

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

Regular meeting, Wednesday, October 15, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Elaine McCrystal, Joseph Marra, Alan Avery, Mark Jehnke, Laura Benson, Esq., John Sharadnik, 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. Sutton, correction to the minutes of August 16, 2017, site plan MT164J met contingencies as of August 3, 2017. The motion was unanimously carried.

On a motion by Ms. McCrystal, seconded by Mr. Tirella, the minutes of the meeting of September 30, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 Block 801 (BT729) Jerman, Jeffrey R.

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

BRICK: Lot 23 Block 464 (BRT868C) EAS Brick PropCo, LLC

This site plan is for modifications to an existing 2,763 s.f. car wash, to add a 400 s.f. mat wash room for a total of 3,162 s.f., at the intersection of Cedar Bridge Avenue and Aurora Place. Modifications include removal of the automobile service station and the addition of 19 vacuum stalls and 10 parking spaces. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit County road improvement plans (waiver requested), (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) dimension the County road pavement half-width and full-width and the County right-of-way half-width and full-width, (5) if the right-of-way half-width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (6) submit a corner clip right-of-way deed of dedication and metes and bounds description for the traffic signal equipment to Ocean County, (7) address the traffic comment (see traffic memo dated 10/15/2025), (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 Boards decision on the waiver request.

A letter dated September 23, 2025, was read requesting a waiver from providing a traffic report as this project includes a reduction to the existing building footprint and minor site improvements for vehicle circulation and parking. A waiver was requested from providing County road improvement plans as the project does not propose any improvements to the County roadway or within the County right-of-way. A waiver was requested from providing a CAFRA permit, in accordance with NJAC 7:7-2.2(a), the site is located more than 500' landward of the mean high-water line of any tidal water or the landward limit of a beach or dune and consists of a commercial development with less than 150 parking spaces.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board deny the waiver from providing a traffic report as additional information is required, grant the waiver from providing County road improvement plans as no widening is required along Cedar Bridge Avenue and 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 a traffic report, (2) dimension the County road pavement half-width and full-width and the County right-of-way half-width and full-width, (3) if the right-of-way half-width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (4) submit a corner clip right-of-way deed of dedication and metes and bounds description for the traffic signal equipment to Ocean County, (5) address the traffic comment (see traffic memo dated 10/15/2025), (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

POINT PLEASANT: Lots 11, 14 Block 145.02 (PPB822) Keer, Ernest F.

This two-lot minor subdivision is for a lot line adjustment on Old Farm Road. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing right-of-way full-width of the County road on the plan, (2) since 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 on the plat, (4) rotate the plat so that north is up or to the right in accordance with industry standard, (5) provide a final plat that is signed and sealed by a Professional Land Surveyor, (6) 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.

SHIP BOTTOM: Lot 3 Block 95 (SBB236) JS Pro Construction

This site plan is for a 5,060 s.f. two-story office building with 15 parking spaces to be located at the intersection of Central Avenue and 10th Street. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show all existing features within 200' of the site, including existing edge of pavement and right-of-way on the opposite side of the road, County road striping, and intersection curb returns, (2) 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 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) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the intersection in accordance with County standards to Ocean County, (4) dimension the County road pavement half-width and full-width, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) submit County road improvement plans (waiver requested), (8) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver requests.

A letter dated October 2, 2025, from Douglas D. Clelland of InSite Engineering was read requesting a waiver from providing a traffic report, based on the limited number of trips generated by the proposed use. A trip generation statement is included with this submission. A waiver was requested from providing County road improvement plans as the applicant is proposing to install curb along the County frontage, no improvements are proposed beyond the curbline. A waiver was requested from providing a drainage report based on the small scale of the proposed development. A drainage impact statement has been provided for the pre-and-post development

runoff calculations. A waiver was requested from providing a CAFRA permit, in accordance with NJAC 7:7-2.2(a)5 the proposed development is not a residential development of 25 units or more, is not a commercial development having 50 or more parking spaces and not a public or industrial development.

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 submitted. A waiver was granted from providing a drainage report as the impact to County facilities will be de minimis. A waiver was granted from providing County road improvements plans as no widening is required along Central Avenue and the Board acknowledges and accepts the applicants 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) revise the plans to show all existing features within 200' of the site, including existing edge of pavement and right-of-way on the opposite side of the road, County road striping, and intersection curb returns, (2) 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 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) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the intersection in accordance with County standards to Ocean County, (4) dimension the County road pavement half-width and full-width, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

STAFFORD: Lot 21 Block 145 (ST614) LMDL Real Estate, LLC

This site plan is for internal modifications to an existing 1,150 s.f. building for a plumbing contractor's office with a second-floor apartment with seven parking spaces to be located on East Bay Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County right-of-way and pavement half and full-width, (2) if the 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, (3) address the traffic comments (see traffic memo dated 10/15/2025), (4) provide a concrete curb detail in accordance with County standards, (5) design the access drive to the County road in accordance with an urban residential driveway per Table 600-2, (6) construct a handicap accessible driveway apron in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (7) submit a traffic report (waiver requested), (8) submit a drainage report (waiver requested), (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated October 6, 2025, from Robert A. Woodcock of JCR Engineering was read requesting waivers from providing a traffic report and drainage report. The property was previously used as a professional office with an apartment on the second floor. The applicant is proposing to use the property as a contractor's office. The existing apartment on the second floor shall remain. There are no significant improvements proposed to the site other than landscaping and the installation of a handicap parking space with associated concrete pad and sidewalk. The parking lot shall also remain as stone, which shall result in an insignificant amount of impervious surface added to the site. There are no current drainage issues associated with the property. There shall be a maximum of approximately four employees associated with the business. Therefore, the proposed use of the site will be low intensity with minimal trips generated per day. Therefore, the traffic flow entering and leaving the site shall be minimal with the peak rate being in the early morning and late afternoon. There is access to the site from East Bay Avenue as well as Union Street. New curb and sidewalk is proposed along the frontage of the property on East Bay Avenue.

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 submitted and grant the waiver from providing a drainage report as the impact to County facilities will be de minimis; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County right-of-way and pavement half and full-width, (2) if the 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, (3) address the traffic comments (see traffic memo dated 10/15/2025), (4) provide a concrete curb detail in accordance with County standards, (5) design the access drive to the County road in accordance with an urban residential driveway per Table 600-2, (6) construct a handicap accessible driveway apron in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lot 62.01 Block 405.08 (TRT3292A) Alcoeur Homes at Toms River, LLC

This four-lot minor subdivision is located on Lakewood Road (Route 166). County facilities will not be impacted. The NJDOT desired typical section of Route 166 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.

TOMS RIVER: Lot 6 Block 1501.13 (TRT3560) Puma, Mary Jo.

This site plan is for a 240 square footprint addition and second-story addition for a total 1,701 s.f. building for two residential dwelling units at an existing beauty salon and studio with 13 existing parking spaces located on Fischer Boulevard. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half-width and full-width of 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, (2) submit County road improvement plans (waiver requested), (3) 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 Boards decision on the waiver requests.

A letter dated June 10, 2025, from Matthew C. Hockenbury of MCH Engineering was read requesting a waiver from providing a CAFRA permit since the commercial development does not results in 50 or more parking spaces, nor does the project result in 25 or more dwelling units, therefore, the project does not require a CAFRA permit from the NJDEP. A letter dated June 24, 2025, from Matthew C. Hockenbury of MCH Engineering was read requesting a waiver from providing County road improvement plans as the property currently has one two-way driveway along the southern portion of the site, which provides access to an asphalt parking area located on the east, or along the front of the existing building. The existing driveway is not proposed to be modified and there will be no work performed in the County 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 and accept the trip generation statement that was submitted and 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) 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. 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 20, 20.01, 20.02, 20.03, 31 Block 251.03 (LAT2165C) Yeshiva Chemdas Hatorah

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CORRESPONDENCE:

BARNEGAT: Lots 9.02, 10.01, 11 / 1 / 1, 2 / 1 Block 146.02 / 147 / 149 / 151 (BAT334A) M&T at 547 Main, LLC

This minor subdivision received conditional approval on November 1, 2023. A letter dated October 10, 2025, from Lisa Baumann of M&T at 547 Main, LLC, was read requesting a 1-year extension now set to expire on November 1, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a one-year extension, originally set to expire on November 1, 2025, now set to expire on November 1, 2026. The motion was unanimously carried.

BARNEGAT: Lots 9.02, 10.01, 11 / 1 / 1, 2 / 1 Block 146.02 / 147 / 149 / 151 (BAT334B) M&T at 547 Main, LLC

This site plan received conditional approval on November 1, 2023. A letter dated October 10, 2025, from Lisa Baumann of M&T at 547 Main, LLC, was read requesting a 1-year extension now set to expire on November 1, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted a one-year extension, originally set to expire on November 1, 2025, now set to expire on November 1, 2026. The motion was unanimously carried.

BRICK: Lots 5, 6, 6.01, 26 Block 869 (BRT987D) 1855-1867 Route 88

This site plan received conditional approval on September 30, 2025. A letter dated October 9, 2025, from Hal Simoff of Simoff Engineering Associates was read requesting a waiver from providing a CAFRA permit. The site in question is in a coastal area, it is beyond 500' from landward of mean high water or tidal waters, the site is 1782' from tidal waters and consists of 54 residential units. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

JACKSON: Lots 4.01, 5, 6.01 Block 13801 (JT1657B.01) 528, LLC

This minor subdivision received conditional approval on October 19, 2022. A letter dated October 6, 2025, from Eric Danielsen of FWH Associates was read requesting a one-year extension set to expire on October 19, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has granted a second one-year extension, originally set to expire on October 19, 2024, now set to expire October 19, 2026. The motion was unanimously carried.

LAKEWOOD: Lots 14.01, 14.02, 14.03, 14.04, 14.05, 32 Block 2.01 (LAT1634B.01) Sebbag, Joseph

This major subdivision received conditional approval on July 19, 2023. Condition #6 required the payment of off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #7 required payment of 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 \$0 and the off-tract traffic improvement fee to be \$1,335.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the required off-tract drainage improvement fee to be \$0 and the required off-tract traffic improvement fee to be \$1,335.00. The motion was unanimously carried.

LAKEWOOD: Lots 28.02, 28.03 Block 1609 (LAT594.27C) RBM Properties, LLC

This site plan received conditional approval on September 17, 2025. Condition #3 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. A letter dated October 1, 2025, from John H. Rea and Scott T. Kennel of McDonough & Rea Associates, was read requesting a waiver from analyzing offsite intersection at County road as no additional parking spaces are required to serve the five additional employees that are anticipated with the building expansion. The site currently has a parking supply that meets and exceeds the Township requirement. The projected peak hour traffic volumes are expected to add approximately 12 vehicles to the Cedar Bridge Avenue / Swarthmore Avenue intersection and nine vehicles to the New Hampshire Avenue / Swarthmore Avenue intersection. Therefore, the traffic impacts would be de minimis. The Ocean County Engineer has assessed the off-tract traffic improvement fee to be \$0. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board granted waiver from providing a study of off-site County intersections as the increase in traffic will be de minimis, and the required off-tract traffic improvement fee assessed at \$0. The motion was unanimously carried.

LITTLE EGG HARBOR: Lot 9.92 Block 124 (LEHT344T) Little Egg Holdings, LLC

This site plan received conditional approval on October 18, 2023. A letter dated October 10, 2025, from Mathew R. Wilder of Morgan Engineering & Surveying was read requesting a one-year extension set to expire on October 18, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella and Mr. Sutton abstaining, the Board has granted a one-year extension originally set to expire on October 18, 2025, now set to expire on October 18, 2026. The motion was unanimously carried.

LITTLE EGG HARBOR: Lot 36 Block 124.01 (LEHT344U) Poppa Tomato Holdings, LLC

This site plan received conditional approval on October 18, 2023. A letter dated October 10, 2025, from Mathew R. Wilder of Morgan Engineering & Surveying was read requesting a one-year extension set to expire on October 18, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella and Mr. Sutton abstaining, the Board has granted a one-year extension originally set to expire on October 18, 2025, now set to expire on October 18, 2026. The motion was unanimously carried.

LITTLE EGG HARBOR: Lot 3 Block 78 (LEHT425D) VB Real Estate, LLC

This site plan received conditional approval on September 30, 2025. Condition #4 required payment of off-tract drainage improvement fee to be determined by the Ocean County Engineer and condition #5 required payment of off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$0. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the required off-tract drainage improvement fee to be \$0 and the required off-tract traffic improvement fee to be \$0. The motion was unanimously carried.

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

This site plan received conditional approval on November 1, 2023. A letter dated October 2, 2025, from Michael I. Goldstein of Van Cleef Engineering was read requesting a one-year extension set to expire on November 1, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has granted a one-year extension, originally set to expire on November 1, 2025, now set to expire on November 1, 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:
BRICK BRT2054	1	1068.127	12/18/2024	10/10/2025
BRICK BRT851J2	1, 3, 4	672	01/15/2025	10/14/2025
LAKEWOOD LAT2293	3	2.03	08/20/2025	10/10/2025
LAKEWOOD LAT594.27C	28.02, 28.03	1609	09/17/2025	10/14/2025
LITTLE EGG HARBOR LEHT425D	3	78	09/30/2025	10/14/2025
PLUMSTED PT10C	19	47.07	04/16/2025	10/10/2025
SEASIDE HEIGHTS SHB194	1	70	06/04/2025	10/02/2025
STAFFORD ST364E	3, 6.01, 6.02	74	04/17/2024	10/02/2025

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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 N. Campolei, Secretary
Ocean County Planning Board