

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

Regular meeting, Wednesday, February 11, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Matt Lotano, Debbie Beyman, Elaine McCrystal, Joseph R. Marra, Sean M. Areia, 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. Lotano, Mr. Marra abstaining, the minutes of the meeting of January 21, 2026 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lot 16 Block 165 (BAT342) Schirripa, Frank

This two-lot minor subdivision is for two single-family residential dwellings to be located on West Bay Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) since 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 (waiver requested), (2) replace the concrete/brick wall along West Bay Avenue with full height concrete curb. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated December 29, 2025 from Brian P. Murphy of FWH Associates was read requesting a waiver from providing a right-of-way dedication for this project. The home is currently only 27' off the right-of-way where 30' is required. A dedication would leave the house only 14' of the right-of-way, which would be substantial intensification of the variance. In lieu of providing dedication, they propose providing a right-of-way easement to Ocean County.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a right-of-way dedication and accept a variable width road easement to 33' from centerline, as the site is currently developed with an existing residential dwelling; this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) replace the concrete/brick wall along West Bay Avenue with full height concrete curb. 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: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 Block 287 (BT733) Arya Properties

This four-lot minor subdivision is for three single-family residential units on Tremont Street and a remainder lot located on unimproved Columbus Circle SW. 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 27, 33 Block 639 (BRT2065) Gulotta, Maryann

This two-lot minor subdivision is for a lot line adjustment located on a local road, Liverpool Road. 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.

BRICK: Lot 5 Block 1034 (BRT2066) JB Homeservices LLP DBA Garon T Plumbing and Heating

This site plan is for a change of use of an existing 7,987 s.f. retail building to a contractor shop and professional office and parking lot modifications to define 11 existing parking spaces located on Route 88. Ocean County requires the applicant to address the following conditions of approval: (1) indicate on the plans the NJDOT "Desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT Access code, (2) submit a traffic report (waiver requested), (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). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated February 3, 2026 from Kenneth C. Smith II of Lindstrom, Diessner and Carr was read requesting several waivers. A waiver was requested from providing a full traffic report and provided a trip generation table in lieu of a full traffic report. Although the proposed use will increase traffic of the existing use, NJSH Route 88 is a State highway with adequate capacity to handle additional traffic from the site; a waiver from providing a drainage report was requested as the impervious coverage will increase by only 1,200 s.f. (0.03 Ac) from existing to proposed conditions; a waiver was requested from providing a CAFRA permit or Jurisdictional determination letter. Per N.J.A.C 7:7-2.2(a)3 through 7:7-2.2(a)5, as a minimum of 50 parking spaces are required for a commercial development more than 500' from a waterway/dune to need a CAFRA permit. The project is proposing 11 parking spaces. Since less than 50 parking spaces are proposed, a CAFRA permit is not required.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a full traffic report and accept the submitted trip generation statement; grant a waiver from providing a drainage report as the amount of new impervious coverage is de minimus and will not impact a County facility; 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) indicate on the plans the NJDOT "Desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT Access code. 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 3 Block 101 (JT1763A) ECD NY, Inc.

This site plan is for a 57,000 s.f. contractor warehouse with 39 parking spaces to be located at the intersection of Monmouth Road (CR537) and Allyson Road. This section of Monmouth Road is within Monmouth County jurisdiction, and the applicant has provided a copy of the Monmouth County Planning Board conditional approval. 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 a right-of-way deed of dedication and metes and bounds description for a right-of-way dedication along Monmouth Road to the Master Plan half-width of 40' from centerline to Ocean County, (2) 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, (3) revise the site plans to show the County road improvements, (4) address the following traffic comment: provide a trip distribution to/from the south on Cassville Road, (5) address the items listed in the Monmouth County review letter dated 11/24/2025, (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 14 Block 5804 (JT1789) Zucker, Dov

This site plan is for a three-story 14,055 total s.f. House of Worship with 48 parking spaces to be located on North New Prospect Road. The plans indicates that the existing right-of-way half-width is 30' from centerline, consistent with 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) indicate the proposed full height curb is to be built 23' from centerline to the southern property line with 15:1 paved taper back to existing edge of pavement in accordance with Section 611, (2) revise the plans to show the existing driveway to be removed, (3) address the traffic comments (see traffic memo dated 2/4/2026), (4) address the drainage comments (see drainage memo dated 2/11/2026), (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.

JACKSON: Lots 31, 43 Block 6801 (JT1790) Stern, Aharon

This two-lot minor subdivision is for a lot line adjustment on two local roads, Bethel Church Road and Pointe Circle. County facilities will not be impacted. 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 plat to label the existing lot line to be removed, and to include a graphic scale and three corner coordinates in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 198, 199, 229, 230, 231 Block 1248.24 (LAT2219C) Red Porch Holdings, LLC

This site plan is for a 23,831 s.f. commercial building with 128 parking spaces to be located on New Hampshire Avenue. 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 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. 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) 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) provide complete County road improvement plans for the County road - to be reviewed and approved by the Ocean County Engineer, (4) address the following comments regarding the conceptual road County improvement plan: a) show proposed striping tying into existing striping at Erica Road, b) show proposed striping in a darker line style than existing, c) remove grading from the improvement plan, d) show the lane transition from two to three lanes at the northern limit, e) revise the width of the proposed median at the northern limit to accommodate the lane transition, f) show the County culvert under New Hampshire Avenue, g) show the proposed traffic signal arm to be located on the west side of the Locust Street intersection, h) revise the County road cross-sections to maintain a consistent cross slope between 1-3%, i) provide 30 scale intersection details, j) provide 40' intersection corner radius on the southeast corner of the Locust Street / New Hampshire Avenue intersection, k) provide a 15:1 paved taper back to existing edge of pavement at the southern end of the County road improvements, (5) provide a comprehensive traffic report for all proposed developments east of New Hampshire Avenue (between Erica Road and Budleman Way), (6) address the traffic comments to be provided based on the review of a comprehensive traffic report, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 8/20/2025), (8) address the traffic comments as necessary (see traffic memo dated 8/20/2025), (9) provide traffic signal plans, a synchro analysis, and a warrant analysis for

Rochelle Street / Corbin Court, (10) provide a dimensioned striping plan for future five-lane typical section with a maximum 5' shoulder on both sides of New Hampshire Avenue, (11) dimension the proposed right-of-way half-width and full-width of the County road on the plans, (12) since the right-of-way half-width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to a minimum of 40' from centerline to Ocean County, (13) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the proposed intersection and at the proposed access point in accordance with County standards to Ocean County, (14) consider providing utility connections from Rochelle Street, (15) revise the County road cross sections to include the entire width of the County road, (16) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (17) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. 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.

LAKESIDE: Lots 1, 3, 5 / 1, 2, 3, 4, 5 / 1, 2, 3, 4, 5, 6 / 193, 194, 222, 223 / 196, 197, 224, 226 Blocks 1243 / 1244 / 1245 / 1248.21 / 1248.22 (LAT2273A.02) Solar Ave LLC

This 69-lot major subdivision is for 64 duplex units, a two-story 8,996 s.f. Synagogue with a basement with 67 parking spaces, two open lots, and two underground detention / TOT lots to be located on 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 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. This subdivision is associated with the site plan application LAT2273B.02 for the proposed shul. 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) provide complete County road improvement plans for the County road - to be reviewed and approved by the Ocean County Engineer, (4) address the following comments regarding the conceptual road County improvement plan: a) show proposed striping tying into existing striping at Erica Road, b) show proposed striping in a darker line style than existing, c) remove grading from the improvement plan, d) show the lane transition from two to three lanes at the northern limit, e) revise the width of the proposed median at the northern limit to accommodate the lane transition, f) show the County culvert under New Hampshire Avenue, g) show the proposed traffic signal arm to be located on the west side of the Locust Street intersection, h) revise the County road cross-sections to maintain a consistent cross slope between 1-3%, i) provide 30 scale intersection details, j) provide 40' intersection corner radius on the southeast corner of the Locust Street / New Hampshire Avenue intersection, h) provide a 15:1 paved taper back to existing edge of pavement at the southern end of the County road improvements, (5) provide a comprehensive traffic report for all proposed developments east of New Hampshire Avenue (between Erica Road and Budleman Way), (6) address the traffic comments to be provided based on the review of a comprehensive traffic report, (7) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 10/15/2025), (8) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 3' beyond the proposed edge of pavement (minimum of 40' from centerline) of New Hampshire Avenue and for diagonal corner clip dedications at the traffic signals to Ocean County, (9) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersections in accordance with County standards to Ocean County, (10) revise the final plat to show the existing County road edge of pavement including half-width and full-width dimensions, (11) revise the final plat to show existing right-of-way half-width and full-width and proposed right-of-way half-width and full-width dimensions, (12) provide three corner coordinates on each sheet of the final plat, (13) provide block and lot numbers for

the blocks and lots surrounding the site on the final plat, (14) revise the subdivision plans and the road improvement plans to consistently show the required County road improvements, (15) provide traffic signal and electrical plans for the New Hampshire Avenue and Locust Street intersection, (16) provide traffic signal and electrical plans for the New Hampshire Avenue and Rochelle Street intersection, (17) address the following traffic comments: a) depict proposed roadway widening and striping along New Hampshire Avenue per the County's concept plan, b) provide traffic signal and electrical plans for the New Hampshire Avenue and Locust Street intersection. Signal equipment layout must be consistent with the concept plan. Revise intersection curb radii to 40' for arterials per Table 600-6, c) depict sight line for northbound right turn from the new Locust Street approach, d) provide existing and future no-build analyses for the New Hampshire Avenue and Locust Street intersection. Revise build analysis as both sheets are labeled as AM, e) provide full build analysis to account for additional future traffic to/from the new leg of Locust Street, (18) add to the plans the Ocean County standard notes for projects located on County roads, (19) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (20) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. 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.

LAKEWOOD: Lots 1, 3, 5 / 1, 2, 3, 4, 5 / 1, 2, 3, 4, 5, 6 / 193, 194, 222, 223 / 196, 197, 224, 226 Blocks 1243 / 1244 / 1245 / 1248.21 / 1248.22 (LAT2273B.02) Solar Ave LLC

This site plan is for a two-story 8,996 s.f. Synagogue with a basement and 67 parking spaces to be located at the intersection of New Hampshire Avenue and Rochelle Street. The synagogue is part of a 69-lot major subdivision LAT2273A.02. 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 all conditions of approval for LAT2273A.02 Solar Avenue Major Subdivision. 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.

LAKEWOOD: Lots 1, 2, 4, 5, 6, 8, 10 / 1, 2 / 190 / 191 Blocks 1246 / 1247 / 1248.19 / 1284.20 (LAT2273C.01) Stone Mountain Estates, LLC

This 68-lot major subdivision is for 64 duplex units with four parking spaces per unit to be located on unimproved roads near 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 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. On a motion by Ms. McCrystal, seconded by Mr. Marra, 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) provide County road improvement plans for the County road - to be reviewed and approved by the Ocean County Engineer (see Solar Ave Major Subdivision and Red Porch site plan comments), (4) fix the tax map on the final plat, (5) provide block and lot numbers for the blocks and lots surrounding the site on the final plat, (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 comprehensive traffic report, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 2/9/2026),

(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. 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 41 Block 536 (LAT2303) 326 Laurel LLC

This four-lot minor subdivision is for two duplex units to be located on Laurel Avenue. 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 final plat so that the existing lot information is legible, (2) revise the final plat to show proposed corner monuments to be set at the rear property corners, (3) provide a copy of a cross-access easement from Block 536 Lot 34 for access to the site and reference the cross-access easement on the final plat. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

MANCHESTER: Lots 620, 620.01 Block 21 (MT498B) Arya Properties

This three-lot minor subdivision is for a commercial lot to be located on Ridgeway Road (CR 571) and two single-family residential lots to be located on Wilbur Avenue. 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) dimension the existing right-of-way half-width of the County road on the plan, (2) since the existing right-of-way half-width of the County road is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (3) dimension the County road pavement half-width and full-width, (4) provide a copy of the recorded drainage easement from Ocean County (Lot 2.01) to Brentwood Estates for the newly constructed pipe and inlet which is the discharge point from the detention basin on Lot 621.10, (5) If the Township requires curb and sidewalk, the curb shall be set at the County's Master plan width with 15:1 tapers back to the existing edge of pavement. County road improvement plans will be required with the commercial site plan application. 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.

PINE BEACH: Lots 4, 5, 6, 7, 8, 9, 10 Block 31 (PBB65) Saxton Justine A. & James J.

This two-lot minor subdivision is for two single-family residential dwellings to be located on Hillside Avenue and Pennsylvania Avenue. 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) dimension the existing right-of-way half-width and full-width of Pennsylvania Avenue on the plan, (2) if the right-of-way half-width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (3) depict on the plan an AASHTO sight triangle easement at the intersection in accordance with County standards, and if necessary provide a sight easement to Ocean County, (4) dimension the County road pavement half-width and full-width, (5) identify existing lot lines to be removed, (6) driveway location on new lot shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-2 of Section 605, (6) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C., (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.

POINT PLEASANT: Lot 6 Block 202 (PPBB301) 701 Arnold Ave, LLC

This site plan is for building modifications and parking lot renovations to provide a 3,259 s.f. mixed use building for commercial use and three apartment units with six parking spaces (one new) located on Arnold Avenue. Per the plan, the County right-of-way is greater than the Master Plan width. Ocean County requires the applicant to address the following conditions of approval: (1) submit a drainage report (waiver requested), (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) submit County road improvement plans (waiver requested), (4) 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 9, 2026 from Timothy P. Lurie of Newlines Engineering and Surveying was read requesting several waivers. A waiver was requested from providing a drainage report. The project is a minor development by definition of less than ¼ acres of new impervious surface and less than 1 acre of overall disturbance. The proposed improvements actually reduce the impervious coverage from 98.94% to 93.45%; a waiver was requested from providing a CAFRA permit as this project proposes only six parking spaces, which is less than the CAFRA threshold of 50 parking spaces; a waiver was requested from providing County road improvement plans because the width of Arnold Avenue pavement is consistent with the character of the downtown neighborhood and therefore no County road widening is necessary.

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 is a reduction in impervious coverage; grant the waiver request from providing County road improvement plans as no improvements are required for Arnold Avenue; 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) 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.

TOMS RIVER: Lot 15 Block 591.25 (TRT1445F) Hope Sheds Light

This two-lot minor subdivision is located on Hooper Avenue and Chestnut Street. Ocean County requires the applicant to address the following conditions of approval: (1) since the right-of-way half-width of Hooper Avenue is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County (waiver requested), (2) since the right-of-way half-width of Chestnut Street 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 (waiver requested), (3) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point in accordance with County standards to Ocean County. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated January 29, 2026 from Christopher P. Rosati of FWH Associates, was read requesting a waiver from providing the required right-of-way dedications along both Hooper Avenue and Chestnut Street. Due to the nature of the project, they requested that the provided right-of-way easements be an acceptable substitution.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a right-of-way dedication and accept a 7' wide road easement to 60' from centerline along Hooper Avenue and accept the existing road easement to 30' from centerline along Chestnut Street in lieu of a right-of-way dedication; this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a sight right easement form and metes and bounds description for sight triangle easements at the access point in accordance with County standards to Ocean County. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lot 15 Block 591.25 (TRT1445G) Hope Sheds Light

This site plan is for a 1,733 s.f. addition to an existing building for Hope Sheds Light located on Chestnut Street. Ocean County requires the applicant to address the following conditions of approval: (1) since the right-of-way half-width of Chestnut Street 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 (waiver requested), (2) submit a traffic report (waiver requested), (3) submit County road improvement plans (waiver requested), (4) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated February 5, 2026 from Christopher P. Rosati of FWH Associates was read requesting several waivers. A waiver was requested from providing the required right-of-way dedications along both Hooper Avenue and Chestnut Street and provide right-of-way easement as an acceptable substitute; a waiver was requesting from providing a traffic report as the proposed improvements will have no significant impact to traffic generation to the project site. The proposed improvements do no change parking counts, parking layout or access to the site. The existing use of the site is a church/community outreach center. The applicant proposes a two-story 1,733 s.f. building addition simply to improve the efficiency of the current community outreach center services. The addition will not result in an appreciable increase in daily trips; a waiver is requested from providing County roadway improvement plans. The proposed improvements are for an existing site and does not alter the parking layout, or site access drives; a waiver is requested from providing a CAFRA permit. The proposed development falls below the jurisdictional threshold for requiring a CAFRA permit. The existing site neither adds any additional parking nor modifies the existing parking layout therefore none of the criteria for a CAFRA permit are triggered.

On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a right-of-way dedication and accept the existing road easement to 30' from centerline along Chestnut Street in lieu of a right-of-way dedication; grant waiver request from providing a traffic report as there are no increase in trips anticipated; grant the waiver from providing County road improvements as no widening is required along Chestnut Street; 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. The motion was unanimously carried.

TOMS RIVER: Lots 2.03, 8 Block 573 (TRT1871N) CS Paramount Hooper, LLC

This minor subdivision application is for a lot consolidation by deed located on Bay Avenue and Hooper Avenue. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit the deed of lot consolidation for OCPB stamp and signature. 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 2.03, 8 Block 573 (TRT1871P) CS Paramount Hooper, LLC

This site plan is for the Bey Lea Shopping Center Redevelopment project which includes the demolition of the Vitamin Shoppe and the construction of a 2,606 s.f. Paris Baguette, a 2,543 s.f. Cava with drive thru, a 3,877 s.f. First Watch Restaurant, a 2,202 s.f. Just Salad with drive thru, a 23,024 s.f. Sprouts Farmers Market, and the renovation of an existing building for a 18,369 s.f. Boot Barn with 515 parking spaces located on Hooper Avenue and Bay Avenue. 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) dimension the existing right-of-way half-width and full-width of Hooper Avenue on the plan, and if the half-width is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) dimension

the existing right-of-way half-width and full-width of Bay Avenue on the plan, and if the half-width is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (3) dimension the pavement half-width and full-width of both County roads, (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 2/5/2026), (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.

TOMS RIVER: Lot 15 Block 172.04 (TRT3563) Silverton Lily LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located on Silverton Road. 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) rotate the final plat so that north is up or to the right in accordance with industry standard, (2) dimension the existing County right-of-way half-width on the final plat, (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) 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, (6) add a note to the plat that states: Off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C. 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 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723 / 1 / 502, 503, 504, 505, 506, 559, 560, 561, 562, 563 Blocks 599 / 601 / 604 (TRT897N2.01) SP Acquisitions III, LLC

This four-lot major subdivision is located on Hooper Avenue and Caudina Avenue. The subdivision is associated with site plan TRT897N3.01 for a self-storage facility, retail, quick serve coffee, and drive-thru. On a motion by Ms. McCrystal, seconded by Mr. Marra, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) since the existing right-of-way half-width of Caudina Avenue is less than 30' from centerline, submit an executed deed of dedication for additional right-of-way to 30' from centerline to Ocean County, (2) since the existing right-of-way half-width of Hooper Avenue is less than 60' from centerline, submit an executed deed of dedication for additional right-of-way to 60' from centerline to Ocean County, (3) submit an executed sight right easement form for a sight triangle easement at the proposed intersection in accordance with County standards to Ocean County. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

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CORRESPONDENCE:**BERKELEY: Lot 10 Block 858.17 (BT716) Maravelias, Robert and Irene**

This site plan was given conditional approval on December 18, 2024. Condition #2 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$2,231.00. 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 \$2,231.00. The motion was unanimously carried.

BRICK: Lot 16.03 Block 868.01 (BRT1690J2) Aulenbach, Ronald

This site plan was given conditional approval on January 21, 2026. Condition #5 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$8,000.00. 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 \$8,000.00. The motion was unanimously carried.

BRICK: Lot 15.01 Block 190 (BRT2044) Miller and Son Properties, LLC

This site plan was given conditional approval on February 21, 2024. A letter dated February 2, 2026 from Jeffrey J. Carr of Lindstrom, Diessner and Carr was read requesting a one-year extension as the application is still under review by the Township Board of Adjustment. 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 February 21, 2027. The motion was unanimously carried.

JACKSON: Lot 24 Block 21001 (JT1767) Pitney East, LLC

This minor subdivision was given conditional approval on March 6, 2024. A letter dated February 2, 2026 from Yosef Portnoy of Civil Core Consulting was read requesting a one-year extension as the application has ongoing coordination regarding the reconstruction of the existing basin which needs to be finalized with Jackson Township before filing the subdivision. 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 March 6, 2027. The motion was unanimously carried.

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

This site plan received conditional approval on November 1, 2023. On a motion by Mr. Areia, seconded by Ms. McCrystal, the minutes are hereby amended to require the applicant to enter into a Developers Agreement to acquire a Grading and Sight Easement from Block 54 Lot 10 for the County road improvements required to obtain the Master Plan County road width of Monmouth Avenue. The motion was unanimously carried.

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

This site plan received conditional approval on April 3, 2024. A letter dated February 10, 2026 from Christopher P. Rosati of FWH Associates was read requesting a one-year extension as there is a delay in receiving final approvals from several outside agencies including Ocean County Soil Conservation District and Veolia Water. 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 3, 2027. 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 BRT2056	13	673	03/05/2025	02/10/2026
LAKWOOD LAT2275	20	170	04/02/2025	02/10/2026
POINT PLEASANT BOROUGH PPB821	29	98	09/17/2025	02/02/2026

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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