

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

Regular meeting, Wednesday, July 29, 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 and Marilyn Sundburg.

Chairman Tirella asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Sundburg 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 July 8, 2026, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BRICK: Lot 12.01 Block 868 (BRT9H) Walmart, Inc.

This site plan is for a 6,146 s.f. expansion for "pick up service" and parking lot modifications for a reduction in parking spaces at the Walmart on Jack Martin Boulevard and Route 88. 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) dimension the existing right-of-way half-width and full-width of Jack Martin Boulevard 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, (2) dimension the County road pavement half and full-width, (3) submit a copy of the CAFRA Permit modification or a Jurisdictional Determination letter from the NJDEP. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lot 10.01 Block 21301 (JT1525J) Dachs, Yehuda

This site plan is for a vacant building demolition, a 28,777 s.f. strip mall expansion, and parking lot modification for a net increase of seven spaces at the Jackson Crossing Shopping Center located on South Hope Chapel Road and East Veterans Highway. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half and full-width of both roads, (2) dimension the County right-of-way half and full-width of both roads, (3) revise the plans to show the existing sight easements at both access drives, (4) address the traffic comments (see traffic memo dated 7/23/2026), (5) submit a drainage report (waiver requested), (6) submit County road improvement plans including cross-sections for pavement widening to 33' from centerline to accommodate a five-lane section with 5' shoulders on East Veterans Highway in accordance with Section 611.B, (waiver requested), (7) submit a cost estimate for the County road frontage improvements to 33' from centerline including NJDOT items and units, County unit bid prices, and quantities that include pavement widening from the existing edge of pavement to the future edge of pavement at 33' from centerline, (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/or road improvements, (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 Board's decision on the waiver requests.

A letter dated June 15, 2026, from William A. Stevens of Professional Design Services was read requesting a waiver from providing County road plans as roadway improvements were approved and constructed along both South Hope Chapel Road and East Veterans Highway as part of the shopping center initial construction. No modifications to the existing driveways are proposed as

part of this site plan. There will be no change to onsite traffic circulation and no modification of the existing County roads are required; a waiver from providing a Drainage report was requested as the project proposes redevelopment of existing paved and building areas and the proposed building and parking will not disturb more than one (1) acre, nor create more than a quarter acre of new impervious area, as a result the project is not considered a "Major Development" pursuant to the New Jersey Stormwater Management Regulations, NJAC 7:8.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing County road improvement plans provided the applicant addresses conditions #6 and #7 by providing a cost estimate for County road improvements and entering into a Developers Agreement for payment of such; grant the waiver from providing a full drainage report as the net increase in impervious coverage will be de minimis; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half and full-width of both roads, (2) dimension the County right-of-way half and full-width of both roads, (3) revise the plans to show the existing sight easements at both access drives, (4) address the traffic comments (see traffic memo dated 7/23/2026), (5) submit a cost estimate for the County road frontage improvements to 33' from centerline including NJDOT items and units, County unit bid prices, and quantities that include pavement widening from the existing edge of pavement to the future edge of pavement at 33' from centerline, (6) 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/or road improvements. (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.

LACEY: Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 Block 1854 (LT934) Gould Construction, LLC

This two-lot minor subdivision is located on local roads, Newark Avenue, Calvin Street, and Daniel 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lots 16.01, 16.02 Block 1086 (LAT1111F) 300 RT 70, LLC

This 35-lot major subdivision is for 34 duplex units (17 buildings), a passive recreation lot, and a new road to be located on Locust Street and Route 70. The existing County right-of-way half-width is 33' from centerline consistent with the Master Plan. The plans indicate the proposed curb is to be built 23' from centerline. The plans show the proposed road connecting to an unimproved paper street called Temple Street. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to label lot lines "to be removed" and to include a zoning data table, (2) dimension the County right-of-way half and full-width on the final plat, (3) show the AASHTO line of sight and vertical profile at the proposed intersection, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (5) since the plans show the new road being connected to Temple Street, submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (6) add a note to the final plat and the subdivision plan stating: "There shall be no cross access from Route 70 to Locust Street, as cross access is strictly prohibited as per the previous approval LAT1111C on 7/18/2012", (7) revise the final plat to include a note that identifies the entity responsible for the maintenance of the underground stormwater detention system on future Lot 16.17, (8) revise the plans to show the NJDOT "Desired typical section" for this section of NJ Route 70 in accordance with the current NJDOT Access code, (9) address the traffic comments (see traffic memo dated 7/15/2026), (10) address the drainage comments (see drainage memo dated 7/21/2026), (11) provide a detail for the County road pavement to show a section with 6" Dense-Graded Aggregate Base Course, 4" Hot Mix Asphalt 19M64 Base Course, and 2" Hot Mix Asphalt 12.5M64 Surface Course, (12) revise the plans to show handicap ramps to be constructed at the proposed intersection in accordance with the current Federal ADA standards, (13) add to the

plans Ocean County standard Notes for projects located on County roads: a) The developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, d) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (14) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (15) 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: Lot 68 Block 246 (LAT2315) 329 Ocean Ave., LLC

This two-lot minor subdivision is two duplex units with eight parking spaces to be located on Ocean Avenue (Route 88). County facilities will not be impacted. The NJDOT "Desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT Access code is shown on the plans. 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.

LAKEWOOD: Lot 4 Block 117 (LAT2316) Gutfreund, Shlome

This two-lot minor subdivision is for two duplex units to be located on Sixth Street. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) rotate the final plat so that north is up in accordance with industry standards, (2) provide three corner coordinates 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.

LAKEWOOD: Lot 4 Block 44 (LAT2317) Congregation Torah Veyirah D'Satmar

This three-lot minor subdivision is for three single-family residential dwellings to be located on 14th 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 2 Block 1027 (LAT2318) Terebelo, Meyer

This two-lot minor subdivision is for one duplex building (two units) with eight proposed parking spaces to be located on a local road, Wadsworth 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LITTLE EGG HARBOR: Lot 11 Block 325.20 (LEHT255G) Simonelli, Vincent

This site plan is for 80 townhouse units and 16 COAH units within 16 buildings with a total of 244 parking spaces to be located on Mathistown Road. The plans indicate that the right-of-way half-width is 30' from centerline, consistent with the Master Plan. In lieu of constructing accel/decel lanes, the County is requiring pavement widening to accommodate a center turn lane into the development. 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) revise the site plan and County road improvement plans to show pavement widening across the site frontage to 44' from the opposite curb line to provide a three-lane section consisting of 5' shoulders, 11' thru lanes and a 12' center turn lane, (2) provide a striping plan for the County road showing a center left turn lane and 5' shoulders, (3) reference the supplemental "Road Improvement Plans" on the cover sheet index, (4) submit a sight right easement form and metes and bounds description for AASHTO sight triangles at the access drives along Mathistown Road in accordance with county standards to Ocean County, (5) revise the County road improvement plan cross-sections to show pavement widening to 44' from the opposite curb line and to maintain a uniform 1%-3% cross slope for the entire half-width of the roadway and positive gutter flow in accordance with section 611.B.1. - to be reviewed and approved by the Ocean County Engineer, (6) address the traffic comments (see traffic memo dated 7/15/2026), (7) revise the plans to show the existing underground drainage system in the County road, (8) provide a stormwater management report demonstrating stormwater management measures designed for the proposed roadway widening to reduce the post-development peak runoff rates to or below the peak runoff rates generated by the existing site for the current and adjusted 2-, 10-, and 100-year design storms in accordance with the Ocean County Site Plan and Subdivision Resolution Section 507.A.1, (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.

LITTLE EGG HARBOR: Lot 10.01 Block 194 (LEHT449A) Chindo Enterprises, LLC

This site plan is for a 12,000 s.f. Restaurant and Bar with 49 parking spaces to be located at the corner of North Green Street (CR 539) and Frog Pond Road. 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) dimension the County road pavement and right-of-way full-width, (2) depict existing County road striping on sheet 13, (3) address the traffic comments (see traffic memo dated 7/15/2026), (4) address the drainage comments (see drainage memo dated 7/20/2026), (5) add to the plans Ocean County standard notes for projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, b) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, c) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, d) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (6) pay an off-tract drainage improvement fee in an amount to be determined 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.

POINT PLEASANT BEACH: Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 19 Block 16 (PPBB304A)
1500 Richmond Avenue, LLC

This minor subdivision application is for a lot consolidation for a self-storage facility (PPBB304B) on Elizabeth Avenue, Richmond Avenue (Route 35 South), Newark Avenue, and Cincinnati Avenue (Route 35 North). On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a final plat prepared in accordance with the Recordation Act or the deed of lot consolidation for the Ocean County Planning Board Chairman's stamp and signature. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

POINT PLEASANT BEACH: Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 19 Block 16 (PPBB304B)
1500 Richmond Avenue, LLC

This site plan is for a 23,675 square footprint self-storage facility (79,226 s.f. gross floor area) with nine parking spaces to be located on Elizabeth Avenue, Richmond Avenue (Route 35 South), Newark Avenue, and Cincinnati Avenue (Route 35 North). 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) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (2) indicate on the plans the NJDOT "Desired typical section" for this section of NJ Route 35 in accordance with the current NJDOT Access code, (3) provide traffic percent distribution to the County road network, (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.

TOMS RIVER: Lots 1.01, 1.02 Block 390 (TRT3571) Rotberg, Moshe

This site plan is for a 7,660 s.f. house of worship (3,258 s.f. existing dwelling to be renovated plus a 4,402 s.f. building addition) with 49 parking spaces to be located on Old Freehold Road. Ocean County requires the applicant to address the following conditions of approval: (1) since the existing 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, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (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 7/15/2026), (6) add to the plans Ocean County standard notes for projects located on County roads: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (7) 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 July 8, 2026, from Mathew R. Wilder of Morgan Engineering was read requesting a waiver from providing County road improvement plans as sufficient detail has been provided on the plans depicting the proposed improvements within the right-of-way which is limited to the installation of curb and sidewalk; a waiver was requested from providing a CAFRA Permit due to the location of the subject property, a CAFRA Permit would be required when more than 24 residential units are proposed or a commercial development which exceeds 49 parking spaces. No residential units are proposed as part of this project as the existing residential home will be converted in its entirety and be part of the proposed shul. 49 parking spaces are proposed and therefore, CAFRA approval 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 no road widening is required; 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) since the existing 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, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (3) address the traffic comments (see traffic memo dated 7/15/2026), (4) add to the plans Ocean County standard notes for projects located on County roads: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (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.

* * * * *

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

* * * * *

CORRESPONDENCE:

BRICK: Lot 1.01 Block 603 (BRT1313D) K Brick Mantoloking LLC

This site plan received conditional approval on December 4, 2024. A letter dated June 23, 2026, from Candice Davis of Boswell Engineering was read requesting a waiver from providing County road improvement plans as no pavement widening of County Route 528 is proposed and no changes are proposed to the public roadway sections. The exiting pavement half-width along the property frontage is consistent with the existing corridor in the vicinity and no new drainage connections are proposed to the County drainage system. Additionally, replacing the public right-of-way curb return into Vannote Drive with 40' radius curbing would require the relocation of a utility pole with a streetlight that supports all the overhead wires along Mantoloking and feeds service to Vannote Drive. Moving this utility pole would be significant burden to the Applicants and require service interruptions for the residents. 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 improvements are required. The motion was unanimously carried.

JACKSON: Lots 22, 23, 24, 25, 26, 27, 28, 29 Block 23001 (JT527C.03) Jackson Trails, LLC

This major subdivision received conditional approval on June 7, 2023. A letter dated July 24, 2026, from William Stevens of Professional Design Services was read requesting a second one-year extension to extend the approval until June 7, 2027. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the second one-year extension not set to expire June 7, 2027. The motion was unanimously carried.

JACKSON: Lots 22, 23, 24, 25, 26, 27, 28, 29 Block 23001 (JT527D.03) Jackson Trails, LLC

This site plan received conditional approval on June 7, 2023. A letter dated July 24, 2026, from William Stevens of Professional Design Services was read requesting a second one-year extension to extend the approval until June 7, 2027. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the second one-year extension not set to expire June 7, 2027. The motion was unanimously carried.

LAKEWOOD: Lot 7 Block 1248 (LAT2309) 1000 Route 70 KV, LLC

This site plan received conditional approval on April 15, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to revise the off-tract traffic improvement fee from \$17,053.00 to \$4,303.00, as the applicant clarified that the 179 total parking spaces consists of 152 existing parking spaces and 27 new parking spaces. The motion was unanimously carried.

LAKEWOOD: Lots 8.17, 8.18 Block 190.04 (LAT568E) Bais Reuven Kamenitz of Lakewood

This site plan received conditional approval on June 17, 2026. A letter dated May 7, 2026 was read from Charles Surmonte of Charles Surmonte Engineering and Surveying requesting a waiver from providing a CAFRA Permit. The subject property is located within the designated CAFRA zone. However, as set forth in 7:7-2.1(a).4ii, the construction of a commercial development having 150 parking spaces or less spaces shall be exempt from CAFRA permitting requirements. The site plan proposes a total of 106 parking spaces. 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. The motion was unanimously carried.

MANCHESTER: Lots 1, 2 Block 21 (MT65N) Ocean Pond Realty, LLC

This major subdivision received conditional approval September 18, 2024. Condition #12 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #13 required payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$24,083.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required 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 \$24,083.00. The motion was unanimously carried.

STAFFORD: Lots 17, 24, 59 Block 146 (ST41E) 300 RT 72 West, LLC

This site plan received conditional approval on December 17, 2025. Condition #4 required payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee in the amount of \$2,338.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract traffic improvement fee in the amount of \$2,338.00. The motion was unanimously carried.

TOMS RIVER: Lots 2.03, 8 Block 573 (TRT1871P) CS Paramount Hooper, LLC

This site plan received conditional approval on February 11, 2026. A letter dated July 9, 2026, from Matthew Sharo of Dynamic Engineering was read requesting to provide a right-of-way easement in lieu of providing a formal dedication for Hooper Avenue and a right-of-way easement in lieu of providing a formal dedication for Bay Avenue. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a 60' right-of-way dedication and accept 11' wide road easement in lieu of a right-of-way dedication along Hooper Avenue; grant waiver from providing a 50' right-of-way dedication and accept a variable width road easement in lieu of a right-of-way dedication along Bay Avenue. The motion was unanimously carried.

* * * * *

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:
BARNEGAT BAT137H.01	14.05	114	03/25/2026	07/21/2026
BRICK BRT868C	23	464	10/15/2025	07/14/2026
EAGLESWOOD ET46E	35.04	36	01/21/2026	07/15/2026
LAKESWOOD LAT1199B	6, 7, 27.01, 27.02, 27.03, 27.04, 27.05, 27.06, 27.07, 27.12, 27.13	1077.05	09/30/2025	07/21/2026
LAKESWOOD LAT1795C	18.01	208.01	01/21/2026	07/23/2026
LONG BEACH LBT810A	11	7.24	06/17/2026	07/24/2026
SHIP BOTTOM SBB240	4, 5	53	06/17/2026	07/29/2026
TOMS RIVER TRT3212B	3, 4	410.04	12/03/2025	07/14/2026
TOMS RIVER TRT3540	13, 14, 15	400.02	12/04/2024	07/14/2026
TOMS RIVER TRT3563	15	172.04	02/11/2026	07/29/2026
TOMS RIVER TRT3568	2	578.02	05/06/2026	07/27/2026

* * * * *

There being no further business, on a motion by Ms. McCrystal, seconded by Mr. Marra, 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: 7/23/2026
RE: JT1525J

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

Site Plan by Professional Design Services, dated June 16, 2026
Traffic Impact Analysis by McDonough & Rea Associates, dated June 22, 2026

This site plan is for the vacant building demolition, a 28,777 square foot strip mall expansion, and parking lot modification for a net increase on 7 spaces at the Jackson Crossing Shopping Center located on South Hope Chapel Road and East Veterans Highway.

Comments:

- Provide turning templates demonstrating entering and exiting single unit trucks will not conflict.
- Depict and dimension AASHTO sight lines in its entirety
- Construct the handicap ramps at the driveway in accordance with the current Federal ADA standards - to be reviewed & approved by the Ocean County Engineer

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 7/15/2026
RE: LAT1111F

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

Site Plan by New Lines, revision dated May 28, 2026
Traffic Study by McDonough & Rea Associates, dated January 29, 2026

This 35-lot major subdivision is for 34 duplex units (17 buildings), a passive recreation lot, and a new road to be located on Locust Street and Route 70.

Comments:

- Dimension curb radii at intersections to comply with a local road in Table 600-4 of the Ocean County Site Plan and Subdivision Resolution. If curb radii cannot be met, provide turning templates demonstrating entering and exiting single use trucks and school buses will have no conflicts
- Depict striping on Locust St on County Road Improvement Plans and demonstrate no conflicts with turning templates.
- Remove abrupt breaks in vehicle wheel path of firetruck turning templates
- Depict and dimension AASHTO sight lines
- Demonstrate trucks can turn around without backing onto the County Road. A turnaround may be required.

DRAINAGE MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE
FROM: Sean Areia, PE, CME (PJP) 
DATE: July 21, 2026
RE: LAT1111F
300 RT 70, LLC
Block 1086, Lot 16.01 & 16.02
Township of Lakewood
COPY: Robin Kuri

"Preliminary and Final Major Subdivision," by Newlines Land Consultants LLC, latest revision dated 05/28/26.

"Stormwater Management Report for Shalva Duplexes," by Newlines Land Consultants LLC, latest revision dated February 2026.

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

- In the provided stormwater management report, the water quality design storm (WQDS) event is only simulated for the purpose of sizing the proposed manufactured treatment devices (MTD). However, there are other infiltration BMP's on-site that may receive water during the WQDS. The Applicant shall provide WQDS calculations for the entire site in the post-developed condition.
- In the provided groundwater mounding analysis, mounding will peak at 5.36' beneath "DA#1 Recharge System." Since mottling was encountered at elevation 60.81 (SB-7), and the proposed recharge chamber invert is 63.25, groundwater mounding is expected to exceed the chamber invert and affect the performance of the BMP. The Applicant shall revise their infiltration rate until groundwater mounding will not affect BMP performance.
- To accommodate for roadway widening, the Applicant is proposing an MTD and subsurface infiltration basin within Ocean County's right of way. The Applicant shall revise their design to treat stormwater runoff generated by the proposed widening on-site, as the maintenance of MTD's within Ocean County's right of way causes an undue burden on county resources.
- In accordance with Chapter 12 of the BMP Manual, a minimum of two soil profile pits must be excavated within the infiltration area of any proposed infiltration BMP, and one test to establish soil hydraulic conductivity must be conducted for each soil profile pit.

If you have any questions or require additional information, please do not hesitate to contact the Ocean County Engineering Department.

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 7/15/2026
RE: LEHT255G

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

Roadway Improvement Plan by Challoner & Associates, revision dated June 5, 2026
Traffic Study by McDonough & Rea Associates, dated March 24, 2026

This site plan is for 80 townhouse units and 16 COAH units within 16 buildings with a total of 244 parking spaces to be located on Mathistown Road.

Comments:

- Dimension AASHTO Sight Lines and decision points
- Label curb radii at all intersections to comply with a collector road in Table 600-4 of the Ocean County Site Plan and Subdivision Resolution. Revise as needed. If curb radii cannot be met, provide turning templates demonstrating entering and exiting single use trucks and school buses will have no conflicts
- Depict and dimension striping on Mathistown Road
- In lieu of providing accel / decel lanes, widen across site frontage to 44 feet from opposite curb line to provide a 3-lane section consisting of 5 ft shoulders, 11 ft thru lanes and 12 ft turn lane.

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 7/15/2026
RE: LEHT449A

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

Site Plan by Owen, Little, & Associates, revision dated April 2, 2026

Traffic Impact Analysis by McDonough & Rea Associates, revision dated April 22, 2026

This site plan is for a 12,000 sf Restaurant and Bar with 49 parking spaces to be located at the corner of North Green St (CR 539) and Frog Pond Road.

Comments:

- Depict & dimension AASHTO Sight Lines and decision points
- Provide turning templates demonstrating entering and exiting passenger vehicles will not conflict
- Dimension striping tapers and verify they comply with MUTCD standards. Revise as needed.
- Revise County road access to right in/right out only including a physical island.
- Restripe with offset across intersection to obtain 5 foot shoulders

DRAINAGE MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark F. Jehnke, P.E., County Engineer
FROM: Sean Arcia, P.E., C.M.E. (N.Y.)
DATE: July 20, 2026
RE: LEHT449A

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

Site Plan by Owen, Little & Associates, Inc., revised April 2, 2026.

Stormwater Management Report by Owen, Little & Associates, Inc., revised April 2, 2026.

- Per the BMP manual, the Applicant shall demonstrate the Proposed BMPs store the entire Water Quality Design Storm Volume without the use of exfiltration.
- In accordance with Chapter 9.8 of the BMP Manual, roof runoff that directly discharges into the Small-Scale Infiltration Basin "Infiltration Pipe Field E" shall be pretreated by leaf screens, first flush diverters, or roof washers. The Applicant shall provide evidence the roof runoff collected meet this pretreatment requirement.
- The Applicant shall revise the Drainage Plans, Construction Details, and Stormwater Management Evaluation Report so that all documents are consistent with one another and accurately show the Outlet Control Structures for Bioretention Basins B, C, & D.

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 7/15/2026
RE: TRT3571

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

Site Plan by Morgan Engineering, revision dated April 2, 2026
Traffic Impact Analysis by McDonough & Rea Associates, dated June 9, 2026

This site plan is for a 7,660 sf house of worship (3,258 sf existing dwelling to be renovated plus a 4,402 sf building addition) with 49 parking spaces to be located on Old Freehold Road.

Comments:

- Depict & dimension AASHTO Sight Lines
- Remove abrupt breaks in vehicle wheel path of turning templates. Remove conflicts with curb lines. Show turning templates of vehicles into the travel through lane, not the shoulder where currently vehicles park.
- Depict signage for entrance only/exit only at driveways
- Provide analysis of both driveways for current volumes, 10 year no build, and build conditions
- Provide further explanation of why trips will not increase from current volumes
- Remove existing yellow striping in the roadway shoulder
- Provide analysis of impact to County Signals at the following intersections:
 - Cox Cro Rd & Vermont Ave
 - Old Freehold Rd & Silverton Rd