

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

Regular meeting, Wednesday, March 4, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Matt Lotano, Commissioner Jennifer Bacchione, Debbie Beyman, Joseph R. Marra, John M. Imperiale, Mark Jehnke, Laura Benson, 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 Mr. Lotano, seconded by Mr. Marra, Commissioner Bacchione abstaining, the minutes of the meeting of February 11, 2026, were moved for approval. The motion was unanimously carried.

Ms. Campolei brought to the Board's attention a correction to the minutes of December 3, 2025, for **Berkeley: Lots 9, 10 Block 856 (BT730) Jersey Central Power & Light C/O Glen Huntley**. The minutes should be corrected to read: "On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this *site plan* was given final approval". On a motion by Mr. Lotano, seconded by Mr. Marra, the correction to the minutes of December 3, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lot 4.01 Block 265 (BAT237B) Del Corp Holding, LLC

This minor subdivision is for a self-storage and U-Haul truck rental facility (BAT237C) at an existing fence company located on NJ Route 9. The NJDOT "DTS" is indicated on the plan. The final plat appears to have been prepared in accordance with the Recordation Act. County facilities are not affected. On a motion by Mr. Lotano, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

BARNEGAT: Lot 4.01 Block 265 (BAT237C) Del Corp Holding, LLC

This site plan is for a two-story 47,707 total square foot self-storage and U-Haul truck rental facility with eight parking spaces to be located on NJ Route 9. The NJDOT "DTS" is indicated on the plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) submit a copy of the NJDOT Access permit, (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 requests.

Letters dated December 19, 2025, and February 2, 2026, from Bruce Jacobs of Gravatt Consulting Group were read requesting waivers for a CAFRA Permit and a Traffic Report. A waiver was requested from providing a traffic report as it is proposed to develop the southerly portion of the site with a 47,707 s.f., two-story, climate controlled, self-storage facility. The storage facility will have two employees. The northerly portion of the site will continue to be developed as Precision Fence. The fence company has 6 employees; a waiver was requested from providing a CAFRA Permit as the project does not meet the NJDEP CAFRA thresholds for parking NJAC 7:7-2.2(a) 5ii (24 total spaces provided < 50 spaces of equivalent area).

On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant the waiver from providing a full traffic report and accept the submitted trip generation statement; the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the NJDOT Access Permit, (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BARNEGAT: Lot 1.01 Block 263 (BAT278C) Simply Storage Barnegat, LLC

This site plan is for a 35,488 s.f. self-storage warehouse to be located at an existing self-storage facility with nine existing parking spaces at the corner of Route 9 and Lower Shore Road. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated February 25, 2026, from Robert P. Freud of Dynamic Engineering was read requesting a waiver from providing a traffic report as this project does not propose any improvements to the County roadway, and therefore a County road traffic report is not applicable; a waiver was requested from providing a CAFRA Permit, according to NJDEP GIS Mapping, this project is located within the CAFRA boundary and would be subject to CAFRA regulations and review. However, per NJAC 7:7-2.2(a)5, the project does not meet the threshold from a commercial development (50 parking spaces), and therefore a CAFRA Permit is not applicable.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant the waiver from providing a full traffic report and require the applicant to submit a trip generation statement; the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement, (2) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans. 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.

BARNEGAT: Lots 11, 12 Block 114.48 (BAT332A) Davis, Ramone

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

BEACHWOOD: Lot 1 Block 4.13 (BB138) Triano, Adam

This two-lot minor subdivision is for one existing and one, new, single-family residential dwelling located on Bayside Avenue, Larboard Street and Beacon Avenue. Driveway access to the County road from the new lot is prohibited. On a motion by Mr. Lotano, seconded by Ms. Beyman, this minor 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 the County road is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (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) dimension the County road pavement half-width and full-width, (4) 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.

BERKELEY: Lots 67.01, 67.02, 67.03, 67.04, 67.05 / 1, 2, 3, 4, 5, 6, 7 Block 1278 / 1278.01 (BT573B) Stone Jr., Robert E.

This site plan is for 24 townhouses with 24 garage spaces, 24 driveway spaces, and 19 guest parking spaces to be located on Sloop Creek Road and South Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) submit copies of the municipal road vacation documents, (2) submit the deed of lot consolidation to the Ocean County Planning Board, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) address the following traffic comment: provide trip distribution to County Roads (East Bayview Avenue, Bay Boulevard and Veeder Lane), (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated January 29, 2026, from Sebastiano G. Pulvirenti of Challoner and Associates was read requesting a waiver from providing a CAFRA Permit. In accordance with NJAC 7:7-2.2, a residential development resulting in 25 or more dwelling units would require a CAFRA Permit. The project proposed the construction of 24 residential dwelling units, therefore a CAFRA Permit would not be required for this development.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, Commissioner Bacchione and Mr. Tirella abstaining, 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) submit copies of the municipal road vacation documents, (2) submit the deed of lot consolidation to the Ocean County Planning Board, (3) address the following traffic comment: provide trip distribution to County Roads (East Bayview Avenue, Bay Boulevard and Veeder Lane), (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BERKELEY: Lots 1.01, 1.02 Block 1607 (BT631A) Krish Apartments, LLC

This site plan is for the renovation of an existing motel for nine single-bedroom apartments with 18 parking spaces (two new and 16 existing) located on NJ Route 9. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to show the "desired typical section" for Route 9 in accordance with the current NJDOT access code, (2) submit a drainage report (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated February 11, 2026, from Graham J. Macfarlane of Professional Design Services was read requesting a waiver from providing a drainage report. The above referenced project proposed approximately 1,200 s.f. of additional impervious surfaces, and as such, is exempt from compliance with the NJ Stormwater Management Rules, since it is below the threshold of Major Development.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, Commissioner Bacchione abstaining, it was recommended the Board grant the waiver from providing a drainage report as there will be no impact to County facilities; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plan to show the "desired typical section" for Route 9 in accordance with the current NJDOT access code, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP. 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 95 Block 1541 (BT703A) Salzer, Michael and Deanne

This two-lot minor subdivision is located on a local road, North Bay 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 Mr. Lotano, seconded by Mr. Marra, Commissioner Bacchione abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

BRICK: Lots 1, 3 / 22 Block 323.04 / 321.05 (BRT1844C) LaConti, Joanne

This site plan is for a three-story 10,747 s.f. footprint mixed-use building with two retail units on the first floor and 18 residential units on the second and third floors with a total of 60 parking spaces at the corner of Drum Point Road and Sky Manor Boulevard. The plans show the right-of-way line at 30' from centerline along Drum Point Road to Ocean County, consistent with the Master Plan. The applicant provided an acceptable trip generation statement in lieu of a traffic report. Other conditions of approval have been addressed in the previous application BRT1844A, which expired prior to the payment of the off-tract improvement fees. On a motion by Mr. Lotano, seconded by Ms. Beyman, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) pay an off-tract drainage improvement fee in an amount of \$6,000, (2) pay an off-tract traffic improvement fee in an amount of \$12,500. 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 49 Block 673 (BRT1980A) Selman Savino Properties, LLC

This site plan is for the demolition of an existing Auto Dealership to construct a car wash with 30 parking spaces located on Route 70. The NJDOT "Desired typical section" for this section of NJ Route 70, in accordance with the current NJDOT Access code, is shown on the plan. Ocean County requires the applicant to address the following items: (1) address the following traffic comment: provide trip distribution to County roads, (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) provide proof of filing for NJDEP Land Resource Protection permits, (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 19, 2026, from Kenneth C. Smith of Lindstrom, Diessner and Carr was read requesting a waiver from providing a CAFRA Permit. The project is located within the CAFRA Zone 160' from the nearest waterway. Per NJAC 7:7-2.2(a)5, a CAFRA Permit is required for a commercial development having 50 or more parking spaces or equivalent parking area development in the CAFRA area at a point beyond 150' landward of the mean high-water line of any tidal waters or the landward limit of a beach or dune, whichever is most landward. The project is proposing 30 parking spaces, and since less than 50 parking spaces are proposed, a CAFRA Permit is not required.

On a motion by Mr. Jehnke, seconded by Mr. Marra, 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 following traffic comment: provide trip distribution to County roads, (2) provide proof of filing for NJDEP Land Resource Protection Permits, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BRICK: Lots 3, 4, 5 Block 446.05 (BRT462M3) Smith, Dean

The site plan is for a change of use from a vacant restaurant to a distillery located on Cedar Bridge Avenue, Brick Boulevard and Duquesne Boulevard. The County right-of-way half-widths are greater than that required by the Master Plan. Ocean County requires the applicant to

address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit a 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 requests.

A letter dated February 27, 2026, from Kenneth C. Smith of Lindstrom, Diessner and Carr was read requesting several waivers; a waiver from providing a traffic report as a trip generation statement has been provided. The existing restaurant use is being change to a distillery; a waiver from providing a drainage report as the project is proposing a change of use. It is proposed to change the existing restaurant to a distillery; and waiver from providing County road improvements as there is no additional improvements proposed along the County road or within the right-of-way; a waiver from providing a CAFRA Permit as per NJAC 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 has already been approved for 196 parking spaces, no new parking spaces are proposed.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant the waiver from providing a full traffic report and accept the submitted trip generation statement; grant the waiver from providing a drainage report as there will be no change in impervious coverage for the change in use; grant the waiver from providing County road improvement plans as no pavement widening is required along Cedar Bridge Avenue, Hooper Avenue or Duquesne Boulevard; 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.

HARVEY CEDARS: Lots 1, 12 Block 81 (HCB138) Giacobelli, Michael

This four-lot preliminary major subdivision is for four single-family residential dwellings with 16 parking spaces to be located on Long Beach Boulevard between East 81st and East 82nd Streets. The plan indicates that the existing right-of-way of Long Beach Boulevard is 30' from centerline. Ocean County requires the applicant to address the following conditions of approval: (1) revise the AASHTO sight line decision point to be 18' from the edge of the travel way and dimension the decision point and the lengths of the sight line, (2) submit sight right easement forms and metes and bounds descriptions for AASHTO sight triangles at both intersections in accordance with County standards to Ocean County, (3) dimension County road pavement half-width and full-width, (4) submit a traffic report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (7) since the existing right-of-way half-width is less than 50' from centerline, provide a right-of-way dedication and metes and bounds description to 50' from centerline of Long Beach Boulevard to Ocean County (waiver requested), (8) reconstruct the existing intersection curb radii in accordance with Section 609:E, (9) construct the handicap ramps at the intersections in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (10) depict proposed features along Long Beach Boulevard, such as sidewalk, fencing, and landscaping, (11) add a note to the plan set and the plat that states: "Driveway access to Long Beach Boulevard from the new lots is prohibited.", (12) remove the note that states "existing parking lot to be replaced", (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated January 30, 2026, from Sebastiano G. Pulvirenti of Challoner and Associates, LLC was read requesting several waivers; a waiver is requested from providing a traffic report, the development proposes to demolish the existing office building and the associated paved parking areas and drive isle, including four spaces, with access directly on Long Beach Boulevard. The proposed design will provide four residential driveways. Two driveways on 81st Street and two driveways on 82nd Street. This will eliminate direct access to Long Beach Boulevard and vehicles backing directly on to the roadway; a waiver is requested from providing County road improvement plans as the development fronts on existing streets and does not propose any new roadway improvements; a waiver is requested from providing a CAFRA Permit. In accordance

with NJAC 7:7-2.2, a residential development resulting in 25 or more dwelling units would require a CAFRA Permit. The project proposed the construction of four residential dwelling units, therefore a CAFRA Permit would not be required for this development; a waiver is requested from providing right-of-way dedication. The County's right-of-way half-width requirement for Long Beach Boulevard is 50'. The existing right-of-way half-width along the site frontage is 30'. They respectfully request to maintain the 30' half-width. This half-width is consistent with half-width along this roadway within this section of Harvey Cedars. This request will provide the same half-width approved by the County Planning Board for a project just south of this site. The Board approved 30-foot half-width on a project located at 8001 Long Beach Boulevard in 2024 under application number HCB115B.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, Mr. Imperiale abstaining, it was recommended the Board grant the waiver from providing a full traffic report and accept the submitted trip generation statement; grant the waiver from providing County road improvements as no widening is required along Long Beach Boulevard, and require the applicant to construct the handicap ramps at the intersections in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer; deny waiver request and require a right-of-way dedication to 10' beyond the existing edge of pavement; the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the AASHTO sight line decision point to be 18' from the edge of the travel way and dimension the decision point and the lengths of the sight line, (2) submit sight right easement forms and metes and bounds descriptions for AASHTO sight triangles at both intersections in accordance with County standards to Ocean County, (3) dimension County road pavement half-width and full-width, (4) since the existing right-of-way half-width is less than 50' from centerline, provide a right-of-way dedication and metes and bounds description to 50' from centerline of Long Beach Boulevard to Ocean County, (5) reconstruct the existing intersection curb radii in accordance with Section 609:E, (6) construct the handicap ramps at the intersections in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (7) depict proposed features along Long Beach Boulevard, such as sidewalk, fencing, and landscaping, (8) add a note to the plan set and the plat that states: "Driveway access to Long Beach Boulevard from the new lots is prohibited.", (9) remove the note that states "existing parking lot to be replaced", (10) 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 29, 30 Block 20101 (JT1552B) Levitan, David

This 11-lot major subdivision is for nine single-family residence dwelling units with 36 parking spaces, two detention basin lots, and a cul-de-sac to be located at the end of Sams Road. On a motion by Mr. Lotano, seconded by Mr. Marra, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the NJDEP Freshwater Wetlands Letter of Interpretation for the wetland delineation as indicated on the plans in accordance with Section 311.G, (2) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (3) revise the final plat to include a north arrow and the adjacent block and lot numbers, (4) revise the final plat to identify lot line to be removed, (5) address the drainage comments (see drainage memo dated 3/4/2026), (6) add the following standard Ocean county note to the plans: "The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the drainage 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.", (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 1 Block 21001 (JT1791) COJ Holdings LLC

This site plan is for a change of use and an addition to a single-family residential dwelling to become a 4,366 s.f. Synagogue House of Worship with 32 parking spaces to be located at the corner of South Cooks Bridge Road and Pitney Lane. On a motion by Mr. Lotano, seconded by Ms. Beyman, this site plan 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 the County road is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) dimension the proposed half and full-width of the County right-of-way on the plan, (3) submit County road improvement plans for pavement widening to 22' from centerline to accommodate the future three-lane section and 5' shoulders on South Cooks Bridge, (4) relocate the site access drive further away from the County road intersection, (5) show on the plans the line of sight in accordance with County standards for the future three-lane section of South Cooks Bridge, and if necessary, submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection Ocean County, (6) revise the demolition plan to show vegetation and any other sight obstructions at the intersection to be removed, (7) address the traffic comments (see traffic memo dated 2/12/2026), (8) address the drainage comments (see drainage memo dated 3/4/2026), (9) revise the proposed infiltration basin design to accommodate the future three-lane section of South Cooks Bridge Road including 5' shoulders and sidewalk, (10) provide a guiderail warrant analysis for the infiltration basin, and if warranted revise the plans to show guiderail to be installed in accordance with NJDOT standards or locate the proposed infiltration basin outside of the clear zone of the future three-lane section of South Cooks Bridge, (11) rotate the plan so that north is up or to the right in accordance with industry standard, (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.

LACEY: Lots 12, 13, 14 Block 286 (LT932) Lacey Development Company, LLC

This two-lot minor subdivision is for a lot consolidation for two single-family residential homes to be located on East Lacey 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 Mr. Lotano, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 2.02, 2.03 Block 496 (LAT1994C) Yeshiva Heichal Hatalmud

This minor subdivision application is for a lot consolidation on Newport Avenue, Bellevue Avenue, and unimproved Doria Avenue. On a motion by Mr. Lotano, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: submit the deed of lot consolidation for the Ocean County Planning Board Chairman 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.

LAKEWOOD: Lots 2.02, 2.03 Block 496 (LAT1994D) Yeshiva Heichal Hatalmud

This site plan is for a two-story 6,035 square footprint school, a two-story 5,178 square footprint dormitory, and a one-story 6,693 s.f. gym with 70 parking spaces to be located on Newport Avenue, Bellevue Avenue and Doria Avenue. On a motion by Mr. Lotano, seconded by Ms. Beyman, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the traffic comments (see traffic memo dated 2/25/2026), (2) submit a copy of the deed of lot consolidation (per LAT1994C). 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: Lots 3, 4 Block 216 (OT292) Gaal, Charle III

This two-lot minor subdivision is for a lot line adjustment located on a local road, Baltic 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 Mr. Lotano, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 29 Block 18 (SHB198) 235 Lincoln Holdings, LLC

This three-lot minor subdivision is for three single-family residential dwellings to be located at the intersection of two local roads, Barnegat Avenue and Lincoln Avenue. County facilities are not impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Lotano, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lot 9 Block 138 (ST616) Nevins, Scott and Sherri

This two-lot minor subdivision is located on Route 9 and Pfeiffer 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 Mr. Lotano, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lot 26.01 Block 647 (TRT1193A4) Northeast Capital Group

This two-lot minor subdivision is for two existing retail stores located on Route 37. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Lotano, seconded by Ms. Beyman, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 1, 12 Block 164 (TRT1520C) F.W. Webb Company

This site plan is for a 50,490 s.f. warehouse / office / showroom with 44 proposed parking spaces and five truck loading bays to be located at the intersection of Massachusetts Avenue and North Maple Avenue. This site is within the limits of the County's "Reconstruction and Resurfacing of Portions of Certain County Roads Contract 2024 C". The County road pavement widening plans are to be revised to accommodate one southbound lane, one two-way center left turn lane, two northbound lanes, and a 5' shoulder across the frontage of the site as per the County plans. The right-of-way half-width is 33' from centerline consistent with the Master Plan and there is an existing 13' wide road easement beyond the right-of-way (deed Book 13175 Page 740). 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) revise the baseline on the County road improvement plans to be consistent with the baseline on the County plans, (3) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the proposed access point and at the intersection in accordance with County standards to Ocean County, (4) provide guiderail warrant calculations for the bio-garden, and if warranted, show guiderail to be installed in accordance with NJDOT standards, and if not warranted, remove the proposed guiderail from the County road improvement plans, (5) address the traffic comments (see traffic memo dated 2/17/2026), (6) label size and material of existing underground drainage features within the County road and revise the plans to show the existing B inlet at station 29+90 to be replaced with a manhole and reconstructed at the proposed curb line, (7) revise the plan to show the fire hydrant and sidewalk in front of adjacent Lot 2 to be relocated to accommodate the proposed taper so that proposed sidewalk meets the existing sidewalk, (8) enter into a new Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (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 Board's decision on the waiver request.

A letter dated February 4, 2026, from Christopher P. Rosati of FWH Associates was read requesting a waiver from providing a CAFRA Permit. The proposed site plan contains 49 parking spaces, falling below the CAFRA threshold of 50 or more.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) revise the baseline on the County road improvement plans to be consistent with the baseline on the County plans, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the proposed access point and at the intersection in accordance with County standards to Ocean County, (3) provide guiderail warrant calculations for the bio-garden, and if warranted, show guiderail to be installed in accordance with NJDOT standards, and if not warranted, remove the proposed guiderail from the County road improvement plans, (4) address the traffic comments (see traffic memo dated 2/17/2026), (5) label size and material of existing underground drainage features within the County road and revise the plans to show the existing B inlet at station 29+90 to be replaced with a manhole and reconstructed at the proposed curb line, (6) revise the plan to show the fire hydrant and sidewalk in front of adjacent Lot 2 to be relocated to accommodate the proposed taper so that proposed sidewalk meets the existing sidewalk, (7) enter into a new Hold Harmless Agreement with the Ocean County Board of Commissioners with regard to the co-mingling of storm water, (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.

TOMS RIVER: Lots 2, 32 Block 535 (TRT1635T) Community Medical Center, Inc.

This site plan is for a six-story 80,134 square footprint hospital expansion for Phase 2 of the Community Medical Center Facility Master Plan located on Hospital Drive and Route 37. On a motion by Mr. Marra, seconded by Ms. Beyman, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the traffic comments (see traffic memo dated 2/13/2026), (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (43%). 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 10, 90 Block 412.41 (TRT3565) 1492 Lakewood Road, c/o Shaya Berger

This site plan is for a three-story 13,496 total s.f. office building with 49 parking spaces to be located on Route 9 (Lakewood Road). On a motion by Mr. Lotano, seconded by Ms. Beyman, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a copy of the NJDOT Access Permit, (2) remove the proposed improvements from within the NJDOT desired typical section of Route 9, (3) see drainage comments (see drainage memo dated 2/20/2025), (4) address the following traffic comment: "provide percent trip distribution to the County road network", (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lot 16.03 Block 364 (TRT3566) New Jersey Home Care Services LLC

This site plan is for a change of use from an adult day care to a high school with a reduction in parking to 53 spaces located on Sunset Avenue. The plans indicate that the County right-of-way is at the Master Plan half-width of 30' from centerline. County road pavement is at 34' full-width and therefore no County road widening is required. Ocean County requires the applicant to

address the following conditions of approval: (1) reference the minor subdivision and lot consolidation plan number or deed book / page number for the County right-of-way dedication, (2) dimension the County road pavement half-width and full-width, (3) submit a right-of-way deed of dedication and metes and bounds description for a 60' wide dedication for the Church Road extension to Ocean County, (4) revise the plans to show the full extent of the access drive improvements within the County right-of-way, (5) address traffic comments (see traffic memo dated 2/12/2026), (6) submit a drainage report (waiver requested), (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) submit County road improvement plans (waiver requested), (9) revise the plans to show the line of sight from the access drive in accordance with County standards and if necessary, submit a sight right easement form and metes and bounds description at the access point to Ocean County, (10) revise the plan to show proposed sidewalk from the access drive to the western property line to connect to the proposed County sidewalk along Sunset Avenue, (11) add to the plans the following standard notes for projects located on County roads: a) Any utility 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, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated January 30, 2026, from Mathew R. Wilder of Morgan Engineering was read requesting several waivers. A waiver from providing a drainage report as the proposed development does not constitute a major development in that it does not intend to disturb more than one acre of land, nor does it disturb / create / reconstruct more than one-quarter acre of motor vehicle surfaces, impervious surfaces or a combination of the two. It is also worth noting that there will be a reduction in total on-site impervious surfaces realized by this application of approximately 1,200 s.f. which includes almost 3,000 s.f. of motor vehicle surfaces; a waiver from providing a CAFRA Permit or jurisdictional determination letter as the development results in a reduction in impervious surfaces as well as a reduction in the total number of parking spaces / equivalent parking spaces. Due to the age of the existing development and the proposed improvements, the development does not trigger and regulations as outlined within NJAC 7:7-2.2 which would necessitate a CAFRA Permit; a waiver from providing County road improvements. In lieu of formal County Improvement Plans, adequate detail for the proposed improvements are shown on the site plan documents. Based upon the scale and scope of the right-of-way improvements (sidewalk and curb returns), sufficient design information can be seen within the site plan set.

On a motion by Mr. Jehnke, seconded by Mr. Lotano, Mr. Tirella abstaining, it was recommended the Board grant the waiver from providing a drainage report as there is a reduction in impervious coverage; grant the waiver from providing County road improvements as no widening is required along Sunset Avenue, and require the applicant to obtain a road opening permit for the proposed improvements within the County right-of-way; 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) reference the minor subdivision and lot consolidation plan number or deed book / page number for the County right-of-way dedication, (2) require the applicant to obtain a road opening permit for the proposed improvements within the County right-of-way (3) dimension the County road pavement half-width and full-width, (4) submit a right-of-way deed of dedication and metes and bounds description for a 60' wide dedication for the Church Road extension to Ocean County, (5) revise the plans to show the full extent of the access drive improvements within the County right-of-way, (6) address traffic comments (see traffic memo dated 2/12/2026), (7) revise the plans to show the line of sight from the access drive in accordance with County standards and if necessary, submit a sight right easement form and metes and bounds description at the access point to Ocean County, (8) revise the plan to show proposed sidewalk from the access

drive to the western property line to connect to the proposed County sidewalk along Sunset Avenue, (9) add to the plans the following standard notes for projects located on County roads: a) Any utility 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, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lot 91.02 Block 364.05 (TRT3567) 143 Clayton BH, LLC

This two-lot minor subdivision is for one existing and one proposed single-family residential dwelling to be located on Clayton Avenue. On a motion by Mr. Lotano, seconded by Ms. Beyman, 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 and full-width of the County road 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) dimension the County road pavement half-width and full-width, (4) design the proposed driveway to be 5' minimum from the property lines in accordance with Section 605 and Table 600-2. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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 2.02 Block 599 / 601 / 604 / 608 (TRT897N3.01) SP Acquisitions III, LLC

This site plan is for a three-story 33,000 square footprint self-storage facility, one-story 11,178 square footprint retail, 1,696 s.f. quick serve coffee, and 6,440 s.f. drive-thru retail with 231 total parking spaces to be located on Hooper Avenue and Caudina Avenue. The plans show the proposed curb on Caudina Avenue to be set at 23' from centerline for a distance of 125' from the point of curvature of the curb return. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA Permit from the NJDEP, (2) since the existing right-of-way half-width of Caudina Avenue is less than 30' from centerline, submit a deed of dedication for additional right-of-way to 30' from centerline to Ocean County, (3) since the existing right-of-way half-width of Hooper Avenue is less than 60' from centerline, submit a deed of dedication for additional right-of-way to 60' from centerline to Ocean County, (4) submit a sight right easement form for a sight triangle easement at the proposed intersection in accordance with County standards to Ocean County, (5) address the conditions of approval for major subdivision application TRT897N2.01, (6) address the drainage comments (see drainage memo dated 2/26/2026), (7) address the following traffic comments: a) remove abrupt breaks in turning templates, b) provide an analysis of the new T intersection and stop sign at the eastern end of Caudina Avenue to confirm that the new intersection design works, (8) provide a 15:1 paved taper starting at the property line extending to the existing edge of pavement along the County road in accordance with section 611:E-1 (waiver requested), (9) construct the handicap ramps at the driveway / intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (10) add to the County road plans the following Ocean County standard note for projects located on County roads: The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and

the Board's decision on the waiver request.

A letter dated January 14, 2026, from Joshua Sewald from Dynamic Engineering was read requesting a waiver from providing the requested taper as this would encroach on an adjacent property not controlled by the Applicant. Thus, requiring off-site property impacts. Furthermore, the adjacent property in question is a fully developed parcel with a curbed frontage. While the 125' curblines as described in comment nine can be provided with a 15:1 taper to meet the existing curblines, it is not able to start at the property line.

On a motion by Mr. Jehnke, seconded by Mr. Marra, Mr. Lotano abstaining, it was recommended the Board deny the waiver request and require the applicant to complete pavement widening frontage improvements to 23' from centerline to the western property line with a 15:1 paved taper extending back to the existing edge of pavement along Caudina Avenue; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the CAFRA Permit from the NJDEP, (2) since the existing right-of-way half-width of Caudina Avenue is less than 30' from centerline, submit a deed of dedication for additional right-of-way to 30' from centerline to Ocean County, (3) since the existing right-of-way half-width of Hooper Avenue is less than 60' from centerline, submit a deed of dedication for additional right-of-way to 60' from centerline to Ocean County, (4) submit a sight right easement form for a sight triangle easement at the proposed intersection in accordance with County standards to Ocean County, (5) address the conditions of approval for major subdivision application TRT897N2.01, (6) address the drainage comments (see drainage memo dated 2/26/2026), (7) address the following traffic comments: a) remove abrupt breaks in turning templates, b) provide an analysis of the new T intersection and stop sign at the eastern end of Caudina Avenue to confirm that the new intersection design works, (8) provide a 15:1 paved taper starting at the property line extending to the existing edge of pavement along the County road in accordance with section 611:E-1, (9) construct the handicap ramps at the driveway / intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (10) add to the County road plans the following Ocean County standard note for projects located on County roads: The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

LAKEWOOD: Lots 11, 21 Block 669 (LAT2304) Eighty Eight Group, LLC

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CORRESPONDENCE:

JACKSON: Lot 73 Block 4402 (JT1729B) County Line Construction Company, Inc.

This major subdivision received conditional approval on April 3, 2024. A letter dated March 3, 2026, from Brain P. Murphy of F.W.H Associates was read requesting a one-year extension, with a new expiration date of April 3, 2027. The extension is required due to weather delays in obtaining some of the ground features of the site and roadway in order to modify the drainage design as requested by the County engineer. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant the one-year extension request, now set to expire on April 3, 2027. The motion was unanimously carried.

LAKEWOOD: Lot 1 / 1 Block 368 / 370 (LAT1246B) Congregation Toras Emes

This site plan received conditional approval on April 3, 2024. A letter dated February 8, 2026, from Rich Oberman of Newlines Engineering was read requesting a one-year extension. There is a County road widening that will be required within wetland buffer area. As this permit has not been issued yet the client would like to hold off a little. On a motion by Mr. Jehnke, seconded by Mr. Lotano, it was recommended the Board grant the one-year extension request, now set to expire on April 3, 2027. The motion was unanimously carried.

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

This site plan received condition approval on November 1, 2023. Condition #12 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #13 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$17,000.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required payment of the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$17,000.00. The motion was unanimously carried.

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

This site plan received conditional approval on February 11, 2026. Condition #4 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$354. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required payment of the off-tract traffic improvement fee in the amount of \$354. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BERKELEY BT716	10	858.17	12/18/2024	03/03/2026
BRICK BRT1815B	1	755.07	02/05/2025	02/24/2026
BRICK BRT2059	2	1026	09/17/2025	03/03/2026
LACEY LT505B	1, 2, 3, 4, 5.01	1428	12/04/2024	03/04/2026
LAKEWOOD LAT2300	85, 86, 87	778	11/19/2025	02/24/2026
PLUMSTED PT170J	1.03, 1.13	82	09/30/2025	03/03/2026
POINT PLEASANT BEACH PPBB301	6	202	02/11/2026	03/03/2026
TOMS RIVER TRT3550A	1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07	506.01	06/18/2025	02/24/2026
TOMS RIVER TRT3550B	1.08, 1.09, 1.10, 1.11, 1.12, 1.13	506.01	06/18/2025	02/24/2026

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:
TOMS RIVER TRT3555	11	657	08/06/2025	02/24/2026
TOMS RIVER TRT897N2.01	712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723 / 1/ 502, 503, 504, 505, 506 / 599, 560, 561, 562, 563	599 / 601 / 604	02/11/2026	03/04/2026

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

Respectfully submitted,

Brielle N. Campolei

Brielle N. Campolei, Secretary
Ocean County Planning Board