

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

Regular meeting, Wednesday, November 5, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

The first order of business was the resignation of Mr. Earl F. Sutton as Vice Chairman and member. The Board thanked Mr. Sutton for his 16 years of service as a Board member and his continuous dedication to Ocean County. Mr. Tirella opened the floor for nominations for Vice Chairman. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, Matt Lotano was nominated for Vice Chairman. The motion was unanimously carried.

**Congratulations Vice Chairman Mr. Lotano.**

Chairman Tirella presiding. Attending: Earl F. Sutton, Matt Lotano, Elaine McCrystal, John M. Imperiale, Laura Benson, Esq., Mark Jehnke, Tony Agliata 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. Sutton, the minutes of the meeting of October 15, 2025, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BRICK: Lots 22, 23 Block 322 (BRT2061) SC Shore Properties, LLC**

This two-lot minor subdivision is for a lot line adjustment located on a local road, Circle Drive. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

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

This site plan is for a 510 s.f. 7 Brew coffee shop with a 260 s.f. storage cooler and seven parking spaces to be located on Chambers Bridge Road. Lot 8 also fronts on Brick Boulevard. There will be a reduction in total shopping center parking to 365 spaces. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half-width and full-width of both County roads on the plan, (2) if the right-of-way half-width of Chambers Bridge Road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline of Chambers Bridge Road to Ocean County, (3) if the right-of-way half-width of Brick Boulevard is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline of Brick Boulevard to Ocean County, (4) submit a sight right easement form and metes and bounds description for a sight triangle easement at the egress point in accordance with County standards to Ocean County, (5) submit a copy of the CAFRA Jurisdictional Determination letter from the NJDEP, (6) submit County road improvement plans (waiver requested), (7) dimension the County road pavement half-width and full-width of both County roads, (8) label the existing road easement on the site plan (C-6), (9) address the following traffic comment: provide information regarding drive thru processing times and queuing to demonstrate the site will not impact County facilities, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated October 7, 2025, from Aaron Chan of Stonefield Engineering and Design was read requesting a waiver from providing County road improvement plans. Given that the limits of the proposed redevelopment are within the parking lot of a fully developed commercial shopping center, no County driveway or roadway improvements are proposed as part of the project scope.

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 no widening is required as Chambers Bridge Road and Brick Boulevard are at Master Plan width; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half-width and full-width of both County roads on the plan, (2) if the right-of-way half-width of Chambers Bridge Road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline of Chambers Bridge Road to Ocean County, (3) if the right-of-way half-width of Brick Boulevard is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline of Brick Boulevard to Ocean County, (4) submit a sight right easement form and metes and bounds description for a sight triangle easement at the egress point in accordance with County standards to Ocean County, (5) submit a copy of the CAFRA Jurisdictional Determination letter from the NJDEP, (6) dimension the County road pavement half-width and full-width of both County roads, (7) label the existing road easement on the site plan (C-6), (8) address the following traffic comment: provide information regarding drive thru processing times and queuing to demonstrate the site will not impact county facilities, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lots 1, 3 Block 4404 (JT1634A) Applegate Owner, LLC**

This site plan is for a 50,205 s.f. yeshiva / secondary school higher learning institution and dormitory in phase one and a gymnasium in phase two with 80 parking spaces to be located on Frank Applegate Road. On a motion by Ms. McCrystal, seconded by Mr. Sutton, 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 the County road in front of Lot 3 on the plan, (2) since the right-of-way half-width is less than 30' from centerline in front of Lot 3, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (3) dimension existing County road pavement half-width and full-width in front of adjacent Lot 4, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards from Lot 1 to Ocean County, (5) submit an executed sight right easement and metes and bounds description for sight triangle easement on Lot 2 to provide a clear line of sight from the proposed access point, (6) submit a copy of the deed of lot consolidation, (7) revise the plans to provide County road widening to the Master Plan width of 20' from centerline across the entire frontage of the lot to accommodate a three-lane section with 3' shoulders, (8) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (9) fix the location map on the cover sheet, (10) address the traffic comments (see traffic memo dated 11/5/2025), (11) address the drainage comments (see drainage memo dated 11/5/2025), (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lot 5 Block 8401 (JT1666B) 141 N. County Line, LLC c/o Kraitenberg, Dovi**

This site plan is for an 18,299 s.f. addition to an existing warehouse with 69 additional parking spaces located on North County Line Road. The plans indicate the County right-of-way half-width of 51' is greater than the Master Plan right-of-way. The applicant has requested that Ocean County vacate a portion of an existing drainage easement and provide a new drainage easement

in the location of the existing County outfall and swale. Ocean County requires the applicant to address the following conditions of approval: (1) label the proposed drainage easement to Ocean County on sheet four, (2) revise the proposed drainage easement to encompass the entire drainage swale based on topography, (3) provide an executed drainage easement form for the proposed drainage easement to include the existing outfall and full extent of the drainage swale, (4) provide an exhibit and metes and bounds description for the section of the existing drainage easement to be vacated, (5) address the traffic comments (see traffic memo dated 11/5/2025), (6) address the drainage comments (see drainage memo dated 11/5/2025), (7) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans (waiver requested), (8) revise the plans to show pavement widening to maintain 38' from the median curb from the existing curb to the western property line with a 15:1 paved taper back to existing edge of pavement (curb to be in front of existing manhole), (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. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated September 29, 2025, from Yosef Portnoy of Civil Core Consulting was read requesting a waiver from providing NJ DEP Letter of Interpretation. The site previously received an Letter of Interpretation (File No.:1511-15-0007.1) based on a delineation performed by Dubois & Associates. While the original Letter of Interpretation has expired, the flags were re-established by a surveyor in the original locations and the site was inspected by Bryon DuBois and Associates on June 10, 2025, which confirmed that the current wetlands locations are consistent with the previously approved line. See attached letter. No disturbance is proposed within any wetlands or transition areas.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant and accept the applicant's professional's interpretation that the wetlands line associated with this project is consistent with the previously approved NJ DEP Letter of Interpretation; this site plan was given final approval contingent upon the applicant to address the following items: (1) label the proposed drainage easement to Ocean County on sheet four, (2) revise the proposed drainage easement to encompass the entire drainage swale based on topography, (3) provide an executed drainage easement form for the proposed drainage easement to include the existing outfall and full extent of the drainage swale, (4) provide an exhibit and metes and bounds description for the section of the existing drainage easement to be vacated, (5) address the traffic comments (see traffic memo dated 11/5/2025), (6) address the drainage comments (see drainage memo dated 11/5/2025), (7) revise the plans to show pavement widening to maintain 38' from the median curb from the existing curb to the western property line with a 15:1 paved taper back to existing edge of pavement (curb to be in front of existing manhole), (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

#### **JACKSON: Lot 53 Block 5902 (JT1787) Brookwood Enterprise, LLC**

This site plan is for a 22,148 total square foot daycare with 81 parking spaces to be located on South New Prospect Road. The existing half-width right-of-way is 30' from centerline consistent with the Master Plan. The plans show opposite side pavement widening of South New Prospect Road to accommodate a center left turn lane. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the proposed pavement full-width of the County road and the proposed shoulder widths, (2) revise the County road improvement plan to include existing centerline and edge of pavement elevations and proposed curb elevations, and limit of full-depth pavement reconstruction, (3) provide cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half-width of the roadway and positive gutter flow in accordance with section 611.B.1. - to be reviewed and approved by the Ocean County Engineer, (4) address the traffic comments (see traffic memo dated 11/5/2025), (5) address the drainage comments (see drainage memo dated 11/5/2025), (6) add the following standard County notes to the plans 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. Stakeout 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, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

This site plan is for a change of use from a boarding house to a short-term residential substance abuse treatment facility with 24 parking spaces on Pushkin Road with access to Thompson Bridge Road. Ocean County requires the applicant to address the following conditions of approval: (1) indicate the existing right-of-way half-width and full-width of Thompson Bridge Road, (2) reference the filed map number of the right-of-way dedication to 30' from centerline and sight easements at the access drive to Thompson Bridge Road, (3) dimension the pavement half-width and full-width of Thompson Bridge Road, (4) provide a copy of the NJDEP Letter of Interpretation for the wetland delineation as shown on the plan, (5) address the drainage comments (see drainage memo dated 11/5/2025), (6) submit a traffic report (waiver requested), (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated October 29, 2025, from Mathew R. Wilder of Morgan Engineering was read requesting a waiver from submitting a traffic report, in lieu a statement of operations has been included. There are no established engineering standards related to trips / traffic for this use since the operation is so specific to the piece of property. This is a low traffic generator. Patients do not have their own vehicles on site at any point. Visitors are only permitted on certain days with prior authorization so as to control the number of vehicles on-site and to prioritize the patient recovery.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, Mr. Tirella abstaining, it was recommended the Board grant the waiver from providing a full traffic report and require the applicant to submit a trip generation statement; this site plan was given final approval contingent upon the applicant to address the following items: (1) indicate the existing right-of-way half-width and full-width of Thompson Bridge Road, (2) reference the filed map number of the right-of-way dedication to 30' from centerline and sight easements at the access drive to Thompson Bridge Road, (3) dimension the pavement half-width and full-width of Thompson Bridge Road, (4) provide a copy of the NJDEP Letter of Interpretation for the wetland delineation as shown on the plan, (5) address the drainage comments (see drainage memo dated 11/5/2025), (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.

**LAKEWOOD: Lots 13.04, 13.05, 14, 15, 16 Block 414 (LAT1485B) Finkelstein, Mordechai**

This eight-lot minor subdivision is for eight duplex units to be located on a local road, Edgewood Drive. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (2) add a general note that references the filed map that created Lots 13.04 and 13.05 and reference the deed of lot consolidation recorded in deed Book 19758 Page 299. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**OCEAN: Lot 26.01 Block 200 (OT291) Alexander, Doug**

This two-lot minor subdivision is located on a local road, Baltic Avenue. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (2) confirm the proposed lot numbers with the township, (3) revise the final plat to be signed and sealed by a Land Surveyor 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.

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

This site plan is for six townhomes with 16 parking spaces to be located on Beaver Dam Road between Glenwood Drive and Middle Avenue. The County right-of-way is 30' from centerline consistent with the Master Plan width. Ocean County requires the applicant to address the following conditions of approval: (1) provide a copy of the deed of lot consolidation, (2) reconstruct the intersection curb radii to 25' in accordance with table 600-4 and relocate the inlet at the proposed curb, (3) add to the plan the following standard note for projects located on a County road: "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", (4) revise the plan to show the proposed driveway locations to be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-2 of Section 605, (5) revise the plan to show off-street parking 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., (6) submit a traffic report (waiver requested), (7) submit County road improvement plans (waiver requested), (8) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (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. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated October 6, 2025, from Kenneth C. Smith of Lindstrom, Diessner & Carr, P.C., was read requesting several waivers. A waiver was requested from providing a traffic report as our office has provided a trip generation table in lieu of a full traffic report and is respectfully requesting same to be waived. The proposed use will significantly reduce traffic of the existing use. Middle Avenue, Glenwood Drive and Beaver Dam Road are local and County roads with adequate capacity to handle the traffic from the site; a waiver was requested from providing County road improvement plans as all proposed improvements to Beaver Dam Road are provided on the site plan. Proposed improvements will provide curb and sidewalk at the frontage along Beaver Dam Road and extend to the intersection of both Middle Avenue and Glenwood Drive. These improvements will not alter the existing roadway width; a waiver was requested from providing a CAFRA permit as the project is located within the CAFRA zone more than 500' from the nearest waterway or dune. Per N.J.A.C 7:7-2.2(a)3 thru 7:7-2.2(a)5, 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 16 parking spaces. Since less than 50 parking spaces are proposed a CAFRA permit is not required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a full traffic report and accept the trip generation statement provided; grant the waiver from providing County road improvement plans as no widening is required asw Beaver Dam Road is at Master Plan width; recommend the Board acknowledge 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) provide a copy of the deed of lot consolidation, (2) reconstruct the intersection curb radii to 25' in accordance with table 600-4 and relocate the inlet at the proposed curb, (3) add to the plan the following standard note for projects located on a County road: "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", (4) revise the plan to show the proposed driveway locations to be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-2 of Section 605, (5) revise the plan to show off-street parking 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., (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.

**POINT PLEASANT: Lot 12 Block 29 (PPB823) TFM Builders, LLC**

This two-lot minor subdivision is located on a local road, Hall 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. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

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

**LITTLE EGG HBR: Lots 3, 5, 6 / 5, 7 Block 286 / 287 (LEHT455A) US Homes, LLC DBA Lennar**

**LITTLE EGG HBR: Lots 3, 5, 6 / 5, 7 Block 286 / 287 (LEHT455B) US Homes, LLC DBA Lennar**

**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 Block 599 / 601 / 604 (TRT897N2) SP Acquisitions III, LLC**

**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 / portion of 2.02 Block 599 / 601 / 604 / 608 (TRT897N3) SP Acquisitions III, LLC**

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**CORRESPONDENCE:**

**JACKSON: Lots 20.480, 20.481, 20.482, 20.483, 20.484, 20.485, 20.486, 20.487, 20.488 Block 4101 (JT1301N3) J21SSE, LLC**

This major subdivision received conditional approval on December 20, 2023. A letter dated November 3, 2025, from Mark Lescavage of Colliers Engineering & Design was read requesting a one-year extension to allow for the completion of the off-site intersection improvements at Cedar Swamp Road and West Freehold Road. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension. This plan was originally set to expire on December 20, 2025; now set to expire on December 20, 2026. The motion was unanimously carried.

**JACKSON: Lots 16, 17 Block 2101 (JT1748C) May Jackson, LLC**

This site plan received conditional approval on December 20, 2023. A letter dated October 20, 2025, from Ian M. Borden of Professional Design Services LLC, was read requesting a one-year extension as their office is working with the Township to complete resolution compliance. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension. This plan was originally set to expire on December 20, 2025; now set to expire on December 20, 2026. The motion was unanimously carried.

**JACKSON: Lots 1, 2, 3, 4 Block 21502 (JT1761) Raxis**

This site plan received conditional approval on December 6, 2023. A letter dated October 20, 2025, from Jarred Fredericks of FWH Associates, was read requesting a one-year extension as it is needed due to delays in obtaining the Township approval. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension. This plan was originally set to expire on December 6, 2025; now set to expire on December 6, 2026. The motion was unanimously carried.

**JACKSON: Lot 21 Block 19501 (JT845B) Khal Nachlas Avos, Inc.**

This site plan received conditional approval on November 15, 2023. A letter dated October 20, 2025, from Ian M. Borden of Professional Design Services, LLC, was read requesting a one-year extension as it is needed as their office is working to complete the Pinelands Commission final review. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension. This plan was originally set to expire on November 15, 2025; now set to expire on November 15, 2026. The motion was unanimously carried.

**LAKEWOOD: Lots 181, 182, 183 Block 189.03 (LAT2091A) Oak St. Invest, LLC**

This major subdivision received conditional approval on March 6, 2024. Condition #12 required payment of an off-tract drainage improvement fee to be determined by the County Engineer and condition #13 required payment of an off-tract traffic improvement fee in an amount determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$24,083.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of off-tract drainage improvement fee in an amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$24,083.00. The motion was unanimously carried.



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

This site plan received conditional approval January 17, 2024. A letter dated November 3, 2025, from Yosef Portnoy of Civil Core Consulting was read requesting a one-year extension as there are ongoing conversations with the County for revisions needed to the final plans. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension. This plan was originally set to expire on January 17, 2026; now set to expire on January 17, 2027. The motion was unanimously carried.

**LAKEWOOD: Lots 1, 2, 7 Block 1144 (LAT2208A) Bnos Devorah Inc.**

This site plan received conditional approval on September 3, 2025. A letter dated October 28, 2025, from Tim Lurie of Newlines Engineering and Surveying was read requesting a waiver from providing a CAFRA permit. This educational use is found to be exempt from CAFRA jurisdiction; i. This project is not for residential development, ii. This project proposes 92 parking spaces for an educational use, iii. This is not a public development or an industrial development (per section 13:19-3). Pursuant to NJAC 7:7-2.2(b)2viii – The construction or expansion of education facilities is not considered public development. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledge and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. 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. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to revise part of condition #4: Demonstrate entering and exiting SU-40 vehicles will not conflict or cross into opposing lanes. 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:
LACEY LT927	2.01	409	07/16/2025	10/27/2025
LAKEWOOD LAT1209E	153.01, 151.03, 67.02	190	09/18/2024	10/23/2025
LAKEWOOD LAT1634B.01	14.01, 14.02, 14.03, 14.04, 14.05, 32	2.01	07/19/2023	10/30/2025
MANCHESTER MT535	5, 6, 7, 8, 13, 14, 15, 16 / 1, 3, 4, 12 / 1, 3, 4, 32, 34, 35, 37, 38, 39	1.348 / 1.349 / 1.350 / 1.351	12/20/2023	10/23/2025

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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, Secretary  
Ocean County Planning Board