

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

Regular meeting, Wednesday, June 18, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Debbie Beyman, Matt Lotano, Elaine McCrystal, Joseph Marra, Mark Jehnke, Laura Benson, Esq., Tony Agliata, Brielle Campolei and Marilyn Sundburg.

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

On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Lotano abstaining, the minutes of the meeting of June 4, 2025 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lot 18.02 Block 323 (BRT2015B) Eodice, Ronald

This site plan is a mixed-use development for a 3,000 s.f. contractors' shop and a two-story 1,600 s.f. structure for a first-story office and second-story apartments (2) with nine proposed parking spaces to be located on a vacant lot on Drum Point Road. The plans indicate the half width County right-of-way is 30' from centerline, consistent with the Master Plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) rotate the plans so that north is up or to the right in accordance with industry standard, (4) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle at the proposed access point in accordance with county standards to Ocean County, (5) address the following traffic comments: a) demonstrate entering/exiting passenger vehicles will not conflict, (6) revise the plans to show County road pavement widening to 20' from centerline on the east side of the proposed driveway, (7) provide a depressed curb or driveway apron at the access drive, (8) 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 May 30, 2025 from Mathew R. Wilder of Morgan Engineering was read requesting two waivers. A waiver was requested from providing County road improvement plans as the applicant is proposing minimal improvements within the County right-of-way. These improvements include asphalt and curbing associated with a new driveway and a concrete sidewalk along the site frontage. Rather than separate County improvement plans, adequate detail for these improvements have been provided within the site plan documents. A waiver from providing a CAFRA Permit was requested because CAFRA is not applicable for this development due to the fact that it does not meet the statutory threshold necessitating a CAFRA Permit. CAFRA would be triggered at 25 residential units (two are proposed), 50 non-residential equivalent parking spaces (20.6 are proposed) or a road or sewer main extension in excess of 1,200 linear feet (no road or sewer main extension is proposed). For these reasons, a CAFRA Permit is not required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the waiver from providing County road improvement plans as sufficient detail will be provided on the grading plan and detail sheets, that the Board acknowledge and accept 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) rotate the plans so that north is up or to the right in accordance with industry standard, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle at the proposed access point in accordance

with county standards to Ocean County, (3) address the following traffic comments: a) demonstrate entering/exiting passenger vehicles will not conflict. (4) revise the plans to show County road pavement widening to 20' from centerline on the east side of the proposed driveway, (5) provide a depressed curb or driveway apron at the access drive, (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lots 31, 32, 33 Block 2101 (JT760D) Jackson Land 1 Ventures, LLC

This site plan is for a 10,200 s.f. warehouse/office building #1 and 18,450 s.f. warehouse/office building #2 with 53 parking spaces to be located on Jackson Mills Road. The plans show County road widening to 23' from centerline consistent with the Master Plan. On a motion by Ms. McCrystal seconded by Mr. Sutton this site plan was given final approval contingent on the applicant to address the following conditions of approval: (1) since the existing half width right-of-way is less than 30' from centerline, submit a deed of dedication for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) provide an executed road easement from the adjoining property Lot 34 for the 15:1 paved taper back to existing edge of pavement, (3) submit an executed sight right easement form for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (4) submit the deed of lot consolidation, (5) address the following traffic comment: provide a profile for the County road indicating safe sight distance at the proposed driveway using an object height of 3.5' on the profile view for intersection stopping distance in accordance with County standards – to be reviewed and approved by the Ocean County Engineer, (6) address the following drainage comments: a) The area of grass that produces sheet flow should be excluded from the time of concentration calculation for the impervious drainage area as none of the runoff generated by the impervious surfaces will flow across the grass to reach the basin. Per Chapter five of the BMP Manual, each sub-drainage area having different flow patterns and drainage points by which stormwater runoff leaves the sub-drainage area, must be individually identified, and the hydrological analysis of each sub-drainage area must be individually performed, b) revise the calculations to demonstrate that all small-scale infiltration basins will store the entire Water Quality Design Storm without the use of exfiltration, (7) show the proposed inlets and the 24" HDPE perforated pipe behind the proposed curb on the County road improvement plans, (8) dimension the existing right-of-way half width and the proposed pavement full width of the road on the County road improvement plan, (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.

LONG BEACH: Lot 1 Block 15.93 (LBT807) 4707 Properties LLC

This two-lot minor subdivision is located on Long Beach Boulevard between East 47th Street and East 48th Street. On a motion by Ms. McCrystal seconded by Mr. Marra this minor subdivision was given final approval contingent on the applicant to address the following conditions of approval: (1) rotate the final plat so that north is up or to the right in accordance with industry standard, (2) revise the final plat to include County road pavement half width and full width dimensions, (3) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (4) show the existing depressed curb and driveway apron to Long Beach Boulevard to be removed and replaced with full height curb. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LONG BEACH: Lot 23 Block 7.17 (LBT808) LSH Holdings, LLC

This two-lot minor subdivision is located on Beach Avenue and East New Jersey Avenue. The plans show the full width of the County right-of-way is 60' and County road pavement full width is 40', consistent with the Master Plan. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal seconded by Mr. Lotano this minor subdivision was given final approval. The motion was unanimously carried.

MANCHESTER: Lots 5.01, 12, 14 Block 1.29 (MT542) Raisin, Ronald

This three-lot minor subdivision is for a lot line adjustment located on local roads, Southampton Boulevard and Second Avenue. County facilities will not be impacted. On a motion by Ms. McCrystal seconded by Mr. Marra this minor subdivision was given final approval contingent on the applicant to address the following conditions of approval: (1) revise the final plat to include a key map in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

MANCHESTER: Lots 19, 21 Block 1.176 (MT543) Jerman, Jeffrey R.

This two-lot minor subdivision is for a lot line adjustment at the intersection of local roads, Northampton Boulevard and Ninth Avenue. Ocean County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal seconded by Mr. Sutton this minor subdivision was given final approval. The motion was unanimously carried.

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 amended site plan proposes to amend a previous approval (SHB26D) to reduce the amount of retail space, increase the number of apartment units by one, and increase the number of parking spaces by two. The number of proposed single family residential dwelling units remains the same. The previous approval was for 11 single family dwellings and two mixed-use buildings including 4,704 s.f. retail on the first floor and three apartment units on the second floor with 28 parking spaces. The amended proposal is for 11 single family dwellings and two mixed use buildings with 3,837 s.f. retail on the first floor and four apartments on the second floor with 30 parking spaces to be located at the intersection of the Boulevard, Hamilton Avenue, and Franklin Avenue. The final plat (K4363) for the previous application has been recorded (Book 2001 Page 1687) and lot lines will remain the same. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show the recorded road easement along Hamilton Avenue as existing and reference the deed book and page number (Book 19769 Page 688), (2) fix the right-of-way dimensions at Station 12+00 on Hamilton Avenue on the Site Development Plan, (3) submit a traffic report (waiver requested), (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) submit County road improvement plans (waiver requested), (6) properly show the existing striping in the County road at the Franklin Avenue/Boulevard intersection, (7) revise the storm water statement to properly identify the number of proposed apartment units, (8) 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

Two letters dated June 4, 2025 and June 9, 2025 from Brian P. Murphy and Christopher Rosanti of FWH Associates, P.A. were read requesting waivers from providing a traffic report as a traffic report was provided for the previously approved project. The subject of this application is a modification to Lot 51.09. They are reducing the commercial retail area and increasing the residential by one apartment. The change to the prior approved traffic is de minimis. Also, included was a request from providing a CAFRA Permit. This site plan/subdivision application was previously approved and a CAFRA Permit was not applicable at the time of that approval

and remains unnecessary. The application consists of 11 single family dwellings and two mixed-use buildings with ground floor commercial units and a total of four apartments located above. The CAFRA regulations exempt residential developments of less than 25 dwelling units (NJAC 7:7-2.2 (a)3). Additionally, this development does not propose the offsite construction of more than 1,200 linear feet of new sanitary sewer or roadways (NJAC 7:7-2.2(b)11). CAFRA regulations exempt commercial developments containing less than fifty parking spaces (NJAC 7:7-2.2(A)3). A waiver was requested from providing County road improvement plans as the road is already constructed to Master Plan width.

On a motion by Mr. Jehnke, seconded by Mr. Sutton it was recommended the Board grant the waiver from providing a traffic report as the proposal is being reduced from 4,704 s.f. to 3,837 s.f. retail space, increasing from 3 apartment units to 4 apartment units, and increasing parking from 28 spaces to 30 parking spaces thus the traffic impact will be de minimis, the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold and the Board grant the waiver from providing County road improvement plans for Hamilton Avenue and Franklin Avenue as they are already constructed to the Master Plan width. This site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plans to show the recorded road easement along Hamilton Avenue as existing and reference the deed book and page number (Book 19769 Page 688), (2) fix the right-of-way dimensions at Station 12+00 on Hamilton Avenue on the Site Development Plan, (3) properly show the existing striping in the County road at the Franklin Avenue/Boulevard intersection, (4) revise the storm water statement to properly identify the number of proposed apartment units, (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: Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07 Block 506.01 (TRT3550A) EETTSA, LLC

This six-lot major subdivision is for a lot consolidation at the intersection of Route 37 and Bimini Drive for the site plan proposed under TRT3550B. On a motion by Ms. McCrystal seconded by Mr. Marra this major subdivision was given final approval contingent on the applicant to address the following conditions of approval: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act, (2) address the conditions of site plan approval for TRT3550B. 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 1.08, 1.09, 1.10, 1.12, 1.11, 1.13 Block 506.01 (TRT3550B) EETTSA LLC

This site plan is for four three-story apartment buildings (98 units) and two, two-story townhouse buildings (16 units) with a total of 114 residential units including a 2,000 s.f. amenity space, a 30,352 s.f. car dealership, a 5,670 s.f. Quickchek with fuel, one 5,000 retail building, one 5,126 s.f. restaurant/retail fast food building, and one 2,335 s.f. restaurant/retail fast food building with 840 parking spaces to be located at the intersection of Route 37 and Bimini Drive. This site plan is associated with the major subdivision TRT3550A. The applicant is advised that NJ TRANSIT continues to evaluate capital improvements to re-activate passenger rail service to the Monmouth - Ocean region, therefore the potential remains for possible future NJ TRANSIT rail service operating along the railroad right-of-way along the southern boundary of the property. On a motion by Ms. McCrystal seconded by Mr. Sutton this site plan was given final approval contingent on the applicant to address the following conditions of approval: (1) address the conditions of approval for TRT3550A, (2) revise the plans to show the NJDOT "desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT Access code, (3) provide a copy of the NJDOT Access Permit, (4) submit a copy of the CAFRA Permit from the NJDEP, (5) provide copies of all "will serve letters" provided to the municipal planning authority for the site plan and major subdivision application. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

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CORRESPONDENCE:

BRICK: Lots 1, 3 / 22 Blocks: 323.04 / 321.05 (BRT1844B) Laconti, Joanne

This site plan received conditional approval on February 7, 2024. Condition #6 was to pay an off-tract drainage improvement fee in an amount determined by the Ocean County Engineer and condition #7 was to pay an off-tract improvement fee in the amount determined by the Ocean County Engineer. The County Engineer determined the off-tract drainage fee to be \$6,000.00 and the off-tract traffic fee to be \$12,500.00. On a motion by Mr. Jehnke seconded by Ms. McCrystal the Board has determined the off-tract drainage fee to be \$6,000.00 and the off-tract traffic fee to be \$12,500.00. The motion was unanimously carried.

JACKSON: Lots 4.01, 5, 6.01 Block 13801 (JT1657C.02) 528, LLC

This site plan received conditional approval on June 21, 2023. Two letters dated June 4, 2025 and June 9, 2025 from Brian P. Murphy of FWH Associates, P.A. were read requesting a waiver from providing a right-of-way dedication and a one-year extension to expire on June 21, 2026. On a motion by Mr. Jehnke seconded by Ms. McCrystal it was recommended the Board grant the waiver from providing the full required right-of-way dedication and accept a right-of-way dedication to 52' from centerline in front of proposed Lot 4.04 plus a 3' wide road easement, as 55' from centerline is beyond the Master Plan half width of 43' and the extra right-of-way dedication is required due to the County's proposed traffic signal and intersection improvements at this location. It was also recommended granting the one-year extension to expire on June 21, 2026. The motion was unanimously carried.

LAKEWOOD: Lots 43, 51, 52 Block 1077 (LAT2192A) Chestnut Holdings NJ, LLC

This major subdivision received conditional approval on August 2, 2023. A letter dated June 9, 2025 from Tim Lurie of Newline Engineering was read requesting a one-year extension as the plan is due to expire on August 2, 2025. On a motion by Mr. Jehnke seconded by Ms. McCrystal it was recommended the Board grant a one-year extension to expire on August 2, 2026. The motion was unanimously carried.

PLUMSTED: Lot 19 Block 47.07 (PT10C) Khan, Murtaza Ali

This minor subdivision received conditional approval on April 16, 2025. On a motion by Mr. Jehnke seconded by Ms. McCrystal the minutes are hereby amended to require the applicant to provide County road improvement plans to construct to Master Plan width along the frontage of the property on Hawkin Road. The motion was unanimously carried.

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

This site plan received conditional approval on April 3, 2024. On a motion by Mr. Jehnke seconded by Ms. McCrystal, Mr. Tirella abstaining, the minutes are hereby amended for the proposed project to included an existing 5,915 s.f. restaurant to be renovated, an existing golf driving range, a proposed 20,594 s.f. indoor shooting range, a renovated 4,000 s.f. office/retail building, a proposed 14,850 s.f. building for indoor batting cages (8) and pickle ball courts (4) and a total of 230 parking spaces. Add 2 conditions to require the applicant to pay an off-tract traffic improvement fee and an off-tract drainage improvement fee in amounts to be determined by the Ocean County Engineer. The motion was unanimously carried.

TOMS RIVER: Lot 37 Block 171.09 (TRT3490A.01) TR Estates, LLC

This major subdivision received conditional approval on October 18, 2023. A letter dated June 6, 2025 from Rose Sweeney of FWH Associates, P.A. was read requesting a one-year extension as the plan is due to expire on October 18, 2025. On a motion by Mr. Jehnke seconded by Ms. McCrystal it was recommended the Board grant a one-year extension to expire on October 18, 2026. 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:
ISLAND HEIGHTS IHB100	11	44	06/04/2025	06/16/2025
JACKSON JT1415D	5.01	4801	04/16/2025	06/17/2025
LAKEWOOD LAT1770A	14, 15	208.01	06/07/2023	06/18/2025
LITTLE EGG HARBOR LEHT452	1, 3	158	05/21/2025	06/10/2025

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

Respectfully submitted,

Brielle N. Campolei

Brielle Campolei, Secretary
Ocean County Planning Board