

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

Regular meeting, Wednesday, April 16, 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, John Imperiale, Alan Avery, Mark Jehnke, Sean Areia, Frank Sadeghi, 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. Lotano, Mr. Sutton abstaining, the minutes of the meeting of April 2, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

JACKSON: Lot 5.01 Block 4801 (JT1415D) JPOrleans, LP c/o Michael Carson

This 159-lot major subdivision is for 195 townhouse units to be within 24 buildings, a 2,278 s.f. clubhouse, recreational facilities and 566 proposed parking spaces to be located on Harmony Road. This development was previously approved under site plan JT1415C, although the applicant is currently seeking major subdivision approval to change the form of ownership from condominium to fee-simple. The off-tract improvement fees were paid under the previous application. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) identify on the final plat that the drainage easement along the northern property line was dedicated to Ocean County and provide reference to the deed book and page number, (2) provide the deed book and page number of the right-of-way dedication and sight easements to Ocean County, (3) dimension the County right-of-way half width and full width, (4) show the County road edge of pavement on the final plat and provide 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.

JACKSON: Lots 6, 7 Block 12001 (JT889E2) Drs. Cohn, Ira & Alan

This two-lot minor subdivision is for a lot line adjustment associated with the Jackson Towne Center Development (JT889D- expired) on West Veterans Highway (CR528). On a motion by Ms. McCrystal, seconded by Mr. Sutton, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing half width County road pavement, (2) dimension the proposed County right-of-way half width and full width on the final plat, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 10' beyond the future edge of pavement of conceptual accel/decel lanes to Ocean County, (4) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans. 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; 2, 3, 4 Block 790; 810 (LAT1189A) Services for Children with Hidden Intelligence

This site plan is for Phase II which includes an additional 159 parking spaces for a total of 732 parking spaces at the School for Hidden Intelligence on Oak Street. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a traffic report, (2) 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 29, 30 Block 231 (LAT2278) Congregation Tiferes Ish

This three-lot minor subdivision is for one single family residential dwelling and one duplex unit to be located on East 7th 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.

MANCHESTER: Lots 36, 41 Block 1.341 (MT541) Jerman, Jeffrey R.

This two-lot minor subdivision is for a lot line adjustment located on a local road, Englemere Boulevard. 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.

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

This three-lot minor subdivision is for three single family residential dwellings to be located on Hawkin Road. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to identify the property owner/applicant's name and address, update the zoning table information for the proposed lots, include the proper approval signature lines, survey reference, (2) dimension the existing right-of-way half width and full width of Hawkin 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) revise the plat to show the County road edge of pavement and dimension the pavement half width and full width in front of the subject property and near the Leanne Drive intersection, (4) add the following notes to the final plat for minor subdivisions on County roads: (a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, (b) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C., (5) 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.

POINT PLEASANT BEACH: Lots 1, 2, 3, 4, 5 Block 66 (PPBB297) AFMV, LLC

This site plan is to replace the existing bathroom trailer with a larger 480 s.f. trailer to service the existing restaurant with a net reduction in nine parking spaces at Jenkinson's South Bath House on Ocean Avenue between Trenton Avenue and Forman Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) since the existing right-of-way half width of the County road 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, (2) relocate the proposed controlled barrier gate to 20' from the curb line to allow room for one vehicle to exit the County road and wait between the curb and the gate, (3) revise the plans to show the existing depressed curb along Ocean Avenue to be replaced with full height curb, (4) revise the AASHTO lines of sight to have decision points of 18' from the travelled way, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated April 4, 2025, from Jeffrey J. Carr of Lindstrom, Diessner and Carr was read requesting waiver from providing traffic report, drainage report and County road improvement plans. A traffic report waiver was requested as the proposed improvements will not alter the existing use of the site and no increase in traffic is anticipated. A drainage report waiver was requested as the proposed improvements are located within previously developed impervious areas. Therefore, there will be no increase in impervious coverage. County road improvement plan waiver was requested as no improvements are proposed within the County right-of-way.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing a traffic report as there will be no increase in trips for the site, the Board grant waiver from providing drainage report as there will be no increase in impervious coverage and the Board grant waiver from providing County road improvement plans for Ocean Avenue as no County road widening is required; 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 of the County road 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, (2) relocate the proposed controlled barrier gate to 20' from the curb line to allow room for one vehicle to exit the County road and wait between the curb and the gate, (3) revise the plans to show the existing depressed curb along Ocean Avenue to be replaced with full height curb, (4) revise the AASHTO lines of sight to have decision points of 18' from the travelled way. 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: Lots 1.02, 2 Block 88 (SBB180B) Laperra, LLC

This site plan is for access drive modifications and outdoor seating at the existing Raimondo's Restaurant located on Long Beach Boulevard and West 11th Street. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half width and full width and dimension County right of way full width, (2) submit a traffic report (waiver requested), (3) submit a drainage report (waiver requested), (4) submit County road improvement plans (waiver requested), (5) show existing features within 200' of the site (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated March 26, 2025, from Bruce A. Jacobs of Gravatt Consulting Group was read requesting waivers from providing a traffic report, drainage report, County road improvement plans and showing existing features within 200' of the site. A waiver from providing a traffic report was requested as there is no change in use or in the number of existing parking spaces and there is no change in the number of traffic movements, a waiver from providing a drainage report was requested as there is a slight increase in impervious coverage resulting from providing a durable surface for the ADA parking stall, a waiver from providing County road plans was requested as the only proposed change to Long Beach Boulevard is to shift the existing driveway curb cut about 10' north to center the driveway opening in the parking lot so that the existing parking area does not encroach on the funeral home property and a waiver was requested from not locating physical features within 200' of the site as there are no proposed improvements that affect any roadway features within 200' of the site.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing traffic report as there will be no increase in trips from the site, the Board grant waiver from providing drainage report as there will be a de minimis increase in impervious coverage, the Board grant waiver from providing County road improvement plans for Long Beach Boulevard as no County road widening is required as the road is already constructed to Master Plan width and the Board grant waiver from showing existing features within 200' as no roadway improvements are required; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half width and full width and dimension County right of way full width. 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: Lots 8, 9; 1 Block 129; 130.01 (ST608) Peterka, Scott

This site plan is for a 36,536 s.f. Sports Training Facility with 48 parking spaces to be located on Route 9 (S. Main St) and Polly Pod Road. The plans show improvements outside of the NJDOT Desired typical section of Route 9. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Lotano abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the NJDOT Access permit. 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: Lot 6 Block 646.09 (BRT1783A) 597 Mantoloking, LLC

This site plan was given conditional approval on April 17, 2024. Condition #13 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$1,042.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board determined that the off-tract traffic improvement fee to be \$1,042.00. The motion was unanimously carried.

JACKSON: Lots 20.480-20.488 Block 4101 (JT1301N3) J21SSE, LLC

This major subdivision was given conditional approval on December 20, 2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended for condition #1 to require the applicant to "complete off-tract intersection improvements at the Jackson Mills Road / Cedar Swamp Road / Freehold Road intersection and the Commodore Boulevard / Cedar Swamp Road intersection prior to the issuance of the 77th Certificate of Occupancy in Section 2 of Jackson Woods Southeast development." The motion was unanimously carried.

JACKSON: Lots 22, 21 Block 6401 (JT1770) BMOJ, LLC

This site plan received conditional approval on May 1, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to include the project description change from a 10,949 s.f. Synagogue with 71 parking spaces to a reduced one-story 8,371 s.f. Synagogue with 59 parking spaces. The motion was unanimously carried.

LACEY: Lots 4, 5, 6 Block 276 (LT922) Barcalow, Greg

This site plan received conditional approval on February 5, 2025. A letter dated April 14, 2025, from Matthew R. Martin of Scope Engineering was read requesting a waiver from providing a right-of-way dedication to Ocean County based on the unique circumstances of the subject property.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a right-of-way dedication to 30' from centerline and require the applicant to provide a 5' wide road easement to 30' from centerline as this is a previously developed lot. The motion was unanimously carried.

LITTLE EGG HARBOR: Lot 12 Block 285 (LEHT432A) Little Egg Harbor Donuts, LLC

This site plan was given conditional approval on February 5, 2025. Condition #5 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and 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 has determined the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$2,917.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$2,917.00. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 1 Block 35 (SHB188) Kawan Group, Inc.

This site plan was given conditional approval on February 5, 2025. Condition #5 was the pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract traffic improvement fee to be \$2,500.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract traffic improvement fee to be \$2,500.00. The motion was unanimously carried.

SEASIDE HEIGHTS: Lots 5, 9 Block 44 (SHB189) Palm Villa, LLC

This site plan received conditional approval on February 5, 2025. Condition #4 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract traffic improvement fee to be \$4,167.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract traffic improvement fee to be \$4,167.00. The motion was unanimously carried.

TOMS RIVER: Lot 9.01 Block 164.01 (TRT1653B) Jack's Realty Partners, LLC

This site plan received conditional approval on September 7, 2022. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to reflect project description change from proposed 19,773 s.f. addition with 43 new parking spaces to a reduced 18,940 s.f. addition with 24 new parking spaces. The motion was unanimously carried.

TOMS RIVER: Lot 74 Block 394.06 (TRT2117D) Rosskamm, Zach

The site plan received conditional approval on February 5, 2025. A letter dated April 4, 2025, from Aaron Chan of Stonefield Engineering was read requesting a waiver from providing the 60' half width as there is an existing 50' right-of-way width and a 10' wide road easement for Ocean County along the site frontage. Condition #7 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and 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 has determined the off-tract drainage improvement fee be \$0 and the off-tract traffic improvement fee to be \$0. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that that off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$0; the Board granted waiver from providing a 60' half width right-of-way dedication and accept the existing 50' half width right-of-way and 10' wide road easement out to 60' from centerline as this is a developed site. The motion was unanimously carried.

TOMS RIVER: Lots 48, 49, 52, 72 Block 410.01 (TRT3269A) Montar Group, LLC

This site plan received conditional approval on January 17, 2024. Condition #5 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract traffic improvement fee to be \$1,563.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract traffic improvement fee to be \$1,563.00. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
JACKSON JT1775	34	1204	06/19/2024	04/03/2025
PT. PLEASANT BEACH PPBB294	19.02	97	08/07/2024	04/10/2025
TOMS RIVER TRT1653B	9.01	164.01	09/07/2022	04/07/2025
TOMS RIVER TRT2117D	74	394.06	02/05/2025	04/15/2025

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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