

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

Regular meeting, Wednesday, July 8, 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, Clark Marcoon, John M. Imperiale, Mark Jehnke, Robert Chankilian, Laura Benson, Esq., Tony Agliata, Marilyn Sundburg and Brielle N. Campolei.

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

First order of business was swearing in of Clark Marcoon, Member, of the Ocean County Planning Board, with a term of three years, term to expire June 16, 2029.

On a motion by Ms. McCrystal, seconded by Mr. Imperiale, the minutes of the meeting of June 17, 2026, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lot 1.01 Block 284 (BT737) Halsey, Michael

This two-lot minor subdivision is for two single-family residential dwellings to be located on local roads, Bradford Place, Dorsey Lane and Brewster Place. 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

LACEY: Lot 4.04 Block 1001 (LT317.12) Pearl Storage, LLC

This site plan is for a proposed Power Generation substation including a control enclosure, battery energy storage units on a concrete pad, a 650 s.f. industrial maintenance building with five parking spaces and a small-scale infiltration basin at the Forked River Power Plant on Route 9. 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 from the NJDEP. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated June 17, 2026, from Josh Hanrahan of VHB was read requesting a waiver from providing a traffic report as the battery energy storage system will be inspected/maintained on a monthly basis and is not expected to increase trip production. This development will have no significant impact on existing traffic flows and patterns on local roadways; therefore, a traffic study should not be 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 provided trip generation statement; 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. 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 29, 30 Block 231 (LAT2278A) Congregation Tiferes Ish

This three-lot minor subdivision is for three triplex units to be located on East 7th Street and Whitmore Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

LONG BEACH: Lot 9.03 Block 13.16 (LBT804A) BI 8200, LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located on Connecticut Avenue and Rhode Island 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lot 2.01 Block 86 (MT164K) Baptiste, Damaris

This site plan is for the demolition of a vacant bank and the construction of a 4,297 s.f. drive-thru McDonalds restaurant with parking lot modifications for 27 parking spaces located on Lacey Road. The plans indicate the County right-of-way half-width is 40' from centerline, consistent with the Master Plan and no improvements are proposed within the County right-of-way. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half-width and full-width, (2) submit County road improvement plans (waiver requested), (3) submit a copy of the CAFRA Permit from the NJDEP, (4) address the traffic comments (see traffic memo dated 6/24/26), (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 June 9, 2026, from Amin Sharifi of Bohler Engineering was read requesting a waiver from providing County road improvement plans as the project site fronts on Lacey Road (CR 530). Under existing conditions, the centerline of CR 530 is located 40' from the subject property's boundary. Accordingly, the subject property's frontage provides one-half of the required 80' right-of-way width for CR 530 and is therefore compliant with the County's right-of-way requirements. In addition, a turning lane and associated pavement striping were previously installed within the subject property's 40' portion of the CR 530 right-of-way.

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 pavement widening is required along Lacey Road; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half-width and full-width, (2) submit a copy of the CAFRA Permit from the NJDEP, (3) address the traffic comments (see traffic memo dated 6/24/26), (4) 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.

OCEAN: Lot 12 Block 23 (OT293) Barry, Louis and Sullivan, Brian

This three-lot minor subdivision is for three single-family residential dwellings to be located on Jones 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

OCEAN GATE: Lots 9.01, 9.02 Block 16 (OGB55) Ocean Gate Villas, LLC

This site plan is for a 2,531 square footprint three-story mixed-use building for retail / office commercial use on the first floor and six apartment units on the second and third floors with 14 parking spaces to be located on Ocean Gate Avenue. The plans indicate that 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 copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (2) submit County road improvement plans (waiver requested), (3) submit the deed of lot consolidation for stamp and signature of the Ocean County Planning Board Chairman, (4) address the traffic comments (see traffic memo dated 6/22/2026), (5) design the access drive in accordance with Section 605 and Table 600-2, (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated June 15, 2026, from Jason M. Marciano of East Coast Engineering was read requesting a waiver from providing a CAFRA Permit as the proposal is to build one building on the site for a mixed-use with 14 total parking spaces. The building will have 773 square feet of leasable commercial space and six one-bedroom residential apartments. The size of the commercial parking lot, 14 spaces, and the number of residential units, six, are both substantially below the NJDEP threshold of 50 parking spaces and 25 residential units respectively. The site is also more than 150' from the nearest Mean High Water Line, which is approximately 425' away and there are several intervening structures between the Mean High Water Line and the Site; a waiver was requested from providing County road improvements plans. Ocean Gate Avenue has a 75'-wide right-of-way and a 55'-wide paved cartway. Both sides of the road are already curbed with concrete curbing, and both sides have concrete sidewalk. The site in question has 80' of frontage. The only proposed work in the right-of-way is the installation of a driveway apron and approximately 3' of driveway from the existing sidewalk to the property line. A portion of the sidewalk will also be widened. No work is proposed in the existing paved cartway.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; make a motion to grant the waiver from providing County road improvement plans as Ocean Gate Avenue is at Master Plan width; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit the deed of lot consolidation for stamp and signature of the Ocean County Planning Board Chairman, (2) address the traffic comments (see traffic memo dated 6/22/2026), (3) design the access drive in accordance with Section 605 and Table 600-2, (4) 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 11 Block 275.01 (PPB828) 711 Mount, LLC

This two-lot minor subdivision is located at the intersection of local roads, Mount Place and Walter Stout Lane. 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

POINT PLEASANT: Lot 14 Block 228.01 (PPB829) 2409 Bridge, LLC

This site plan is for a 660 s.f. addition to a professional office with 10 existing parking spaces located on Bridge Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half-width and full-width, (2) dimension the County right-of-way half-width and full-width, (3) if the right-of-way half-width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) submit a traffic report (waiver requested), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans (waiver requested), (7) 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 June 22, 2026, from Anthony Donatiello of Lindstrom, Diessner and Carr was read requesting several waivers; a request from providing a traffic report as the property is currently improved with an existing building and parking areas. The proposed addition will not increase the number of employees onsite or alter the existing use of the site. Therefore, there will be no increase in traffic generated by the site for the proposed improvements; a request from providing a drainage report as the improvements do not meet the requirements of a Major Development per N.J.A.C. 7:8. In addition, the proposed improvements only increase impervious coverage onsite by approximately 620 s.f. Therefore, any increase in stormwater runoff from the site would be negligible; a request from providing County road improvement plans as the site improvements will not impact the existing County road. Additionally, there are no improvements planned within the County right-of-way; a request from providing a CAFRA Permit as the proposed project is located more than 150' landward of the mean high water line of any tidal waters of the landward limit of a beach or dune. In addition, the project has less than 50 parking spaces.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing traffic report as traffic impact will be de minimis; grant the waiver from providing a drainage report providing the applicant submit a stormwater management design to store and treat the entire volume generated from the Water Quality Design Storm associated with the additional proposed roof area; grant the waiver from providing County road improvement plans as no pavement widening is required along Bridge 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) dimension the County road pavement half-width and full-width, (2) dimension the County right-of-way half-width and full-width, (3) if the right-of-way half-width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) submit a stormwater management design to store and treat the entire volume generated from the Water Quality Design Storm associated with the additional proposed roof area. 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 BEACH: Lots 1 / 20 Block 94.01 / 94.02 (PPBB303A) PIA Investments, LLC

This minor subdivision is for a lot consolidation and right-of-way vacation on Arnold Avenue and Route 35 North. 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 Ocean County Planning Board Chairman stamp and signature, (2) revise the exhibit to show Arnold Avenue edge of pavement, (3) dimension the County pavement and right-of-way half-width and full-width, (4) add a graphic scale to the lot consolidation exhibit, (5) submit copies of the Township road vacation documents. 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 BEACH: Lots 1 / 20 Block 94.01 / 94.02 (PPBB303B) PIA Investments, LLC

This site plan is for a 6,523 square footprint mixed-use building with first floor retail and 24 apartments on the second and third floors with 72 parking spaces (38 residential and 34 commercial) to be located on Arnold Avenue and Route 35 North. The plans show two additional on-street public parallel parking spaces to be striped on Arnold Avenue. Outdoor seating and merchant display are not permitted within the County right-of-way. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County right-of-way half-width and full-width, (2) dimension the County road pavement half-width and full-width, (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), (5) address the traffic comments (see traffic memo dated 6/22/2026), (6) address the drainage comments (see drainage memo dated 7/2/2026), (7) address the conditions of approval for lot consolidation

application PPBB303A, (8) remove and replace the existing 12" Bartlett pear street tree on Arnold Avenue with a tree species recommended by the Point Pleasant Beach Borough Shade Tree Commission, (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 June 4, 2026, from Brian P. Murphy of FWH Associates was read requesting a waiver from providing County road improvement plans as the subject site was previously developed and will continue to utilize the existing site access from Arnold Avenue via Kinmouth Lane, a one-way roadway. Proposed improvements within the County right-of-way are limited to curb replacement, sidewalk replacement, striping to provide two additional parking spaces and removal of an existing access drive. All improvements are clearly depicted on the submitted site plan and are minor in nature; a request from providing a CAFRA Permit as in accordance with NJDEP regulations 7:7-2.2a(3) a residential development having 25 or more dwelling units, a commercial development having 50 or more parking spaces or equivalent parking areas, a public or industrial development. The proposed application consists of twenty-four residential units, thirty-four parking spaces for the commercial development and is not public or industrial development. Therefore, a CAFRA application is not required for the proposed project.

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 pavement widening is required along 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) dimension the County right-of-way half-width and full-width, (2) dimension the County road pavement half-width and full-width, (3) address the traffic comments (see traffic memo dated 6/22/2026), (4) address the drainage comments (see drainage memo dated 7/2/2026), (5) address the conditions of approval for lot consolidation application PPBB303A, (6) remove and replace the existing 12" Bartlett pear street tree on Arnold Avenue with a tree species recommended by the Point Pleasant Beach Borough Shade Tree Commission, (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.

TOMS RIVER: Lot 3.03 Block 578 (TRT1017B10) Wyatt, Kim

This site plan is for renovations of a vacant 9,401 s.f. restaurant for a Chick Fil-A and parking lot modifications for 53 parking spaces, which is a net reduction of nine spaces within the lease area of the Ocean County Mall parking lot. Access to the proposed restaurant will be from the existing Mall entrances. 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) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated June 8, 2026, from Christopher Riggle of Colliers Engineering was read requesting a waiver from providing a CAFRA Permit as a permit is not required. It is not a residential development, reducing the number of parking stalls to 53 when a CAFRA Permit is triggered at 150, and is not an industrial development. A letter dated June 8, 2026, from Patrick Downey of Dynamic Traffic was read requesting a waiver from providing County road improvements plans as the project proposes to redevelop a pad site within the existing Ocean County Mall property with no proposed driveway modifications. Consequently, there should be no need to modify Hooper Avenue or Bay Avenue, nor should there be the need to modify any existing traffic signals.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold and grant the waiver from providing County road improvement plans as Hooper Avenue and Bay Avenue are at Master Plan width; this site plan has received final approval. The motion was unanimously carried.

TOMS RIVER: Lot 16 Block 232.02 (TRT3570) Burns, John

This two-lot minor subdivision is for a lot line adjustment for two single-family residential dwellings to be located on Bay Stream Drive. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Marra, 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

JACKSON: Lot 7 Block 13801 (JT1673B) Concourse Holdings, LLC

LAKEWOOD: Lot 5.01 Block 24.04 (LAT2229B) Yeshiva Hameir L'Yisroel

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CORRESPONDENCE:

BARNEGAT: Lot 14.05 Block 114 (BAT137H.01) SP Barnegat, LLC

This site plan received conditional approval on March 25, 2026. Condition #5 required payment of an off-tract drainage improvement fee in an amount determined by the County Engineer and condition #6 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 in the amount of \$6,000.000 and the off-tract traffic improvement fee in the amount of \$33,646.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$33,646.00. The motion was unanimously carried.

LAKEWOOD: Lot 18.01 Block 208.01 (LAT1795C) Toras L Mecha, Inc.

This site plan received conditional approval on January 21, 2026. Condition #10 required payment of an off-tract drainage improvement fee in an amount determined by the County Engineer and condition #11 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 in the amount of \$6,000.000 and the off-tract traffic improvement fee in the amount of \$4,958.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$4,958.00. The motion was unanimously carried.

POINT PLEASANT BEACH: Lots 12 / 9 Block 17.01 / 17.02 (PPBB302) 1402 Ocean Partnership, LLC

This minor subdivision received conditional approval on May 27, 2026. A letter dated June 16, 2026, from Jason M. Marciano from East Coast Engineering was read requesting that the area from the existing right-of-way line to the 33' half-width right-of-way line be a road widening easement in lieu of a dedication so not to affect the measured front setbacks and lot areas. If this area was dedicated, it may be the only lot with a right-of-way dedication in the area. There are two lots to the north; the first one is about 750' away with 3' wide easements which is the same as they are proposing. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing a 33' right-of-way half-width and accept 3' wide road easement in lieu of a right-of-way dedication. The motion was unanimously carried.

TOMS RIVER: Lots 7, 22, 34, 40 Block 442 (TRT1685K) 1675 Hooper Ave., LLC

This site plan received conditional approval on April 3, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to provide outdoor seating for the restaurant and modification to the baseball/pickle ball building footprint. Proposed changes will not impact County road improvements, traffic impacts or storm water management design. The motion was unanimously carried.

TOMS RIVER: Lot 3, 4 Block 410.04 (TRT3212B) 1381 Lakewood Road, c/o Shaya Berger

This site plan received conditional approval on December 3, 2025. Condition #3 required payment of an off-tract traffic improvement fee in an amount determined by the County Engineer. The County Engineer has determined off-tract traffic improvement fee in the amount of \$6,092.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract traffic improvement fee in the amount of \$6,092.00. The motion was unanimously carried.

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

This minor subdivision received conditional approval on February 11, 2026. A letter dated June 25, 2026, from Mathew R. Wilder of Morgan Engineering was read requesting a waiver to provide a right-of-way dedication to the County to facilitate the establishment of a 60' right-of-way width. The application includes providing a 26' wide dedication from the centerline of Silverton Road as well as a 4' road easement to Ocean County. The request for the 4' road easement in lieu of a dedication is to permit both of the proposed lots to meet all applicable municipal zoning standards, specifically minimum lot area. A dedication to achieve the full 60' right-of-way would require variance relief from the Township of Toms River. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant waiver from providing a 30' right-of-way half-width and accept a right-of-way dedication to 26' from centerline plus a 4' wide road easement in lieu of the full right-of-way Master Plan width dedication. The motion was unanimously carried.

TOMS RIVER: Lot 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 (TRT897N3.01) SP Acquisitions III, LLC

This site plan received conditional approval on March 4, 2026. Condition #11 required payment of an off-tract drainage improvement fee in an amount determined by the County Engineer and condition #12 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 in the amount of \$6,000.000 and the off-tract traffic improvement fee in the amount of \$565,488.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$565,488.00. 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 BT347L	1.04	882	11/18/2024	06/29/2026
SHIP BOTTOM SBB239	11	30	05/06/2026	07/08/2026

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

Respectfully submitted,



Brielle N. Campolei, Secretary
Ocean County Planning Board

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 6/24/2026
RE: MT164K

With regards to the above referenced Planning Board Application, please see comments below.

Site Plan by Bowler LLC, dated May 13, 2026
Traffic Impact Analysis by TPD Inc, dated May 15, 2026

This site plan is for the demolition of a vacant bank and the construction of a 4,297 sf drive-thru McDonalds restaurant with parking lot modifications for 27 parking spaces located on Lacey Road.

Comments:

- Provide additional information regarding anticipated drive-thru processing times & queueing
- Provide a physical barrier to prevent vehicles from entering directly into the westerly drive-thru lane from Lacey Road

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 6/22/2026
RE: OGB55

With regards to the above referenced Planning Board Application, please see comments below.

Site Plan by East Coast Engineering, dated May 12, 2026
Traffic Summary by East Coast Engineering, dated May 12, 2026

This site plan is for a 2,531 square footprint 3-story mixed use building for retail/office commercial use on the 1st floor and 6 apartment units on the 2nd and 3rd floors with 14 parking spaces to be located on Ocean Gate Avenue.

Comments:

- Demonstrate a single unit truck can make turns onto Ocean Gate Ave and make improvements if necessary
- Provide turning templates demonstrating entering and exiting passenger vehicles will not conflict
- Depict and dimension AASHTO sight lines in its entirety

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 7/13/2026
RE: PPBB303B

With regards to the above referenced Planning Board Application, please see comments below.

Site Plan by FWH Associates, revision dated May 15, 2026

Traffic Study by McDonough & Rea Associates, revision dated June 3, 2026

This site plan is for a 6,523 square footprint mixed use building with 1st floor retail and 24 apartments on the 2nd & 3rd floors with 72 parking spaces (38 residential and 34 commercial) to be located on Arnold Ave and Route 35 North.

Comments:

- Provide turning templates depicting right turns into the driveway. Make improvements as needed.

DRAINAGE MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark F. Jehnke, P.E., County Engineer

FROM: Sean Areia, P.E., C.M.E. (N.Y.)

DATE: July 2, 2026

RE: PPBB303B

With regards to the above referenced Planning Board Application, please see my comment below.

Site Plan by FWH Associates, P.A., revised May 18, 2026.
Stormwater Management Report by FWH Associates, P.A., dated December 9, 2025.

- The Applicant shall provide construction details for all outlet structures connected to the proposed porous pavement system.
- The drainage areas evaluated under the Pre-Construction and Post-Construction conditions are not the same. The Applicant shall revise the plans and Stormwater Report to ensure the same drainage areas are analyzed for both conditions.