

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

Regular meeting, Wednesday, December 3, 2025, 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, John M. Imperiale, Mark Jehnke, Laura Benson, Esq., Tony Agliata, Marilyn Sundburg and Brielle N. 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. Marra, the minutes of the meeting of November 19, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BEACH HAVEN: Lot 5 Block 158 (BHAB240) 116 East 3rd Street, LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located on a local road, East 3rd 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. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

BERKELEY: Lots 9, 10 Block 856 (BT730) Jersey Central Power & Light C/O Glen Huntley

This site plan is for a concrete pad and pole structure improvements to a JCP&L utility substation located at the corner of Korman Road and Route 9. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

BERKELEY: Lot 1220 Block 35 (BT731A) Homes For All, Inc.

This three-lot minor subdivision is located on local roads, 11th Street and Third Avenue. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a copy of the Borough ordinance regarding the vacation of Second Avenue, (2) provide the reference survey dated on the final plat. 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.

BERKELEY: Lots 1212, 1220.01, 1220.02, 1220.03 Block 35 (BT731B) Homes For All, Inc.

This site plan is for modifications to the parking lot at the New Hope Baptist Church on 11th Street and Third Avenue to accommodate the construction of two new single-family residential affordable housing dwellings to be located on 11th Street. The new lots will be created under minor subdivision BT731A. Ocean County requires the applicant to address the following conditions of approval: (1) address the conditions of approval of minor subdivision application BT731A, (2) submit a traffic report (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated November 17, 2025, from William A. Stevens of Professional Design Services, LLC, was read requesting a waiver from providing a traffic study. This application is for the relocation of an existing church parking lot and the construction of two new homes on municipal streets. The increase to traffic will be de minimis and as such a traffic study is not warranted. It is also important to understand that this project is a joint venture between Berkeley Township and Homes For All to provide affordable housing so the project cost is relevant.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a traffic report as traffic impact will be de minimis; this site plan was given final approval contingent upon the applicant to address the following items: (1) address the conditions of approval of minor subdivision application BT731A. 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.

BRICK: Lot 1 Block 511 (BRT2063) Brick Township

This two-lot minor subdivision is for two single-family residential dwellings to be located on local roads, Central Avenue, Round Avenue and Beacon 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.

EAGLESWOOD: Lot 12 Block 28 (ET178) Stoica, Benjamin

This 11-lot major subdivision is for nine single-family residential dwellings on a cul-de-sac and two drainage basin lots to be located on a local road, Cox Crossing Road. The final plat appears to have been prepared in accordance with the Recordation Act. 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), (2) address the traffic comment (see traffic memo dated 11/26/2025), (3) 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 November 17, 2025, from Mathew R. Wilder of Morgan Engineering and Surveying, was read requesting a waiver from providing a CAFRA permit or jurisdictional determination letter as the proposed development does not meet the statutory criteria which would require a CAFRA permit. Based upon the site's location, a CAFRA approval would be required for a residential development with 25 or more units or a development with fewer units that proposed 1,200 linear feet of new roadway or new sanitary sewer main. The proposed development does not require CAFRA approval as the aforementioned thresholds are not met (the development proposes nine residential lots and 826 linear feet of road) and therefore, a waiver is being sought.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this subdivision was given final approval contingent upon the applicant to address the following items: (1) address the traffic comment (see traffic memo dated 11/26/2025), (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.

JACKSON: Lot 5.04 Block 4801 (JT1415E) JPOrleans, LP c/o Carson, Michael

This amended site plan is for a change of use from a previously approved accessory clubhouse to a house of worship and religious bathing facility to be located within Grande Harmony townhouse development on Harmony Road. Previously approved County road improvements are under construction. Ocean County requires the applicant to address the following condition

of approval: (1) submit a traffic report (waiver requested). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated November 20, 2025, from William A. Stevens of Professional Design Services, LLC, was read requesting a waiver from providing an updated traffic report for the house of worship as it does not generate any new traffic. The house of worship will be utilized by community residents.

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 submit a trip generation statement; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement. 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 6 Block 2301 (JT1788) Pinkava, Joseph A.

This site plan is for a 5,000 s.f. warehouse / office with 20 proposed parking spaces to be located on a vacant lot on Herman Road, which is a local road off of East Commodore Boulevard. 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 traffic report, (2) address the traffic comments (see traffic memo dated 11/26/2025), (3) 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 1.03 Block 1023 (LAT1728C) Cong Sanz of Lakewood

This four-lot minor subdivision is located on local roads, Wadsworth Avenue and Shefa Chaim 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.

LAKEWOOD: Lot 152 Block 189.30 (LAT2301) Miz Construction

This two-lot minor subdivision is for two duplex units to be located on a local road, Stirling 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.

OCEAN GATE: Lot 2.02 Block 50 (OGB54) Purcaro, Louis & Patrice

This two-lot minor subdivision is located on East Bayview Avenue and East Lakewood Avenue. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a final plat prepared in accordance with the Recordation Act or provide the subdivision deed, (2) dimension the existing right-of-way half-width and full-width of both County roads 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) dimension the pavement half-width and full-width of both County roads on the plan, (4) provide the filed map number for the subdivision that created Lot 2.02, (5) provide a note on the plan that states "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.", (6) If the Township requires curb and sidewalk, the curb shall be set at the County's Master Plan width, (7) confirm new lot numbers with the Borough. 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 57, 57.01 Block 16 (PPB824) Ocean Bay Developers, LLC

This four-lot major subdivision is for four single-family residential dwellings to be located on River Road. The plans show the existing half-width of the right-of-way is 30', consistent with the Master Plan. Ocean County requires the applicant to address the following conditions of approval: (1) submit a final plat (sheet 1 of 1) prepared in accordance with the Recordation Act, (2) dimension the County right-of-way full-width, (3) dimension the County road pavement half-width and full-width, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (5) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (6) submit County road improvement plans (waiver requested), (7) address the drainage comments (see drainage memo dated 11/25/2025), (8) address the traffic comments (see traffic memo dated 11/26/2025), (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 Board's decision on the waiver request.

Letters dated August 15, 2025, and October 9, 2025, from Matthew R. Martin of Scope Engineering, Inc., were read requesting waivers. A waiver was requested from providing County road improvement plans as the proposed improvements within the County right-of-way are limited to widening the concrete apron and adding a curb return at the existing easterly access driveway, as well as removing the depressed curb and installing a full-height curb at the existing westerly access driveway. A waiver was requested from providing a CAFRA permit as the subject property is not located on a beach or dune, is located greater than 150' landward the mean high water line and the project is residential with less than 75 residential units.

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, and the Board deny the waiver request from providing a traffic report as the applicant has not provided sufficient information on the plan to determine if County road improvements are required; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a final plat (sheet 1 of 1) prepared in accordance with the Recordation Act, (2) dimension the County right-of-way full-width, (3) dimension the County road pavement half-width and full-width, (4) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (5) submit County road improvement plans, (6) address the drainage comments (see drainage memo dated 11/25/2025), (7) address the traffic comments (see traffic memo dated 11/26/2025), (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) 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: Lot 14 Block 262 (PPB825) Pollock, Robert and Katherina

This two-lot minor subdivision is at the intersection of two local roads, South Street and Cypress 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.

SEASIDE HEIGHTS: Lot 36 Block 48 (SHB197) Sampson Holding, LLC

This three-lot minor subdivision is for four single-family residential dwellings to be located on a local road, Sampson 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 Mr. Lotano, seconded by Mr. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

SHIP BOTTOM: Lot 19 Block 69 (SBB238) Kline, Joshua

This two-lot minor subdivision is for two single-family residential dwellings to be located on a local road, West 15th 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 Ms. Beyman, Mr. Imperiale abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

TOMS RIVER: Lots 3, 4 Block 410.04 (TRT3212B) 1381 Lakewood Road, c/o Shaya Berger

This amended site plan is for one three-story 4,970 square footprint office building with 43 parking spaces to be located on NJ Route 9. The NJDOT "Desired typical section" for this section of NJ Route 9 is shown in accordance with the current NJDOT Access code across the frontage of the site. This project falls within the limits of the Garden State Parkway Interchange 83 Improvement plans prepared by GPI. 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) design the on-site improvements in accordance with the "DTS", (2) provide overhead utility easement and temporary construction easements to Ocean County in accordance with the Garden State Parkway Interchange 83 Improvements General Property Parcel Map (sheet 6), (3) 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.

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

BARNEGAT: Lot 42.07 Block 92.112 (BAT95V2) Cardinale & Barnegat Crossing Assoc.

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CORRESPONDENCE:

BRICK: Lot 8 Block 672 (BRT281A8) G7B, LLC

This site plan received conditional approval on November 5, 2025. A letter dated November 17, 2025, from Aaron Chan of Stonefield Engineering was read requesting a waiver from providing right-of-way dedications. The limits of the proposed redevelopment are within the parking lot of a fully developed commercial shopping center. Additionally, there are existing easements to 43' and 60' from the Chambers Bridge Road centerline and the original Brick Boulevard centerlines, respectively. The applicant requests that the existing easements be accepted in lieu of dedicating the additional right-of-way. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver request from providing right-of-way dedications and accept existing road easements to 43' from centerline on Chambers Bridge Road and 60' from centerline on Brick Boulevard in lieu of right-of-way dedications. The motion was unanimously carried.

LAKEWOOD: Lot 1 Block 338 (LAT1122C.01) Kneseth Bais Yaakov of Lakewood, Inc.

This site plan received conditional approval on June 19, 2024. A letter dated November 19, 2025, from Timothy P. Lurie of Newlines Engineering was read requesting a waiver from constructing drainage facilities behind the curb line along the County road. The requested drainage is for 1,241 square feet (or 0.028 acre) of additional pavement created by the proposed 15:1 taper. Also note, that approximately halfway (at Station 64+80 +/-) between Edmunds Avenue and the end of the proposed taper is an existing County road catch basin. The catch

basin is located at the low point of the proposed curb taper. The catch basin connects to an existing catch basin across the street and to an existing endwall approximately 10' due north in wetlands. The water quality storm runoff generated by the road widening is de minimis at 0.07 CFS, with a volume of 87 cubic feet, (or 0.002 acre-feet). On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver request because the storm water impacts from the proposed road widening will be de minimus. The motion was unanimously carried.

LAKEWOOD: Lot 1 Block 338 (LAT1122D2) Knesseth Bais Yaakov of Lakewood, Inc.

This minor subdivision received conditional approval on September 3, 2025. A letter dated November 11, 2025, from Timothy Lurie of Newlines Engineering was read requesting a waiver from showing the proposed edge of pavement along James Street on the west side of Edmonds Avenue since the proposed widening will be on the accompanying site plan. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver request from revising the final plat to show the proposed edge of pavement along James Street on the west side of Edmonds Avenue as proposed edge of pavement is not required to be shown on the filed plat. The motion was unanimously carried.

LAKEWOOD: Lot 4 Block 385 (LAT876D) 640 James, LLC

This site plan received conditional approval on August 6, 2025. Condition #6 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #7 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 fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$10,979.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract drainage fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$10,979.00. The motion was unanimously carried.

MANCHESTER: Lots 11, 12, 13, 14 Block 65 (MT528C) Parkwood Square LP & Parkwood Center B, LLC

This site plan received conditional approval on May 1, 2024. Condition #11 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #12 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 fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$228,438.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract drainage fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$228,438.00. The motion was unanimously carried.

SHIP BOTTOM: Lot 1 Block 48 (SBB237) Fortuna Park, LLC

This major subdivision received conditional approval on November 19, 2025. Condition #3 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #4 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 fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$14,875.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract drainage fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$14,875.00. The motion was unanimously carried.

TOMS RIVER: Lot 10 Block 173 (TRT3534) 1048 Road TR, LLC

This site plan received conditional approval on September 18, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to require the applicant to obtain NJDOT approval for County road striping modifications within 500’ of Route 9. 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:
BARNEGAT BAT340	3	265	11/19/2025	12/01/2025
BRICK BRT2011A	7.01	1383	02/07/2024	12/03/2025
JACKSON JT1773A	1	5202	05/15/2024	12/01/2025
JACKSON JT1773B	1	5202	05/15/2024	12/01/2025
LAKEWOOD LAT1122D2	1	338	09/03/2025	12/02/2025
LAKEWOOD LAT1406C	1 / 8.01	821 / 806.01	03/19/2025	11/24/2025
LAKEWOOD LAT2091A	181, 182, 183	189.03	03/06/2024	12/03/2025
TOMS RIVER TRT285J	71	445.09	05/07/2025	11/24/2025
TOMS RIVER TRT3532B	14	578	07/02/2024	12/01/2025

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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