

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

Regular meeting, Wednesday, July 2, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Matt Lotano, Elaine McCrystal, Joesph Marra, Mark Jehnke, Matt Thompson, Esq., Tony Agliata, Marilyn Sundburg and Brielle Campolei.

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

On a motion by Ms. McCrystal, seconded by Mr. Marra, the minutes of the meeting of June 18, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 10, 11, 12, 13, 14, 17, 18, 19, 20 Block 1457 (BT725) Grossi, Evan

This two-lot minor subdivision is located on local roads, Lewis Avenue, Charles Street, and unimproved Leonard 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

JACKSON: Lot 21.01 Block 14101 (JT1772C) Zolty, Meir

This five-lot major subdivision is for four single family residential dwellings with four parking spaces each and one storm water/recreation lot located on Brewers Bridge Road. Dwellings will have access off of the local road, Holden Court, which is currently under construction. 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) revise the final plat to include a note stating that future Lot 21.02 will be owned and maintained by the homeowners association, (4) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (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 Boards decision on the waiver request.

A letter dated June 11, 2025, from Eric Halpert of Haler Consulting was read requesting waivers from providing a traffic report and drainage report. As the subject does not front on a County road and no impacts to County drainage faculties are anticipated as part of this application.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a traffic report and accept the trip generation statement that was provided and deny the waiver from providing a drainage report as insufficient information was provided to allow the County Engineer to make an informed determination; this subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a drainage report, (2) revise the final plat to include a note stating that future Lot 21.02 will be owned and maintained by the homeowners association, (3) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (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.

LAKEWOOD: Lots 1.02 / 2 Blocks 396 / 402 (LAT2166B) Bais Shaindel

This site plan is for a four-story 185,116 total square foot high school to be located on Block 396 Lot 1.02 and a 51,537 total square foot multipurpose hall to be located on Block 402 Lot 2 with a total of 449 proposed parking spaces to be located on Lewin Avenue. The school is under construction. A 10,000 s.f. gym was built on the property in 2021. The applicant's traffic report recommends signaling the intersection of Prospect Street and Lewin Avenue to mitigate LOS F to LOS B in the build condition. In addition, the Township Resolution 2421 indicates that the new school will necessitate a traffic signal at this intersection. Since the high school and multipurpose hall anticipate traffic volumes that trigger the need for a traffic signal at this intersection, it is the responsibility of the applicant to design and build the traffic signal needed as a result of this development. Ocean County requires the applicant to address the following conditions of approval: (1) submit draft electrical plans and timing for the proposed traffic signal at the intersection of Lewin Avenue and Prospect Street, (2) revise the plans to show all existing features within 200' of the site, including existing buildings on site, the railroad tracks, and existing drainage features, (3) submit road easements and metes and bounds descriptions to accommodate the traffic signal equipment at Prospect Street and Lewin Avenue to Ocean County, (4) revise the plans to show the AASHTO line of sight at the Lewin Avenue and Prospect Street intersection, (5) address the traffic comments and marked up signal plan (see traffic memo dated 7/2/2025), (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/2/2025), (7) provide structural calculations for the proposed retaining wall, (8) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed traffic signal and road improvements, (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. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated July 2, 2025, from Tim Lurie of Newlines Engineering and Surveying was read requesting a waiver from providing a CAFRA Permit. This project is not residential, the project is proposing 449 parking spaces for educational use and this project is not a public development. Pursuant to NJAC 7:7-2.2(b)2vii – The construction or expansion of educational facilities is not considered public development.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional 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 draft electrical plans and timing for the proposed traffic signal at the intersection of Lewin Avenue and Prospect Street, (2) revise the plans to show all existing features within 200' of the site, including existing buildings on site, the railroad tracks, and existing drainage features, (3) submit road easements and metes and bounds descriptions to accommodate the traffic signal equipment at Prospect Street and Lewin Avenue to Ocean County, (4) revise the plans to show the AASHTO line of sight at the Lewin Avenue and Prospect Street intersection, (5) address the traffic comments and marked up signal plan (see traffic memo dated 7/2/2025), (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 7/2/2025), (7) provide structural calculations for the proposed retaining wall, (8) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed traffic signal and road improvements, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All 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 8, 10 Block 414 (LAT2284) 322 River Avenue, LLC

This four-lot minor subdivision is for four duplex units to be located at the intersection of River Avenue (Route 9) and Edgewood Court. County facilities will not be impacted. The NJDOT "Desired typical section" for this section of New Jersey Route 9 in accordance with the current NJDOT Access code is shown on the plat. 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.

LONG BEACH: Lot 1 Block 15.90 (LBT801A) Churchview Property, LLC

This two-lot minor subdivision is for two single family residential dwellings to be located on Long Beach Boulevard between 48th Street and 49th Street. The final plat shows the County right-of-way half width to be 50' consistent with the master plan. The previous minor subdivision of Lot 1 was determined to be unlawful in a court case recorded on 3/7/2024 (Book 19625 Page 257) and the Long Beach Township Land Use Board approval was reversed. Therefore, LBT801 is disapproved. Ocean County requires the applicant to address the following conditions of approval: (1) submit a right-of-way deed of dedication and metes and bounds description for the traffic signal to Ocean County (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated July 2, 2025, from James Brzozowski of Horn, Tyson and Yoder was read requesting that an easement for the 10'x10' corner clip be provided in lieu of a dedication which will preserve the lot area which will be critical to the applicant for the proposed development of the property.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver for the applicant to provide a road easement in lieu of right-of-way deed of dedication for the traffic signal equipment; this subdivision was given final approval contingent upon the applicant provide a road easement in lieu of right-of-way deed of dedication for the traffic signal equipment. 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 BOROUGH: Lot 14 Block 129.01 (PPBB295A) David, Jonathan

This two-lot minor subdivision is for two single family residential dwellings to be located on Ocean Avenue (CR635). Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way full width of the County road on the plat and improvement plan, (2) revise the existing conditions to show half width and full width pavement dimensions, (3) driveway locations on the new lot shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606 (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated July 2, 2025, from Tim Lurie of Newlines Engineering and Surveying was read requesting a waiver from driveway locations. Since the lot width is 25' wide, it is not possible to provide 50' of spacing as required. There is no driveway to the south of the property and the driveway to the north is 65' away from the driveway as this is consistent with the surrounding neighborhood.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from driveway spacing as the driveway spacing is consistent with the character of the other lots in the area; this subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way full width of the County road on the plat and improvement plan, (2) revise the existing conditions to show half width and full width pavement dimensions. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

STAFFORD: Lot 32 Block 144 (ST610) 239 South Main, LLC

This site plan is for a contractor builders office and flex space in two buildings (6,000 s.f. and 4,250 s.f.) with 28 parking spaces to be located on Route 9 (South Main Street). The plans show the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the NJDOT Access Permit, (2) submit a traffic report (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) revise the plans so that north is up or to the right in accordance with industry standard, (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 Boards decision on the waiver request.

Letters date June 4, 2025 and June 10, 2025, from Robert Woodcock of JCR Engineering were read requesting two waivers. A waiver is requested from submitting a traffic study. The property is presently vacant and the applicant is proposing to construct two buildings on the property with associated parking, drainage facilities and landscaping. The proposed use shall be for Contractor's and Builders Offices. The site will be low intensity with minimal trips generated per day. The buildings shall consist of a maximum of eleven individual contractors. Therefore, the traffic flow entering and leaving the site shall be minimal with the peak rate being in the early morning and late afternoon. A waiver was requested from providing a CAFRA Permit as the property is located more than 1200 L.F. landward of the mean high water line of Mill Creek which is tidal water. There shall be a total of 28 parking spaces on the site, CAFRA is required for any commercial development located in the CAFRA area and beyond 500' landward of the mean high water line of any tidal waters having 150 or more parking spaces shall require a Permit.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold and grant waiver from providing a full traffic report, and require the applicant to provide a trip generation statement comparing existing trips to the anticipated numbers of trips including the percentage of vehicles to be distributed to County roads; 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) revise the plans so that north is up or to the right in accordance with industry standard, (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.

TOMS RIVER: Lots 5.01, 5.02 Block 1086.14 (TRT3551) Doren Development

This site plan is for a 2,459 s.f. Starbucks coffee shop with drive thru with 30 parking spaces to be located at the intersection of Vaughn Avenue and Route 37. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a copy of the NJDOT jurisdictional map for this intersection, (2) provide a copy of the NJDOT Access Permit, (3) show the NJDOT "Desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT Access code on the plans, (4) submit a copy of the CAFRA Jurisdictional Determination letter from the NJDEP, (5) label the intersection curb radius of Quail Road, and if necessary reconstruct the existing intersection curb radius in accordance with Section 609:E, (6) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards, (7) address the traffic comments (see traffic memo dated 7/2/2025), (8) address drainage design comments (see drainage memo dated 7/2/2025), (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All 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

JACKSON: Lots 12 Block 21301 (JT1783) 1154 East Veterans Highway Holdings, LLC

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CORRESPONDENCE:

BRICK: Lot 1.01 Block 671 (BRT733Y) Raising Cane's Restaurants, LLC

This site plan received conditional approval on December 4, 2024. Condition #6 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic improvement fee to be \$7,292.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract traffic fee to be \$7,292.00. The motion was unanimously carried.

LAKEWOOD: Lot 16.01 Block 208.01 (LAT1651B) Prime Insurance Agency Inc.

This site plan received conditional approval on August 21, 2024. Condition #7 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic improvement fee to be \$9,167.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract traffic fee to be \$9,167.00. The motion was unanimously carried.

LAKEWOOD: Lot 153.01 Block 190 (LAT2258) Yeshivas Meor Hatalmud of Lakewood, Inc.

This site plan received conditional approval on August 7, 2024. A letter dated May 6, 2025, from Yosef Portnoy of Civil Core Consulting was read requesting a waiver from providing a full 15:1 taper from the proposed curb line to the existing edge of pavement along Ridge Avenue as this will result in significant impacts to the adjacent Lots 152 and Lot 68 to the south. The applicant proposed to provide a pavement taper based on the taper that would be required from the 26' half width starting at Station 14+00 as shown on the preliminary plans provided by the County titled "Reconstruction of East County Line Road Phase IV: Ridge Avenue and Joe Parker Road" dated 2/9/2024. This proposed taper would accommodate the improvements proposed on the County Road plan while minimizing the impact to the adjoining properties. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board deny waiver request as paved taper shown on plans is inadequate. The motion was unanimously carried.

SEASIDE HEIGHTS: Lots 51.01, 51.02, 51.03, 51.04, 51.05, 51.06, 51.07, 51.08, 51.09, 51.10, 51.11, 51.12, 51.13 Block 4.01 (SHB26D2) 121 Somerset, LLC

This site plan received conditional approval on June 18, 2025. Condition #8 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic improvement fee to be \$417.00, as this site plan proposed to amend a previous approval (SHB26D). The previous approval was for 28 parking spaces for which the applicant paid an off-tract traffic improvement fee of \$5,883.00. The amended proposal increases the parking by two spaces, from 28 spaces to 30 spaces. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board has determined the off-tract traffic fee to be \$417.00. The motion was unanimously.

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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:
EAGLESWOOD ET174	14.01	27	12/04/2024	07/01/2025
LAKEWOOD LAT2264	12	429	12/04/2024	06/19/2025
MANCHESTER MT542	5.01, 12, 14	1.29	06/18/2025	06/26/2025
OCEAN OT286	1.01	138	04/17/2024	06/26/2025
TOM RIVER TRT3490A.01	37	171.09	10/18/2023	07/01/2025
TOMS RIVER TRT3542	27	1098.33	12/18/2024	06/26/2025

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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

Brielle N. Campolei, Secretary
Ocean County Planning Board