including the NJ Pinelands Commission and request the time extension. On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on April 17, 2027. The motion was unanimously carried.

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

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

LAKEWOOD: Lot 1 Block 96 (LAT2297) Schwartz, Moshe

This major subdivision received conditional approval on September 30, 2025. Condition #3 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to \$0. On a motion by Mr. Areia, seconded by Ms. McCrystal, the Board required payment of the off-tract traffic improvement fee in the amount of \$0. The motion was unanimously carried.

MANCHESTER: Lot 630 Block 4 (MT537) Shore Points Properties, LLC

This site plan received conditional approval on May 1, 2024. A letter dated March 9, 2026, from Christopher P. Rosati of FWH Associates was read requesting a one-year extension. The extension is required due to a delay in receiving final resolution compliance from Manchester Township. On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on May 1, 2027. The motion was unanimously carried.

PLUMSTED: Lots 11, 15, 17 Block 54 (PT411A) TP1-NJ, LLC

This site plan received conditional approval on November 1, 2023. Van Cleef Engineering submitted revised plan set (8/21/2025) submitted to Ocean County Planning Board, on 3/13/2026 showing a reduction in proposed overall stone parking area to 29 spaces (23 trucks and 6 passenger). Condition #12 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to \$10,271.00. On a motion by Mr. Areia, seconded by Ms. McCrystal, Mr. Avery abstaining, the minutes are hereby amended to reflect the plan set revised 8/21/2025 submitted to Ocean County Planning Board, on 3/13/2026 showing a reduction in proposed overall stone parking area to 29 spaces (23 trucks and 6 passenger); the Board required payment of the off-tract traffic improvement fee in the amount of \$10,271.00. The motion was unanimously carried.

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

This site plan received condition approval on August 6, 2026. 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 \$10,271.00. On a motion by Mr. Areia, seconded by Mr. Lotano, the Board required payment of the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$10,271.00. The motion was unanimously carried.

STAFFORD: Lot 5, 8.01 Block 189 (ST601) Wanna Duck, LLC

This minor subdivision received conditional approval on May 15, 2024. A letter dated March 5, 2026, from Bruce A. Jacobs of Gravatt Consulting Group was read requesting a one-year extension, with a new expiration date of May 15, 2027. Applicant is actively working on the project after unexpected delays in complying with the conditions of the Stafford Planning Board approval. The applicant is seeking an extension of time from the Stafford Township Planning Board. Therefore, we respectfully request a one-year time extension to allow time for the applicant to address the conditions of the Stafford Township Planning Board and Ocean County Planning Board. On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on May 15, 2027. The motion was unanimously carried.

TOMS RIVER: Lot 22 Block 364 (TRT1465D) The Open Door, LLC

This site plan received condition approval on April 3, 2024. A letter dated February 17, 2026, from Christopher P. Rosati of FWH Associates was read requesting a waiver from the submission requirement to obtain a CAFRA jurisdictional determination. The proposed development falls below the jurisdictional threshold from requiring a CAFRA Permit. The CAFRA regulations exempt residential developments of less than twenty-five (25) dwelling units (NJAC 7:7-2.2 (a) 3). Additionally, this development does not propose construction of more than 1,200 linear feet of new sanitary sewer of roadways (NJAC 7:7-2.2(b)11). The project proposes 12 apartment units with a community center space and small office. On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. 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:
BARNEGAT BAT278C	1.01	263	03/04/2026	03/25/2026
BRICK BRT1690J2	16.03	868.01	01/21/2026	03/09/2026
BRICK BRT1844C	1, 3 / 22	323.04 / 321.05	03/04/2026	03/24/2026
BRICK BRT281A8	8	672	11/05/2025	03/24/2026
JACKSON JT1640B	13	2603	09/20/2023	03/24/2026
LAKWOOD LAT2297	1	96	09/30/2025	03/12/2026
LAKWOOD LAT876D	4	385	08/06/2025	03/24/2026
PLUMSTED PT411A	11, 15, 17	54	11/01/2023	03/24/2026

* * * * *

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

Respectfully submitted,

Brielle N. Campolei, Secretary
Ocean County Planning Board

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 3/10/2025
RE: BAT137H.01

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

Site Plan by Dynamic Engineering, revision dated February 18, 2026
Traffic Impact Study by Dynamic Traffic, revised dated November 26, 2025

This site plan is for a 19,631 sf Aldi grocery store with 95 parking spaces to be located on Barnegat Blvd.

Comments:

- Revise striping for dedicated left turn lane to include turning arrows.
- Remove abrupt breaks in turning templates.
- Provide County Road improvement plans for the restriping Barnegat Blvd S south of the southerly driveway for a 2-way center turn lane between Emerald Terrace and Ocean Ave.
- Provide a sight line analysis at the intersections due to the proposed lane shift.
- Elaborate on the overcapacity queue on the Synchro analysis of the 95th Queue length for No Build and Build conditions. Demonstrate how this overcapacity will impact the signal and driveways.

DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE
FROM: Sean Areia, PE, CME (PJP) SA
DATE: March 25, 2026
RE: BAT137H.01
SP Barnegat LLC
Block 114, Lot 14.05
Township of Barnegat
COPY: Robin Kuri

“Preliminary and Final Site Plan” by Dynamic Engineering latest revision dated 02/18/26.
“Stormwater Management, Groundwater Recharge and Water Quality Analysis” by Dynamic Engineering latest revision dated June 2025.

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

- In accordance with Chapter 9.8 of the BMP Manual, the proposed small scale infiltration basins must store the entire water quality design storm. Therefore, exfiltration cannot be used in the water quality design storm calculations. The Applicant shall revise the calculations to store the entire water quality design storm.

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

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 3/10/2026
RE: BRT1886C

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

Site Plan by Crest Engineering, dated January 12, 2026

Traffic Impact Analysis by McDonough & Rea Associates, dated January 28, 2026

This site plan is for interior renovations of an existing 8,650 sf building for a proposed Teen Center for the New Beginnings Christian Fellowship Church with 92 existing parking spaces on Brick Blvd.

Comments:

- Provide traffic analysis for Traffic signal at Brick Blvd and Essex Ave demonstrating impact of increased pedestrian traffic

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 3/9/2026
RE: BRT2043A

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

Site Plan by Crest Engineering, dated January 12, 2026

Traffic Impact Analysis by McDonough & Rea Associates, dated January 28, 2026

This site plan is for interior renovations of a 4,725 sf building for a Thrift Store for the New Beginnings Christian Fellowship Church with 61 existing parking spaces located on Brick Blvd, Lake Shore Dr and Lake Shore Way.

Comments:

- Provide analysis for the traffic signal at Brick Blvd & Lake Shore Way
- Depict and Dimension AASHTO Sight Lines
- Remove any proposed vegetation and obstructions potentially in AASHTO Sight Lines

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 3/20/2025
RE: BRT2067

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

Site Plan by Van Cleef Engineering, dated October 6, 2025
Traffic Impact Study not provided

This site plan is for a change of use and a 1,762 sf addition to convert a canvas boat cover shop into a contractor's office and storage with 10 parking spaces (2 existing and 8 new) located at the intersection of Drum Point Road and South Community Drive.

Comments:

- Provide trip generation statement
- Provide Single Unit Truck turning templates to justify 15' intersection curb return radius
- Provide lane width dimensions for the County road
- Depict and dimension AASHTO sight lines in their entirety

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: March 23, 2026

RE: LAT2200A.04

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

Site Plan by KBA Engineering Services LLC, revised January 20, 2026.

Stormwater Management Report by KBA Engineering Services LLC, revised January 20, 2026.

- The Applicant shall revise their Outlet Control Structure-2 Construction Detail to be consistent with the information shown on the Drainage Plans and Stormwater Management Report.

DRAINAGE MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE
FROM: Sean Areia, PE, CME (PJP) SA
DATE: March 25, 2026
RE: LAT2273D.01
Broad Estate Holdings LLC
Block 1248.17, Lot 188 & 220
Block 1248.18, Lot 189
Township of Lakewood
COPY: Robin Kuri

“Preliminary and Final Major Subdivision, Broad Duplexes,” by Newlines Land Consultants LLC, latest revision dated 12/24/25.

“Stormwater Management Report for Broad Duplexes,” by Newlines Land Consultants LLC, latest revision dated December 2025.

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

- *Previous comment not addressed:* In accordance with Chapter 9.8 of the BMP Manual, the proposed small scale infiltration basins must store the entire water quality design storm. Therefore, exfiltration cannot be used in the water quality design storm calculations. The Applicant shall revise the calculations to store the entire water quality design storm.
- *Previous comment not addressed:* In accordance with Chapter 13 of the BMP Manual, the Applicant shall provide a Groundwater Mounding Analysis for the various infiltration BMPs proposed.
- *Previous comment not addressed:* In accordance with Chapter 12 of the BMP Manual, the Applicant shall provide a minimum of two soil profile pits within the infiltration area of each proposed infiltration BMP.
- *Previous comment not addressed:* The proposed subsurface small scale infiltration basins “Proposed DA2 Recharge System” and “Proposed DA3 Recharge System” are collecting runoff from the roof and lawn areas without any form of pretreatment. In accordance with Chapter 9.8 of the BMP Manual, pretreatment is required on all small-scale subsurface infiltration basins.

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

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 3/13/2026
RE: TRT3557

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

Site Plan by JCR Engineering, dated May 14, 2025
No Traffic Impact Study provided. Waiver requested.

This site plan is for a 9,672 sf medical office and business/professional office with 32 parking spaces to be located on vacant lots on Lakehurst Road.

Comments:

- Provide turning templates demonstrating entering and exiting passenger vehicles will not conflict with each other or cross over existing centerline
- Depict and dimension AASHTO sight lines
- Depict existing striping on Lakehurst Rd
- Label building square footage on plan to match traffic report
- Demonstrate proposed landscaping will not impact AASHTO Sight Lines

MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE

FROM: Sean Areia, PE, CME (ES)



DATE: 9/17/2025

RE: TRT3557
345 Lakehurst Road
Block 535 Lot 18 & 20
Township of Toms River

COPY: Robin Kuri

“Preliminary and Final Major Site Plan” for Lots 18 &20, Block 535, by JCR Engineering dated 05/14/23.

“Stormwater Management Report” for Block 535, Lots 18 &20 345 Lakehurst Road, by JCR Engineering dated 05/20/24.

- The Pre- and Post-development drainage areas and descriptions provided in the calculations do not match those provided on the Existing Drainage Area Plan and the Proposed Drainage Area Plan. The Applicant shall revise the plans and report accordingly.
- The Applicant is assuming a Time of Concentration of 6 minutes in the proposed conditions calculations. In accordance with page 27 of Chapter 5 of the New Jersey Stormwater Best Management Practices (BMP) Manual, “There is no longer a minimum or default value that may be used for the time of concentration.” The Applicant shall use the provided calculations for all Time of Concentrations.
- Soil Pits/Borings logs were not provided. The Applicant shall provide soil pit/boring logs in accordance with Chapter 12 of the BMP Manual.
- There is pipe conflict with drainage pipe from Inlet “A3” to Manhole #1 and drainage pipe from Manhole #3 to Outlet structure #2. The Applicant shall revise drainage to avoid conflicting pipes.
- The applicant is modeling the Proposed Outlet Structure #2 to drain to existing county inlet on Lakehurst Road and it will overtop the county structure for the 100 year storm event.
- A recharge system shall be provided to adequately store and recharge the additional impervious surface proposed as part of the required County road widening.
- Plans shall show any existing drainage within 200 feet of the site.

If you have any questions or require additional information, please contact me.