

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

Regular meeting, Wednesday, July 16, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Debbie Beyman, Matt Lotano, Elaine McCrystal, Joseph Marra, John Imperiale, 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. Marra, the minutes of the meeting of July 2, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

JACKSON: Lots 19, 20 Block 6401 (JT1784) Star Capital Partners II, LLC

This site plan is for a 23,780 s.f. daycare with 95 parking spaces to be located on South New Prospect Road. The plans show pavement widening to 23' from centerline on both sides of the County road to accommodate a three-lane section. On a motion by Ms. McCrystal, seconded by Mr. Marra, 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 the County road on the plan, (2) 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, (3) submit a sight right easement form and metes and bounds description for the AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (4) provide an executed road easement from the adjacent Lot 18 for the paved taper back to existing edge of pavement, (5) revise the plan to show the reconstruction of the McCurdy Lane intersection radius which is within the 15:1 paved taper extending back to the existing edge of pavement along the County road, (6) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed and approved by the Ocean County Engineer, (7) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (8) if required by the Township, revise the plans to show sidewalk to be constructed on the opposite side of South New Prospect Road, (9) address the traffic comments (see traffic memo dated 7/16/2025), (10) address the drainage comments (see drainage memo dated 7/16/2025), (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) 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 27, 28, 29, 30, 31, 32, 51, 52, 53 Block 1157 (LT926) Ridgmont Homes, Inc.

This three-lot major subdivision is for a lot consolidation for three single family residential dwellings and the construction of a new local road called N Street at the intersection with Clearview Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Marra, this major subdivision was given final approval. The motion was unanimously carried.

LACEY: Lot 2.01 Block 409 (LT927) G&I XI NJ Grocery Portfolio, LLC

This four-lot minor subdivision is for the Lacey Mall on Route 9 and Musket Road to establish lot lines for the Dunkin'/Riches, Popeye's, Verizon, and Shoprite and main strip mall. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide three corner coordinates on the final plat in accordance with the Recordation Act, (2) provide cross-access easements where applicable, (3) 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.

LACEY: Lots 3.02, 3.03 Block 1631.01 (LT928) DiGiovanni, Lauren and Nicholas

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

LAKEWOOD: Lots 31, 36 Block 429 (LAT2285) Yungreis, Efraim

This two-lot minor subdivision is for a lot line adjustment for two existing single family residential dwellings located on local roads, Princewood Avenue and Claire Drive. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon 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. 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 71, 72, 73, 74 / 1 Block 12.04 / 14 (LAT2286) Zager, Sarah

This seven-lot major subdivision is for seven single family residential dwellings and a cul-de-sac to be located on Central Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) revise the final plat to show the edge of pavement and to dimension the existing pavement full width of the County road, (2) since the existing right-of-way half width of the County road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for the sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) revise the plan set to show existing features within 200' of the site, including County road striping, underground drainage, house and driveway on Lot 75, and existing features to the east along the County road, (5) dimension the proposed pavement half and full width, (6) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (7) revise the plans to show the existing B inlet in the County road to be relocated to the proposed curb return, (8) address the traffic comments (see traffic memo dated 7/16/2025), (9) address the drainage comments (see drainage memo dated 7/16/2025), (10) add the following 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, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) 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 June 13, 2025 from Timothy Lurie of Newlines Engineering was read requesting a waiver from providing a copy of the CAFRA Permit or a Jurisdictional Determination letter as

this project has seven lots, is not a commercial development, and is not a public development or an industrial complex. Therefore, this development does not exceed the CAFRA threshold and a permit is not required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to show the edge of pavement and to dimension the existing pavement full width of the County road, (2) since the existing right-of-way half width of the County road is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (3) submit a sight right easement form and metes and bounds description for the sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) revise the plan set to show existing features within 200' of the site, including County road striping, underground drainage, house and driveway on Lot 75, and existing features to the east along the County road, (5) dimension the proposed pavement half and full width, (6) revise the plans to show the existing B inlet in the County road to be relocated to the proposed curb return, (7) address the traffic comments (see traffic memo dated 7/16/2025), (8) address the drainage comments (see drainage memo dated 7/16/2025), (9) add the following 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, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. 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 104 Block 2 (LAT2287) Schwimmer, Jonathan

This two-lot minor subdivision is located on a local road, Saint Katherine Place. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, 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 or to the right in accordance with industry standard, (2) revise the plat to include a distance break line towards Hope Chapel Road. 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 1, 2, 4 Block 66 (MT492C) Hope Chapel Town Square, LLC

This site plan is for 87 townhouse units in 13 buildings, a two-story 20,800 s.f. commercial building with 17 affordable apartment units on the second floor, and a two-story 22,400 s.f. daycare with a total of 484 parking spaces to be located on South Hope Chapel Road (CR 547) and Ridge Avenue. The applicant has provided a copy of the Pinelands Commission Inconsistent Certificate of Filing. On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Tirella abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a copy of the Pinelands Commission "no further review" letter, (2) add the County road improvement plans to the supplemental drawing list, (3) since 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 sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access points and intersection in accordance with County standards to Ocean County, (5) provide a guiderail warrant analysis for the proposed guiderail and if necessary, show guiderail to be installed in accordance with NJDOT standards, (6) revise the plan to show County road pavement widening to accommodate acceleration / deceleration lanes, (7) address the traffic comments (see traffic memo dated 7/2/2025), (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see

drainage memo dated 7/2/2025), (9) revise the limit of County curb within the access drives shown on the County road improvement plans, (10) revise the County road improvement plans for the County road to include cross sections for the County road 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, (11) construct the handicap ramps at the intersection in accordance with the current Federal ADA standards - to be reviewed and approved by the Ocean County Engineer, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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.

OCEAN: Lot 41.01 Block 41 (OT290) JRSY Girl Growers, LLC

This site plan is for an existing 11,124 s.f. building renovation and 5,226 s.f. building addition for change of use from a truck maintenance garage to a cannabis cultivation facility with 33 parking spaces located off of Route 9. Access to the property provided through an existing access easement through adjacent Lot 42.01. Ocean County requires 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 (waiver requested). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated June 26, 2025 from James Bash was read requesting a waiver from providing a copy of the CAFRA Permit or a Jurisdictional Determination letter as this project is strictly an indoor farming operation with no manufacturing component and is not open to the public. In addition, this development does not exceed the 50-space parking threshold.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Lotano abstaining it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval. The motion was unanimously carried.

POINT PLEASANT BEACH: Lots 2, 3 Block 112 (PPBB298) 345Riverr, LLC

This two-lot minor subdivision is for a lot line adjustment located on a local road, River 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. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

STAFFORD: Lot 3 Block 238 (ST611) 157 N. Main Street, LLC

This site plan is for the renovation of an existing 2,362 s.f. professional office building and access drive and parking lot modifications with 14 parking spaces located on North Main Street (Rt 9). Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to show the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (2) provide a copy of the NJDOT Access Permit, (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), (5) 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 Board's decision on the waiver requests.

A letter dated June 24, 2025 from Douglas D. Clelland of Insite Engineering was read requesting waivers from a traffic report, as the project does not front on a County road, is not changing the access location and is not changing the use; a drainage report as they are submitting a Drainage Impact Statement; and a CAFRA Permit as the project is proposing minor site changes and does not front a County road, the commercial use is not changing and the development has less than 50 parking spaces, in accordance with NJAC 7:7-2.2(a)5.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a full traffic report and require the applicant to provide a trip generation statement comparing previous to proposed trips; recommend granting the drainage waiver as

there is no increase in impervious coverage and no impact to County facilities; recommend that 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) revise the plan to show the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (2) provide 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

BARNEGAT: Lot 14.05 Block 114 (BAT137H) SP Barnegat, LLC

LITTLE EGG HARBOR: Lot 11 Block 325.20 (LEHT255F) Dream Homes & Development Corp.

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CORRESPONDENCE:

JACKSON: Lot 13 Block 2603 (JT1460B) West Commodore Business Park, LLC

This site plan received conditional approval on September 20, 2023. Condition #9 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic improvement fee to be \$4,167.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract traffic improvement fee to be \$4,167.00. 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 was given conditional approval on July 19, 2023. A letter dated July 15, 2025 from Salvatore Alfieri was read requesting a one-year extension as the plan is due to expire on July 19, 2025. On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board grant a one-year extension to expire on July 19, 2026. The motion was unanimously carried.

LAKEWOOD: Lots 66, 67, 281, 282 Block 548 (LAT2059A) 742 Ocean Holdings, LLC

This major subdivision was given conditional approval on August 21, 2024. Condition #10 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #11 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$6,000.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$6,000.00. The motion was unanimously carried.

SEASIDE HEIGHTS: Lot 3 Block 55 (SHB104B) 1511 Ocean Terrace, LLC

This site plan was given conditional approval on December 4, 2024. Condition #6 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition # 7 was to pay an off-tract traffic improvement fee 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 4,167.00. A letter dated April 4, 2025 from Jake Engstrom of FWH Associates was read requesting a waiver from the drainage fee because the proposed improvements on the site include stormwater management that reduces the overall peak flow from the site. The overall stormwater runoff generated from the post development conditions is less than the predevelopment and will not increase flow to the County’s stormwater structures downstream. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, It was recommended the Board deny the waiver from drainage fees as there will still be runoff discharging to the County roadways during storm events and the Board has determined the off-tract traffic fee to be \$4,167.00 and the off-tract drainage fee to be \$6,000.00. The motion was unanimously carried.

TOMS RIVER: Lots 16, 17, 18, 19, 20, 36, 37, 38, 39, 40 (TRT3546) TACORP, LLC

This site plan was given conditional approval on March 5, 2025. Condition # 6 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #7 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$2,708.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$2,708.00. 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(S):	BLOCK(S):	MEETING DATE:	CONTINGENCIES MET:
BERKELEY BT266M2	5, 6, 7 / 1, 2, 3 / 1, 2 / 1, 2, 3 / 2	14 / 14.01 / 14.02 / 14.03 / 14.04	06/19/2024	07/15/2025
LACEY LT922	4, 5, 6	276	02/05/2025	07/15/2025
LAKESWOOD LAT2192A	43, 51, 52	1077	08/02/2023	07/08/2025
SEASIDE HEIGHTS SHB26D2	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	4.01	06/18/2025	07/08/2025
TOMS RIVER TRT3537	66, 67, 68 / 73, 74, 75	1098.40 / 1098.41	11/06/2024	07/08/2025

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