

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

Regular meeting, Tuesday, September 30, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Debbie Beyman, Matt Lotano, Elaine McCrystal, John Imperiale, Mark Jehnke, Matt Thompson, Esq., Tony Agliata, Marilyn Sundburg and Brielle Campolei.

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

On a motion by Ms. McCrystal, seconded by Mr. Imperiale, the minutes of the meeting of September 17, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lot 4 Block 1149 (BRT2060) Schlusser, Jonathan

This site plan is for a 99,862 s.f. mini-warehouse self-storage facility with nine parking spaces to be located on Van Zile Road. The existing pavement full width of Van Zile Road is 44'. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) dimension the County road pavement half-width and the County right-of-way full-width on the County Master Plan exhibit, (3) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the access point in accordance with County standards to Ocean County, (4) submit a copy of the CAFRA Jurisdictional Determination letter from the NJDEP, (5) address the traffic comments (see traffic memo dated 9/30/2025), (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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 18, 2025, from Tyler Lucas of Colliers Engineering and Design was read requesting a waiver from providing County road improvement plans as the development utilizes an existing driveway connection, and eliminates a curb cut to Van Zile Road, minimizing impact to County infrastructure.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommend the Board grant the waiver from providing County road improvement plans as Van Zile Road is at Master Plan width; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half-width and the County right-of-way full-width on the County Master Plan exhibit, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the access point in accordance with County standards to Ocean County, (3) submit a copy of the CAFRA Jurisdictional Determination letter from the NJDEP, (4) address the traffic comments (see traffic memo dated 9/30/2025), (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.

BRICK: Lots 5, 6, 6.01, 26 Block 869 (BRT987D) 1855-1867 Route 88

This site plan is for the demolition of an abandoned gasoline service station for a lot consolidation to accommodate 54 senior adult housing apartments with 104 parking spaces to be located on Route 88. On a motion by Ms. McCrystal, seconded by Mr. Lotano, 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 9/30/2025), (2) address the drainage comments (see drainage memo dated 9/30/2025), (3) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT Access Code, (4) provide a copy of the NJDOT Access Permit, (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (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.

JACKSON: Lot 14 Block 23108 (JT1621B) Mark Properties LLC

This three-lot minor subdivision is located on a local road, Vath 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.

JACKSON: Lots 29, 30, 31, 32, 35, 36.01 Block 18201 (JT1660B) The Facility 2, LLC

This site plan is for a private ATV/MX riding and training facility located on Hawkin Road and West Veterans Highway. During the previous two-lot minor subdivision of Lot 36 in 2016, the Jackson Township Planning Board required the developer to construct road improvements along Hawkin Road, however the road improvements have not been constructed. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans for pavement widening to 22' from centerline in accordance with section 610:E (waiver requested), (2) submit a drainage report (waiver requested), (3) submit a traffic report (waiver requested), (4) revise the plans to show the edge of pavement on both County roads, (5) provide right-of-way and pavement half and full width dimensions for both County roads, (6) revise the plans to show the right-of-way dedication to Ocean County on Hawkin Road per filed map K4087, (7) if the right-of-way half-width of West Veterans Highway is less than 33' from centerline, provide a right-of-way deed of dedication and metes and bounds description for the additional right-of-way dedication to 33' from centerline along West Veterans Highway to Ocean County, (8) reconstruct the existing driveway apron to be in accordance with Figure 600-1 and Table 600-2. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 15, 2025 from Ian Borden and William Stevens of Professional Design Services, LLC was read requesting waivers from providing County road improvement plans since a driveway to Hawkin Road is not proposed, a drainage report as no additional impervious area is proposed, and a traffic impact report as the facility is limited to 15 person utilizing the facility at any one time during the hours of operation (9:00AM – 6:00PM) with a maximum number of members being 50.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board deny the waiver from providing County road improvement plans and require the applicant to provide frontage improvements for pavement widening to 22' from centerline along Hawkin Road, grant the waiver from providing a drainage report as this site plan creates no additional impervious coverage and grant the waiver from providing a traffic report and accept the trip generation statement; this site plan was given final approval contingent upon the applicant to address the following items: (1) provide frontage improvements for pavement widening to 22' from centerline along Hawkin Road, (2) revise the plans to show the edge of pavement on both County roads, (3) provide right-of-way and pavement half and full width dimensions for both County roads, (4) revise the plans to show the right-of-way dedication to Ocean County on Hawkin Road per filed map K4087, (5) if the right-of-way half-width of West Veterans Highway is less than 33' from centerline, provide a right-of-way deed of dedication and metes and bounds description for the additional right-of-way dedication to 33' from centerline along West Veterans Highway to Ocean County, (6) reconstruct the existing driveway apron to be in accordance with Figure 600-1 and Table 600-2. 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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BRICK: Lots 5, 6, 6.01, 26 Block 869 (BRT987D) 1855-1867 Route 88

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JACKSON: Lot 14 Block 23108 (JT1621B) Mark Properties LLC

This three-lot minor subdivision is located on a local road, Vath 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.

JACKSON: Lots 29, 30, 31, 32, 35, 36.01 Block 18201 (JT1660B) The Facility 2, LLC

This site plan is for a private ATV/MX riding and training facility located on Hawkin Road and West Veterans Highway. During the previous two-lot minor subdivision of Lot 36 in 2016, the Jackson Township Planning Board required the developer to construct road improvements along Hawkin Road, however the road improvements have not been constructed. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans for pavement widening to 22' from centerline in accordance with section 610:E (waiver requested), (2) submit a drainage report (waiver requested), (3) submit a traffic report (waiver requested), (4) revise the plans to show the edge of pavement on both County roads, (5) provide right-of-way and pavement half and full width dimensions for both County roads, (6) revise the plans to show the right-of-way dedication to Ocean County on Hawkin Road per filed map K4087, (7) if the right-of-way half-width of West Veterans Highway is less than 33' from centerline, provide a right-of-way deed of dedication and metes and bounds description for the additional right-of-way dedication to 33' from centerline along West Veterans Highway to Ocean County, (8) reconstruct the existing driveway apron to be in accordance with Figure 600-1 and Table 600-2. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 15, 2025 from Ian Borden and William Stevens of Professional Design Services, LLC was read requesting waivers from providing County road improvement plans since a driveway to Hawkin Road is not proposed, a drainage report as no additional impervious area is proposed, and a traffic impact report as the facility is limited to 15 person utilizing the facility at any one time during the hours of operation (9:00AM – 6:00PM) with a maximum number of members being 50.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board deny the waiver from providing County road improvement plans and require the applicant to provide frontage improvements for pavement widening to 22' from centerline along Hawkin Road, grant the waiver from providing a drainage report as this site plan creates no additional impervious coverage and grant the waiver from providing a traffic report and accept the trip generation statement; this site plan was given final approval contingent upon the applicant to address the following items: (1) provide frontage improvements for pavement widening to 22' from centerline along Hawkin Road, (2) revise the plans to show the edge of pavement on both County roads, (3) provide right-of-way and pavement half and full width dimensions for both County roads, (4) revise the plans to show the right-of-way dedication to Ocean County on Hawkin Road per filed map K4087, (5) if the right-of-way half-width of West Veterans Highway is less than 33' from centerline, provide a right-of-way deed of dedication and metes and bounds description for the additional right-of-way dedication to 33' from centerline along West Veterans Highway to Ocean County, (6) reconstruct the existing driveway apron to be in accordance with Figure 600-1 and Table 600-2. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 6, 7, 27.01, 27.02, 27.03, 27.04, 27.05, 27.06, 27.07, 27.12, 27.13 Block 1077.05 (LAT1199B) Mesivta of Central Jersey

This 10-lot major subdivision is for nine single-family residential dwellings with four parking spaces each and new road to Chestnut Street and an existing school with 13 parking spaces on the local section of Vermont Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County right-of-way half-width and full-width on the final plat, and 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, (2) show and reference the existing County sight easements on the final plat, (3) show the existing County road edge of pavement and provide half and full-width pavement dimensions on the final plat and provide half-width and full-width right-of-way dimension on the County road improvement plan, (4) address the traffic comments (see traffic memo dated 9/30/2025), (5) address the drainage comments (see drainage memo dated 9/30/2025), (6) revise the County road improvement plan to show paved taper back to existing edge of pavement to the west (not curbed), (7) show the existing drainage inlet structure at Station 6+00 on Chestnut Street to be reconstructed at the proposed curb line, (8) show the County road striping on the road improvement plan and subdivision plans, (9) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (10) revise the entire plan set to show the required County road improvements, (11) add to the plans Ocean County standard notes for projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, b) 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, c) 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, d) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stake out of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, f) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County 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. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated July 24, 2025, from Timothy Lurie of Newlines Engineering and Survey was read requesting a waiver from providing a CAFRA permit as the project is not a commercial or public or industrial development and there are fewer than 75 dwelling units (10 new lots); thus, it does not meet the CAFRA threshold.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended that the Board acknowledges and accepts the applicant's professional 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) dimension the County right-of-way half-width and full-width on the final plat, and 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, (2) show and reference the existing County sight easements on the final plat, (3) show the existing County road edge of pavement and provide half and full-width pavement dimensions on the final plat and provide half-width and full-width right-of-way dimension on the County road improvement plan, (4) address the traffic comments (see traffic memo dated 9/30/2025), (5) address the drainage comments (see

drainage memo dated 9/30/2025), (6) revise the County road improvement plan to show paved taper back to existing edge of pavement to the west (not curbed), (7) show the existing drainage inlet structure at Station 6+00 on Chestnut Street to be reconstructed at the proposed curb line, (8) show the County road striping on the road improvement plan and subdivision plans, (9) revise the entire plan set to show the required County road improvements, (10) add to the plans Ocean County standard notes for projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, b) 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, c) 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, d) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stake out of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, f) the developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, (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. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried

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

This 16-lot major subdivision is for 15 single-family residential units, a detention basin lot, a cul-de-sac, and a road connection to the adjoining development off of Lanes Mills Road. The traffic report and drainage report were reviewed and approved under the previous application, which expired prior to the plat being recorded. The Board previously acknowledged and accepted the applicant's professional's interpretation that this project does not exceed the CAFRA threshold. Off-tract traffic and drainage improvement fees were previously paid. County road frontage improvements are under construction. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to identify the applicant's name and address, the existing use, the benchmark, and the survey reference, (2) revise the final plat to show and reference the existing right-of-way dedication to Ocean County (deed Book 19424 Page 966) and existing sight easements to Ocean County (deed Book 19424 Pages 978 and 982), (3) add a note to the final plat indicating that access to Lanes Mills Road from proposed Lots 9.01, 9.06, and 9.16 shall be prohibited, (4) revise the final plat to include an existing County right-of-way full-width dimension, (5) identify the reason for the property line through proposed Lot 9.16, (6) show the Ocean County design centerline on the final plat, show the proposed edge of pavement, and dimension the proposed pavement half-width from the physical centerline and dimension the proposed pavement full-width, (7) identify on the final plat the entity responsible for maintaining the detention basin on Lot 9.12 and provide a drainage easement on Lot 9.11 to the responsible party, (8) revise the existing condition plan sheet to accurately depict existing conditions, (9) address the traffic comments (see traffic memo dated 9/30/2025). All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lot 1 Block 1160.12 (LAT2127A) Mactavish Partnership

This site plan is for a 21,258 s.f. office building with 83 proposed parking spaces located on Airport Road. The plans indicate the half-width right-of-way is greater than the desired Master Plan right-of-way. The site plan, the traffic report, and drainage design have been reviewed under the previous application LAT2127 which expired prior to payment of the off-tract improvement fees. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) pay an off-tract drainage improvement fee in an amount of \$6,000, (2) pay an off-tract traffic improvement fee in an amount of \$17,292. 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 79, 80 / 2, 3, 4, 5 Block 175.02 / 182 (LAT2215A) Stuybell Management, LLC

This four-lot major subdivision is for four single-family residential dwellings with 16 parking spaces and a cul-de-sac to be located off of unimproved Major Avenue. Major Avenue will be constructed by the developer for LAT1981A/B which was approved by the Ocean County Planning Board on 2/2/22 and the applicant has provided a copy of the municipal bond for the construction of Major Avenue. The Board previously granted a waiver from providing a traffic report requiring the applicant to provide a trip generation statement for the proposed use and LAT1981A/B showing total trips on Elkins Avenue and County Line Road. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide documentation from JCP&L allowing for the construction of the proposed cul-de-sac under the power lines and within the power company easement, (2) add a note to the final plat that states: "Certificates of Occupancy will not be issued until Major Avenue base pavement is constructed", (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.

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

This eight-lot major subdivision is for eight dwellings within four duplex units and 16 parking spaces to be located on Eighth Street and Madison Avenue (Route 9). Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (2) address traffic comments (see traffic memo dated 9/30/2025), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 11, 2025, from Tim Lurie of Newlines Engineering and Survey was read requesting a waiver from providing a CAFRA permit as the project is not a commercial or public or industrial development and there are fewer than 75 dwelling units (eight new lots); thus, it does not meet the CAFRA threshold.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) address traffic comments (see traffic memo dated 9/30/2025), (2) 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: Lot 1 Block 836 (LAT2298) Spruce WL 25 LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located on local roads, Spruce Street and Washington 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LITTLE EGG HARBOR: Lot 3 Block 78 (LEHT425D) VB Real Estate, LLC

This site plan is for 18 residential apartments with 49 parking spaces to be located on North Green Street. The trip generation statement is acceptable. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) revise the site layout plan to show County road striping, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated September 16, 2025, from Mathew Wilder of Morgan Engineering and Surveying was read requesting waivers from providing County road improvement plans, as limited work is proposed within the County right-of-way, and a CAFRA permit as the 18 units proposed is less than the number of units that would exceed the CAFRA threshold.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the waiver from providing County road improvement plans as North Green Street is at Master Plan width and the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the site layout plan to show County road striping, (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.

PLUMSTED: Lots 1.03, 1.13 Block 82 (PT170J) Espinosamoren, Miguel A.

This two-lot minor subdivision is for a lot line adjustment on Long Swamp Road and Archertown Road. The applicant will obtain a NJDEP Letter of Interpretation when seeking a building permit from the Township for the construction of a single-family dwelling as stated on filed plat K-4000. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the tax map to properly show the out bounds of existing Lot 1.13 including the portion that fronts on Archertown Road, (2) revise the key map to properly show the location of the lots included in the proposed subdivision, (3) since the right-of-way half-width of Archertown Road 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) show opposite side edge of pavement on both County road on the final plat, (5) dimension the County road pavement half-width and full-width, (6) provide three corner coordinates on the final plat in accordance with the Recordation Act, (7) 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.

TOMS RIVER: Lot 6.04 Block 159 (TRT1311J) 2363 Lakewood Rd LLC

This site plan is for a first floor 6,551 s.f. addition to the American Institute Building commercial school building behind the existing Santander Bank with a reduction in parking to 102 parking spaces off Lakewood Road (Rte. 9). The applicant has provided an NJDOT letter of no interest and a copy of the NJDEP CAFRA permit. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this site plan was given final approval. The motion was unanimously carried.

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

This site plan is for the demolition of a vacant building for the construction of a 3,964 s.f. McDonalds fast food restaurant with 32 parking spaces to be located within a lease area of the Home Depot shopping center on Indian Head Road (CR 571) and Route 9. The previous proposed site plan for a commercial auto service center / Jiffy Lube oil change facility at this location is hereby withdrawn. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (3) dimension the existing right-of-way half-width and full-width of the County road on the plan, (4) revise the plan to show the right-of-way dedication to Ocean County recorded in deed Book 19193 Page 712, (5) address the traffic comments (see traffic memo dated 9/30/2025), (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 contingencies and the Board's decision on the waiver request.

A letter dated September 19, 2025, from Tiago Duarte and Sameh Wali of Dynamic Engineering was read requesting a waiver from providing County road improvement plans as all site improvements will remain internal to the overall shopping center property, therefore, impacts to the County roadway are not anticipated.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing County road improvement plans as Indian Head Road is at Master Plan width; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP, (2) dimension the existing right-of-way half-width and full-width of the County road on the plan, (3) revise the plan to show the right-of-way dedication to Ocean County recorded in deed Book 19193 Page 712, (4) address the traffic comments (see traffic memo dated 9/30/2025), (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:

BERKELEY: Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 / 1, 2, 5, 7, 9, 11, 13, 15, 17, 18, 19, 20, 21 Blocks 269 / 270 (BT574E) Seymour Investments, LLC

This major subdivision received conditional approval on May 7, 2025. Condition #11 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract drainage fee to be \$6,000.00. Condition #12 was to

pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic improvement fee to be \$6,667.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$6,667.00. The motion was unanimously carried.

BRICK: Lots 13, 15 Block 1029 (BRT2024B) Ewald, LLC

This major subdivision received conditional approval on September 17, 2025. A letter dated September 3, 2025, from Albert B. Varosi from Albert B. Verosi, P.E., P.P., C.M.E., was read requesting waivers from providing the NJDOT "desired typical section", the NJDOT Access permit and code, a drainage report and a trip generation statement. Since the proposed impervious coverage is zero where the existing impervious coverage is 5,000 s.f., these permits and reports should be the responsibility of a future applicant upon submission of building plans, and the Board had previously agreed the project does not exceed the CAFRA threshold. On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board grant the waivers from providing a NJDOT "desired typical section" for this section of NJ Route 88, submitting a copy of the NJDOT Access permit, submitting a trip generation statement and submitting a drainage report as the commercial site will be required to provide these items when the future site plan application is submitted. The motion was unanimously carried.

LACEY: Lots 1, 2, 3, 4, 5.01 Block 1428 (LT505B) Kasianis Brothers, LLC

This site plan received conditional approval on December 4, 2024. A letter dated September 3, 2025, from Jake M. Marciano of East Coast Engineering, Inc., was read requesting a waiver from providing 10' of separation between the corner curb radius and the proposed driveway radius. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommend the Board grant the waiver from providing a 10' separation between the corner curb radius and the proposed driveway radius as this plan is consistent with the existing driveways in the area. The motion was unanimously carried.

LAKEWOOD: Lots 3, 12 Block 141 (LAT1714B) Congregation Satmar of Lakewood

This site plan received conditional approval on February 19, 2025. Two letters were read from Rich Oberman of Newlines Engineering. A letter dated June 23, 2025, was read requesting a waiver from providing a right-of-way deed of dedication to 43' from centerline along East County Line Road to Ocean County. A letter dated May 28, 2025, was read requesting a waiver from requiring the removal of proposed parking from within 20' of the County right-of-way in accordance with Section 603.A. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board deny the waiver request for a right-of-way deed of dedication to the Master Plan half-width of 43' from centerline along East County Line Road to Ocean County. As presented, the applicant's plan proposes improvements within the Master Plan right-of-way and the applicant must remove proposed improvements from within the proposed right-of-way dedication and it was recommended the Board grant the waiver removing the proposed parking from within 20' of the County right-of-way line and allow parking within 20' of the right-of-way line on Kennedy Boulevard as the applicant has demonstrated there will not be traffic queuing at the site. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 1 Block 70 (SHB194) American Legion Shore Boros Post 351

This major subdivision received conditional approval on June 4, 2025. Condition #9 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract drainage fee to be \$0. Condition #10 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic improvement fee to be \$2,500.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board has determined the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$2,500.00. The motion was unanimously carried.

STAFFORD: Lot 32 Block 144 (ST610) 239 South Main, LLC

This site plan received conditional approval on July 2, 2025. Condition #5 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic fee to be \$0. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract traffic improvement fee to be \$0. The motion was unanimously carried.

TOMS RIVER: Lot 10 Block 173 (TRT3534) 1048 Road TR, LLC

This site plan received conditional approval on September 18, 2024. Condition #7 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract drainage fee to be \$6,000.00. Condition #8 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic improvement fee to be \$8,542.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$8,542.00. The motion was unanimously carried.

TOMS RIVER: Lots 13, 14, 15 Block 400.02 (TRT3540) Nar-Palm Development, LLC

This site plan was given conditional approval on December 4, 2024. A letter dated September 9, 2025, was read from Mathew Wilder of Morgan Engineering and Surveying requesting a waiver from providing a dedication to 50' from the centerline of Bay Avenue consistent with the County's Master Plan. The existing roadway has previously been widened on the southerly side of the right-of-way. The proposed design is consistent with the surrounding area. The dedication would cause the lot to be unimprovable due to the nature of the lot and the rear lot line abutting residential uses. A proposed rear buffer is deficient pursuant to Township standards which required a variance before the Planning Board which was granted. Any increased dedication / widening would create a condition where a buffer would not be able to be provided. On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board grant the waiver request for a right-of-way deed of dedication to the Master Plan half-width of 50' from centerline and have applicant provide a road easement to 30' from centerline on Bay Avenue or 10' behind the curbline, whichever is greater. 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:
BERKELEY BT727	235 / 4	1714 / 1720	8/20/2025	9/26/2025
BRICK BRT2024B	13, 15	1029	9/17/2025	9/29/2025
EAGLESWOOD ET177	31	23	8/6/2025	9/19/2025
JACKSON JT1762	4	18401	12/20/2023	9/24/25
JACKSON JT1770	21, 22	6401	5/1/2024	9/30/2025
LACEY LT566B.04	1.01	629	5/21/2025	9/30/2025
LAKEWOOD LAT2127A	1	1160.12	9/30/2025	9/30/2025

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:
LAKEWOOD LAT2151A	8	290.01	2/21/2024	9/19/2025
POINT PLEASANT BEACH PPBB297	1, 2, 3, 4, 5	66	4/16/2025	9/19/2025
POINT PLEASANT BEACH PPBB48H	1.01	83.01	5/7/2025	9/19/2025
STAFFORD ST610	32	144	7/2/2025	9/30/2025

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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

Brielle N. Campolei, Secretary
Ocean County Planning Board