

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

Regular meeting, Wednesday, December 17, 2025, 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, John M. Imperiale, Sean M. Areia, Laura Benson, Esq., Tim Gleason, 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 Ms. McCrystal, seconded by Mr. Lotano, the minutes of the meeting of December 3, 2025 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lot 1.01 Block 1074 (BT605C) Dream Homes Development**

This site plan is for 17 condominium units and affordable housing units with 41 parking spaces to be located on Louis Avenue and Orchard Avenue. 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 the drainage comments (see drainage memo dated 12/10/2025), (3) submit a copy of the NJDEP Letter of Interpretation for the Wetland delineation as indicated on the plans, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (5) pay an off-tract drainage 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 November 7, 2025 from Mathew R. Wilder of Morgan Engineering and Surveying was read requesting a waiver from providing a CAFRA permit or a Jurisdictional Determination Letter as the proposed development does not meet the statutory criteria which would require a CAFRA permit. Based on the site's location, a CAFRA approval would be required for a residential development with 25 or more units or a development with fewer units that proposes 1,200 linear feet of new roadway or new sanitary sewer main. The proposed development does not require CAFRA approval as the aforementioned thresholds are not met (the development proposes 17 units) and therefore a waiver is being sought.

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; this site plan was given final approval contingent upon the applicant to address the following items: (1) address the drainage comments (see drainage memo dated 12/10/2025), (2) submit a copy of the NJDEP Letter of Interpretation for the Wetland delineation as indicated on the plans, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (4) pay an off-tract drainage 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 232 Block 1714 (BT727A) Arya Properties**

This four-lot minor subdivision is for four single-family residential dwellings to be located at the intersection of Central Avenue and Twenty-Third 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, Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**BRICK: Lots 30.01, 30.02 Block 702 (BRT1071E) M&M at Route 70, LLC**

This amended site plan is for a 2,426 s.f. fast food burger drive-thru restaurant at the Marketplace at Forge Pond which has total 228 parking spaces on Route 70 at the intersection with Brick Boulevard. The previously approved site plan was for two retail buildings, a 22,245 s.f. Aldi and a 6,400 s.f. retail and one 4,300 s.f. drive-thru restaurant. The restaurant and Aldi have been constructed and the 6,400 s.f. retail is being amended to be a second 2,426 s.f. drive-thru restaurant. As per the "Jurisdictional Map for Route 70 and Brick Boulevard", the jug handle at this intersection falls under Ocean County jurisdiction. As part of Minor Subdivision BRT1071C, the applicant provided a right-of-way deed of dedication to Ocean County for the jug handle (the area outside of the N.J. Route 70 right-of-way) - in accordance with the signed agreement between the County of Ocean and Food Circus Super Market of Middletown, dated June 15, 1990. 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 NJDEP CAFRA permit (waiver requested). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated November 21, 2025, from Jillian D. Ng of EP Design Services, LLC was read requesting waivers from providing a traffic report, a drainage report and a NJDEP CAFRA permit because the proposed amended site plan is to reduce the 6,400 s.f. building to a 2,426 s.f. fast food pad, the overall site impervious coverage has been reduced from 87.1% to 86.7% and the overall site drainage is unchanged.

On a motion by Mr. Areia, seconded by Ms. McCrystal 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, grant the waiver request from providing a drainage report as there is a reduction in impervious coverage and the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold as there is a reduction in impervious coverage from their previous approval. This site plan was given final approval contingent upon the applicant to address the following items: (1) provide a trip generation statement in lieu of a full traffic report. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**BRICK: Lot 17 Block 86.07 (BRT2064) Cranberry Cove, LLC**

This two-lot minor subdivision is for one existing single-family residential dwelling and one proposed single-family residential dwelling with an existing marina to be located on a local road, Driftwood Drive. 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 1, 2, 3, 4, 5, 6 Block 22009 (JT1644C) Faraday Ave Property, LLC**

This site plan is for a 115,128 s.f. warehouse and office building with 153 parking spaces to be located on Faraday Avenue and Houston Avenue. County road improvements were constructed under a previous application. The existing County right-of-way half-width is 30' consistent with the Master Plan. 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) submit executed deeds of dedication and associated forms for diagonal corner clip right-of-way dedications to a minimum of 7' beyond the curb radii and include the proposed sidewalk from Block 22009 Lot 3 and Block 22010 Lot 4.01 to Ocean County, (2) submit an executed sight right easement form for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) address the traffic comments (see traffic memo dated 12/10/2025), (4) address the drainage comments (see drainage memo dated 12/11/2025), (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.

**JACKSON: Lot 40 Block 18701 (JT1785A) 789 Toms River Road, LLC**

This two-lot minor subdivision is located on Toms River Road (CR571). The applicant has provided a Pinelands Commission Certificate of Filing. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the Toms River Road pavement half-width and full-width on the final plat, (2) since the County right-of-way half-width is less than 40' from centerline, submit a right-of-way deed of dedication and metes and bounds description for an additional right-of-way to 40' from centerline to Ocean County (waiver requested), (3) submit a copy of the Pinelands Commission "no further review" letter, (4) provide proposed lot numbers assigned by the Township on the final plat, (5) If the Township requires curb and sidewalk, the curb shall be set at the County's Master plan width of 25' from centerline with 15:1 tapers back to the existing edge of pavement. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated October 27, 2025, from Rodman R. Ritchie of Dynamic Engineering was read requesting a waiver from providing a 40' right-of-way dedication to Ocean County and is proposing to provide a 25' right-of-way dedication and a 15' wide right-of-way easement to Ocean County for a total of 40' half-width from the roadway centerline.

On a motion by Mr. Areia, seconded by Ms. McCrystal it was recommended the Board grant the waiver request from providing a 40' right-of-way dedication from centerline and accept 25' right-of-way dedication plus a 15' wide road easement, to a distance of 40' from centerline; this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the Toms River Road pavement half-width and full-width on the final plat, (2) submit a copy of the Pinelands Commission "no further review" letter, (3) provide proposed lot numbers assigned by the Township on the final plat, (4) If the Township requires curb and sidewalk, the curb shall be set at the County's Master plan width of 25' from centerline 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.

**STAFFORD: Lots 17, 24, 59 Block 146 (ST41E) 300 Rt 72 West, LLC**

This site plan is for an existing 5,236 s.f. abandoned building to be renovated into a granite slab showroom with 22 proposed parking spaces to be located on Route 72 with access through Indian Road to East Bay Avenue. Ocean County requires the applicant to address the following items: (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) address the traffic comment (see traffic memo dated 12/10/2025), (4) pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated December 4, 2025, was read from Jason M. Marciano of East Coast Engineering, Inc., requesting a waiver from providing a full traffic report, and to provide a brief traffic summary instead, since the traffic volume is anticipated to be less than generated by the previous uses (restaurant and gym). A waiver was also requested from providing a CAFRA permit as the number of parking spaces proposed at this commercial facility is to be 22, which is less than the 45% required to exceed the CAFRA threshold.

On a motion by Mr. Areia, seconded by Ms. McCrystal it was recommended the Board grant the waiver request from providing a full traffic report, accept the submitted trip generation statement and require the applicant to provide trip distribution to East Bay Avenue. Also, that 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 distribution to East Bay Avenue, (2) address the traffic comment (see traffic memo dated 12/10/2025), (3) pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

**BARNEGAT: Lots 42.05, 42.06, 42.09, 42.10, 42.11 Block 92.112 (BAT95V3) Cardinale & Barnegat Crossing Assoc.**

**BARNEGAT: Lots 42.05, 42.06, 42.11 Block 92.112 (BAT95V4) Cardinale & Barnegat Crossing, Assoc.**

**BRICK: Lots 3, 4, 5 Block 446.05 (BRT462M2) Smith & Sons Realty Co. L.P. & Lake Riviera Co., L.P.**

**LAKEWOOD: Lot 1 Block 500 (LAT2200A.03) Divvone Equity Group, LLC**

**LAKEWOOD: Lots 198, 199, 229, 230, 231 Block 1248.24 (LAT2219B) Red Porch Holdings, LLC**

**LAKEWOOD: Lots 5.01 Block 24.04 (LAT2229A) Yeshiva Hameir L'Yisroel.**

**LAKEWOOD: Lots 1, 3, 5/1-5/1-6/193, 194, 222, 223/196, 197, 224, 226 Block 1243/1244/1245/1248.21/1248.22 (LAT2273A.01) Solar Ave, LLC**

**LAKEWOOD: Lots 1, 3, 5/1-5/1-6/193, 194, 222, 223/196, 197, 224, 226 Block 1243/1244/1245/1248.21/1248.22 (LAT2273B.01) Solar Ave, LLC**

**TOMS RIVER: Lots 10.07 & 11 Block 230 (TRT3561) 1556 Church Road, LLC**

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**CORRESPONDENCE:**

**JACKSON: Lot 6 Block 2301 (JT1788) Pinkava, Joseph A.**

This site plan received conditional approval on December 3, 2025. A letter dated October 9, 2025, from Christopher P. Rosati of FWH Associates, P.A., was read requesting a waiver from providing a traffic report as the property is located on a local road, the proposed building gross floor area (GFA) is 6,500 s.f. and Jackson Township does not require a traffic report if the GFA is less than 20,000 s.f., Herman Road is an existing dirt road - the anticipated traffic to and from the proposed facility will be minimal and adjacent properties are vacant or product minimal traffic. On a motion by Mr. Areia, seconded by Ms. McCrystal it was recommended the Board deny the waiver request from providing a traffic report as Herman Road provides access to the County road and the applicant is required to analyze the West Commodore Boulevard and Herman Road intersection. The motion was unanimously carried.

**LAKEWOOD: Lot 20.09 Block 174 (LAT2239) Congregation Mishkan Hatorah, Inc.**

This site plan received conditional approval on March 20, 2024. A letter dated November 26, 2025, from Timothy P. Lurie of Newlines Engineering and Survey was read requesting the following waivers: a waiver from providing a right-of-way dedication as County Line Road was recently improved in this section; a waiver from providing a full traffic report as the project does not entail the development of a new school facility or an increase in student enrollment, the school serves a small, residential student body which are not permitted vehicles and there are no buses for the students; a waiver from relocating a drainage pipe as a 30"perforated pipe has already been installed within the easement; a waiver from showing existing features as the intersection was recently constructed by Ocean County; a waiver from providing County road Improvements as the intersection was recently constructed by Ocean County; a waiver from providing existing topography and revise grading as intersection was recently constructed by Ocean County; a waiver from constructing additional pavement widening as intersection was recently constructed by Ocean County; a waiver from relocating inlets as the intersection was

recently constructed by Ocean County; a waiver from providing County road indications as the intersection was recently constructed by Ocean County; a waiver from providing pavement details as intersection was recently constructed by Ocean County. On a motion by Mr. Areia, seconded by Ms. McCrystal it was recommended the Board: grant the waiver request from providing right-of-way dedication and accept a 7' wide road easement to 43' from centerline; grant the waiver request from providing a full traffic report and accept the submitted trip generation statement; grant the waiver request from relocating the 30" perforated pipe and require the applicant to add note to plan which states, "The property owner is responsible to maintain all existing site drainage structures located within the proposed road easement"; grant the waivers from showing existing features, providing County road improvement plans, showing existing topography and revise grading, constructing additional pavement widening, relocating inlets, showing County road indications and from providing pavement details as the intersection was recently constructed by Ocean County. The motion was unanimously carried

**POINT PLEASANT: Lots 1.01, 2.01 Block 303 (PPB739B) 51 Holly Road Associates, LLC**

This site plan received conditional approval on November 5, 2025. A letter dated December 3, 2025, from Kenneth Smith, II of Lindstrom, Diessner and Carr, P.C. was read requesting a waiver from providing driveway spacing in accordance with the Ocean County Site Plan and Subdivision Resolution Table 600-2 as the proposed use will have reduced intensity compared to the existing gas station use and it fits the character of the residential / commercial neighborhood low trip generation and limited peak conflict potential. They also requested a waiver from providing "T" type driveway design that will prevent vehicles from backing out onto the County road as, due to existing townhome configuration and lot size, "T" turnarounds would create new non-conformities or compromises of other site design standards. On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver request from providing driveway spacing as it is consistent with the character of the surrounding neighborhood and the Board deny the waiver request from providing a "T" type driveway as it appears there is sufficient room to provide "T" type driveways. The motion was unanimously carried.

**POINT PLEASANT BEACH: Lot 15 Block 57 (PPBB299) Point Pleasant Beach Presbyterian Church**

This minor subdivision was given conditional approval on August 6, 2025. A letter dated December 5, 2025 from Joseph Kociuba of KBA Engineering Services, LLC was read requesting a waiver from providing a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County and in lieu of a dedication, a 5' right-of-way easement is proposed, as a dedication would have a detrimental effect on the proposed subdivision, resulting in a non-conforming lot areas and setback which would cause a hardship for the applicant. On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver request from providing a right-of-way dedication and accept 5' wide road easement to 30' from centerline. 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:
BRICK BRT2050	43, 45	277	5/15/2024	12/9/2025
JACKSON JT1415E	5.04	4801	12/3/2025	12/17/2025
LACEY LT931	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 26, 27	1520	9/3/2025	12/17/2025
LAKEWOOD LAT2120A	9	524.36	1/17/2024	12/8/2025
LAKEWOOD LAT2239	20.09	174	3/20/2024	12/17/2025

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:
LITTLE EGG HARBOR LEHT422C	13.01	278	2/19/2025	12/12/2025
POINT PLEASANT BEACH PPBB299	15	57	8/6/2025	12/17/2025
SHIP BOTTOM SBB237	1	48	11/19/2025	12/8/2025

On a motion by Ms. McCrystal, seconded by Mr. Lotano, the Board approved the Ocean County Planning Board Meeting Schedule for 2026. The motion was unanimously carried.

OCEAN COUNTY PLANNING BOARD  
Public Meetings – 2026  
129 Hooper Avenue  
Third Floor Conference Room  
Toms River, New Jersey

- January 21

February 11

March 4

March 25

April 15

May 6

May 27

June 17
- July 8

July 29

August 19

September 9

September 30

October 21


November 10 (Tuesday)

December 2

December 16

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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, Secretary  
Ocean County Planning Board