

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

Regular meeting, Wednesday, June 17, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Vice Chairman Lotano presiding. Attending: Debbie Beyman, Elaine McCrystal, Joseph R. Marra, John M. Imperiale, Mark Jehnke, Matt Thompson, Esq., Robert Chankalian, Tony Agliata, Marilyn Sundburg and Brielle Campolei.

Public Attending: Avrohom Schubert and Matty Israel.

Vice Chairman Lotano asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Campolei advised the Vice Chairman that adequate notice of this meeting was provided.

On a motion by Ms. McCrystal, seconded by Mr. Imperiale, Mr. Marra abstaining, the minutes of the meeting of May 27, 2026, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BRICK: Lot 13 Block 831 (BRT2070) MAC Management Properties, LLC**

This two-lot minor subdivision is for residential single-family dwelling located on a local road, Harvard 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, Mr. Lotano abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**HARVEY CEDARS: Lot 4 Block 44 (HCB73B) Walters Design-Build and Sisters of Charity of Saint Elizabeth**

This six-lot major subdivision is for six single-family residential dwellings to be located on Long Beach Boulevard and East 72nd Street. On a motion by Ms. McCrystal, seconded by Ms. Beyman, Mr. Imperiale abstaining, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the County right-of-way half-width and full-width, (2) show County road edge of pavement and dimension the County road pavement half-width and full-width, (3) if the right-of-way half-width is less than 50' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 50' from centerline to Ocean County, (4) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the intersection in accordance with County standards to Ocean County, (5) add to the final plat three corner coordinates in accordance with the Recordation Act, (6) add a note to the final plat that states: driveway access to Long Beach Boulevard from new Lot 4.06 is prohibited, (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.

**JACKSON: Lot 12 Block 21301 (JT1783A) 1154 East Veterans Highway Holdings, LLC**

This site plan is for a 40,670 s.f. professional medical office building with 186 parking spaces to be located on East Veterans Highway. Ocean County requires the applicant to address the following conditions of approval: (1) since the half-width 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, (2) dimension the proposed half-width and full-width of

the County right-of-way, (3) revise the plans to show a 7' wide Overhead Utility Easement to Ocean County beyond the Master Plan right-of-way width and provide an executed easement form and metes and bounds description, (4) revise the plan to show the proposed 6' wide Shade Tree Easement to Lakewood Township to be located beyond the Overhead Utility Easement, (5) revise the plan to show the back of the proposed sidewalk to be located at the proposed right-of-way line at 43' from the centerline of East Veterans Highway, (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 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) address the traffic comments (see traffic memo dated 6/9/2026), (10) address the drainage comments (see drainage memo dated 6/4/2026), (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 April 22, 2026, from Yehudah Back of Newlines Engineering was read requesting a waiver from providing County road improvement plans for widening the pavement to accommodate a five-lane, 33' section. The existing pavement along the site frontage is currently 31' wide, which can accommodate a 12' center lane, two 11' eastbound lanes, and a 3' shoulder from the centerline. The applicant will submit a dedication to achieve the desired right-of-way width of 43' from the centerline, along with curbing and sidewalk improvements along the site frontage.

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 submit a cost estimate and pay a frontage improvement fee for the County road improvements for pavement widening to 33' from centerline, construct the back of the proposed sidewalks at 43' from centerline which is the desired Master Plan right-of-way width, and provide a 7' wide overhead utility easement to Ocean County beyond the proposed right-of-way line; this site plan was given final approval contingent upon the applicant to address the following items: (1) since the half-width 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, (2) dimension the proposed half-width and full-width of the County right-of-way, (3) revise the plans to show a 7' wide Overhead Utility Easement to Ocean County beyond the Master Plan right-of-way width and provide an executed easement form and metes and bounds description, (4) revise the plan to show the proposed 6' wide Shade Tree Easement to Lakewood Township to be located beyond the Overhead Utility Easement, (5) revise the plan to show the back of the proposed sidewalk to be located at the proposed right-of-way line at 43' from the centerline of East Veterans Highway, (6) 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, (7) 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, (8) address the traffic comments (see traffic memo dated 6/9/2026), (9) address the drainage comments (see drainage memo dated 6/4/2026), (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.

**JACKSON: Lot 21 Block 19501 (JT845C2) Khal Nachlas Avos, Inc. c/o Hirsch, Mordechai**

This two-lot minor subdivision is located on Whitesville Road (CR 527). This subdivision is associated with a proposed House of Worship and Mikvah (JT845B). The site plan applicant is required to widen the County road to 25' from centerline. 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) revise the final plat to provide existing half and full-width pavement dimensions for the County road, (2) revise the final plat to provide existing and proposed half and full-width County right-of-way dimensions in front of proposed Lot 21.02, (3) since the right-of-way half-width 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 prior to the recording of the permanent deed restriction, (4) per general note 8, provide a copy of the recorded permanent deed restriction (which references the existing easements to Ocean County) on proposed Lot 21.02, reference the deed book and page number, and add the standard Conservation Easement note to the final plat, (5) per general note 6, revise the subdivision plat to show the septic easement on Lot 22 for the septic disposal system to benefit future site development on proposed Lot 21.01 and reference the deed book and page number of the recorded easement, (6) provide a copy of the Pinelands Commission "no further review" letter, (7) provide a note on the plat referencing the freshwater wetlands Pinelands verification date and file number for the wetland delineation and buffer and fix the buffer label on new Lot 21.02 and general note 10. 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.

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

This site plan is for a proposed two-story 5,254 square footprint addition to an existing school with 24 additional parking spaces on Ridge Avenue and Farmers Drive. This project falls within the limits of County project "Traffic Signal and Geometric Improvements at the intersection of County Road 24 (Ridge Avenue) and County Road 93 (New Hampshire Avenue)" within conceptual plans dated 08/2025 prepared by RVE (file# 15-024-0903). On a motion by Mr. Imperiale, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) update general note #2 to include the existing lot numbers and tax map (58.01), (2) submit a minor subdivision application for the lot consolidation and submit the deed of lot consolidation for the Ocean County Planning Board Chairman's stamp and signature, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (4) submit County road improvement plans, (5) dimension the County road pavement full-width and the County right-of-way full-width, (6) provide a County road striping modification plan that shows a three-lane section per the "Traffic Signing and Striping Plan" by RVE, and provide striping transitions that tie into the existing two lane section of Ridge Avenue at both ends of the site, (7) revise the circulation plan to show the three-lane striping configuration of Ridge Avenue, (8) address the traffic comments (see traffic memo dated 6/8/2026), (9) address the drainage comment (see drainage memo dated 6/10/2026), (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.

**LONG BEACH: Lot 11 Block 7.24 (LBT810A) Wyrsh, David**

This three-lot minor subdivision is for two residential lots to be located on Ohio Avenue West and Indiana Avenue and one commercial lot (LBT810B) located on Long Beach Boulevard, Ohio Avenue West, and Indiana Avenue. The final plat indicates that the County right-of-way half-width is 50' which is consistent with the Master Plan. 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) revise the final plat to show the AASHTO line of sight with the decision points measured 18' from the edge of the travelled way, (2) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the intersections in accordance with County standards to Ocean County, (3) submit a road easement form and metes and bounds description for a traffic signal easement at the intersection of Long Beach Boulevard and Ohio Avenue West to Ocean County. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LONG BEACH: Lot 11.02 Block 7.24 (LBT810B) Wyrsh, David**

This site plan is for a three-story 2,590 square footprint mixed-use building for commercial on the first floor and two residential apartments on the second and third floors with 24 parking spaces to be located on Long Beach Boulevard, Ohio Avenue West and Indiana Avenue. The application is associated with the minor subdivision application LBT810A. The plan indicates that the County right-of-way half-width is 50' which is consistent with the Master Plan. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to show the AASHTO line of sight with the decision points measured 18' from the edge of the travelled way, (2) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the intersections in accordance with County standards to Ocean County, (3) submit a road easement form and metes and bounds description for a traffic signal easement at the intersection of Long Beach Boulevard and Ohio Avenue West to Ocean County, (4) address the conditions of approval for the minor subdivision application LBT810A, (5) provide wheel stops in the parking lot stalls adjacent to the Long Beach Boulevard right-of-way line, (6) submit a traffic report (waiver requested), (7) submit County road improvement plans (waiver requested), (8) submit a drainage report (waiver requested), (9) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (10) address the traffic comment (see traffic memo dated 6/10/2026), (11) 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 May 27, 2026, from James D. Brzozowski of Horn, Tyson and Yoder was read requesting waivers. A traffic report waiver was requested as the property is located on the westerly side of Long Beach Boulevard and has frontage on Long Beach Boulevard, Indiana Avenue and Ohio Avenue West. The intersection of Ohio Avenue West and Long Beach Boulevard is controlled by a traffic signal during the summer months. In lieu the applicant has submitted a Traffic Generation Assessment prepared by Dynamic Traffic, LLC; a request from providing County road improvement plans as the property is located on the westerly side of Long Beach Boulevard and has frontage on Long Beach Boulevard, Indiana Avenue and Ohio Avenue West. Curbs and sidewalks exist along the frontages of all three streets. No improvements are proposed within the right-of-way of Long Beach Boulevard; a request from providing a drainage report as the existing site is fully developed with impervious surfaces covering 85.3% of the tract (the tract being the entirety of existing Lot 11). The subdivision of the property with the development of two single-family homes on the westerly lots and the commercial development on the new Lot 11.02 will result in a significant reduction in impervious coverage for the overall site. The maximum permitted impervious coverage on the residential lots is 75% of the lot area. That together with the 72.2% impervious coverage proposed on new Lot 11.02 will result in an overall maximum impervious coverage of 73.2% for the entire tract. This is a reduction of impervious surfaces of at least 3,400 s.f. which will result in a reduction in stormwater runoff from the site; a request from providing a CAFRA Permit of jurisdictional determination as the property is located 150' from the bulkhead and mean high water line of the manmade lagoon on the northerly side of Lot 14, Block 8.03. Pursuant to NJAC 7:7-2.2(a).3 a CAFRA Permit would be required for a development located between 150' and 500' of the landward limit of the mean high water line of any tidal waters or the landward limit of a beach or dune that involves the development of 25 or more dwelling units and/or a development having 50 or more parking spaces or equivalent parking area. The proposed mixed-use building will ultimately result in two dwellings and 24 parking spaces.

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 accept the provided trip generation statement; grant the waiver from providing County road improvement plans as Long Beach Boulevard is at Master Plan width; grant the waiver from providing a drainage report as there will be a reduction in impervious coverage; 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) revise the plan to show the AASHTO line of sight with the decision points measured 18' from the edge of the travelled way, (2) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the intersections in accordance with County standards to Ocean County, (3) submit a road easement form and metes and bounds description for a traffic

signal easement at the intersection of Long Beach Boulevard and Ohio Avenue West to Ocean County, (4) address the conditions of approval for the minor subdivision application LBT810A, (5) provide wheel stops in the parking lot stalls adjacent to the Long Beach Boulevard right-of-way line, (6) address the traffic comment (see traffic memo dated 6/10/2026), (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: Lot 2.01 Block 118 (PPBB176B) Ocean Bay Developers, LLC**

This two-lot minor subdivision is for two existing single-family residential dwellings located on local road, Curtis 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. Imperiale, this minor subdivision was given final approval. The motion was unanimously carried.

**SHIP BOTTOM: Lots 4, 5 Block 53 (SBB240) Shae, Mark and Karen**

This two-lot minor subdivision is for a lot line adjustment on a local road, West 18th Street. County facilities will not be impacted. 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) rotate the final plat so that north is up and to the right in accordance with industry standard, (2) provide north arrows on the tax map and locational key map. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**TOMS RIVER: Lot 22 Block 537.01 (TRT2034D) Restaurant Depot**

This site plan is for a Restaurant Depot to be located in an existing vacant building in the Toms River Center with 270 existing parking spaces on Route 37, Route 166, and Highland Parkway. The plans indicate that the right-of-way of the County road, Highland Parkway is 80', which is greater than the Master Plan. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County right-of-way half-width and County road pavement half-width and full-width, (2) submit a traffic report (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) submit a drainage report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) 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 May 21, 2025, from Scott Turner of Menlo Engineering Associates was read requesting waivers. A request from providing a traffic report as the applicant proposes to occupy an existing vacant retail store. There is no impact on either the on-site or neighboring traffic patterns; a request from providing a CAFRA Permit as per section 7:7-2.2(b)(9)(ii) indicates that the project is exempt from the permit requirements because the project "does not propose development of any new parking spaces, regardless of whether the total number of existing parking spaces exceeds the regulatory threshold". Further, the property is located over 150' landward of the mean high water line of any tidal waters; a request from providing a drainage report as the applicant proposes to regrade a portion of the existing parking lot and add additional landscape islands reducing the impervious coverage by 0.8%. Additionally, the site drainage does not drain to any County facilities; a request from providing County road improvement plans as the site does not front on a County road. Additionally, there are no proposed changes to the driveway connections to the existing retail center.

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; grant the waiver from providing a drainage report as there will be a reduction in impervious coverage; grant the waiver from providing County road improvement plans as no

pavement widening is required on Highland Parkway; 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) dimension the County right-of-way half-width and County road pavement half-width and full-width, (2) submit a trip generation statement, (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.

**TOMS RIVER: Lots 57, 98 Block 654 (TRT3569) PKN Development, LLC**

This two-lot minor subdivision is for a lot line adjustment for a residential single-family dwelling located on a local road, Hyers 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, Mr. Lotano abstaining, this minor subdivision was given final approval. 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:**

**ISLAND HEIGHTS: Lot 12 Block 25 (IHB101) Mattia, Salvatore G. and Maryann**

This minor subdivision received conditional approval on September 3, 2025. A letter dated May 19, 2026, from Matthew C. Hockenbury of MCH Engineering was read requesting a waiver from providing T-shaped driveways based on the character of the surrounding neighborhood. Vansant Avenue is a 25 MPH road with two way travel, and the majority of driveways in this area do not have T-shape turnarounds. It is their opinion that a T-shape driveway is not necessary on this street due to low traffic volume, slow speed limit and surrounding area. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing T-type driveways as this is consistent with the character of the neighborhood. The motion was unanimously carried.

**JACKSON: Lots 1, 2, 3, 4, 5, 6 Block 22009 (JT1644C) Faraday Ave Property, LLC**

This site plan received conditional approval on December 17, 2025. Condition #5 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineering and condition #6 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 traffic fee in the amount of \$54,188.00 and the off-tract drainage improvement fee in the amount of \$6,000.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract traffic improvement fee in the amount of \$54,188.00 and the off-tract drainage fee in the amount of \$6,000.00. The motion was unanimously carried.

**JACKSON: Lots 4.01, 5, 6.01 Block 13801 (JT1657C.02) 528, LLC**

This site plan received conditional approval on June 21, 2023. A letter dated June 11, 2026, from Brian P. Murphy of FWH Associates was read requested a second one-year extension due to ongoing coordination between the applicant and Ocean County. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the second one-year extension now set to expire on June 21, 2027. The motion was unanimously carried.

**JACKSON: Lots 5, 22 Block 2603 (JT1768A) Werbler, Andrew**

This site plan received conditional approval on March 5, 2025. Condition #9 required payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer and condition #10 required payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract traffic fee in the amount of \$42,500.00 and the off-tract drainage improvement fee in the amount of \$6,000.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract traffic improvement fee in the amount of \$42,500.00 and the off-tract drainage fee in the amount of \$6,000.00. The motion was unanimously carried.

**JACKSON: Lot 11 Block 22203 (JT1771) Whitesville Development, LLC**

This site plan received conditional approval on May 1, 2024. A letter dated June 1, 2026, from Ian M. Borden of PDS was read requested a one-year extension due to the project requiring a separate developers agreement to acquire off-site right-of-way as well as Pinelands approval for the road improvements. Pinelands approval was delayed because of the off-site improvements as they would not accept the application until the off-site landowner granted permission which could only be provided with a Developers Agreement signed by the County which was received on April 25, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension now set to expire on May 1, 2027. The motion was unanimously carried.

**LAKEWOOD: Lots 1, 2, 3, 7, 10, 11 / 2, 5 / 1 / 1, 5, 6, 7 Block 466 / 467 / 468 / 469 (LAT2114B) GSG Crossmass, LLC**

This major subdivision received conditional approval on June 19, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes and application are hereby amended to include additional Lot 7.01 at the request of the applicant because the revised plan now includes a 90 degree alignment of the new road intersection with Cross Street as previously required by the Ocean County Planning Board and the owner of Lot 7.01 has agreed to dedicate the additional right-of-way dedications required to accommodate the proposed improvements. Consequently, conditions 8 and 9 are hereby removed since a Developers Agreement for condemnation is no longer necessary for this acquisition. The motion was unanimously carried.

**LAKEWOOD: Lot 156.01 Block 423 (LAT2180C) Keypoint Equity, LLC**

This site plan received conditional approval on July 17, 2024. A letter dated June 8, 2026, from Yehudah Back of Newlines was read requesting a one-year extension to allow additional time to satisfy the remaining contingencies. In particular, they are actively working to address the remaining technical items necessary to obtain Board approval from Lakewood Township. They are continuing to coordinate with the Township and it's professionals to resolve these matters and move the application toward approval. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension now set to expire on July 17, 2027. The motion was unanimously carried.

**POINT PLEASANT BOROUGH: Lots 1, 3 Block 41 (PPB793A) East Tree, LLC**

This site plan received conditional approval on September 3, 2025. Condition #7 required payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and condition #8 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 drainage fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$6,021.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic fee in the amount of \$6,021.00. The motion was unanimously carried.

**SEASIDE HEIGHTS: Lot 27 Block 19 (SHB201) Damian, Jordan**

This site plan received conditional approval on May 27, 2026. Condition #3 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 \$3,188.00. On a motion by Mr. Jehnke, seconded by Mr. Imperiale, the Board required the payment of an off-tract traffic fee in the amount of \$3,188.00. The motion was unanimously carried.

**TOMS RIVER: Lot 22 Block 364 (TRT1465D) The Open Door, LLC**

This site plan received conditional approval on April 3, 2024. Condition #5 required payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee in the amount of \$6,000.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract drainage fee in the amount of \$6,000.00. The motion was unanimously carried.

**TOMS RIVER: Lots 10, 90 Block 412.41 (TRT3565) 1492 Lakewood Road**

This site plan received conditional approval on March 4, 2026. Condition #5 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 \$8,677.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract traffic fee in the amount of \$8,677.00. The motion was unanimously carried.

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<b>THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:</b>				
<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
<b>BERKELEY BT713</b>	8, 8.02	12347	07/17/2024	06/08/2026
<b>BRICK BRT851K</b>	12	672	03/05/2025	06/03/2026
<b>ISLAND HEIGHTS IHB101</b>	12	25	09/03/2025	06/16/2026
<b>LAKWOOD LAT1999D</b>	7, 8, 9, 10, 11 / 2.12	1086.01 / 1083	08/20/2025	06/04/2026
<b>LAKWOOD LAT2312</b>	6, 7	151	05/06/2026	06/16/2026
<b>LAKWOOD LAT293X14F</b>	269	1160	07/02/2024	06/01/2026
<b>LAKWOOD LAT559F</b>	232	1160.01	05/27/2026	06/03/2026
<b>SEASIDE HEIGHTS SHB201</b>	27	19	05/27/2026	06/17/2026
<b>TOMS RIVER TRT1465D</b>	22	364	04/03/2024	06/17/2026

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**Items from the floor:**

Mr. Avrohom Schubert and Mr. Matty Israel, both of Lakewood Township, expressed their concerns regarding Application LAT568E – Bais Reuven Kamenitz of Lakewood. Their concerns included the sloping of Ridge Avenue, and they questioned that the traffic counts used in the application were performed when the school was closed on a non-scheduled day off. Mr. Jehnke requested they provide OCPB when the school was allegedly closed during the period in which the traffic counts were conducted.

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There being no further business, on a motion by Ms. McCrystal, seconded by Mr. Imperiale, the meeting was adjourned. The motion was unanimously carried.

Respectfully submitted,



Brielle N. Campolei, Secretary  
Ocean County Planning Board

# **DRAINAGE MEMORANDUM**

## OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark F. Jehnke, P.E., County Engineer

FROM: Sean Areia, P.E., C.M.E. (N.Y.)

DATE: June 4, 2026

RE: JT1783A

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

Site Plan by Newlines Land Consultants, LLC, revised March 27, 2026.

Stormwater Management Report by Newlines Land Consultants, LLC, revised March 25, 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.
- The Applicant shall provide soil pit/log data and soil permeability tests within the proposed subsurface infiltration basin areas to verify the exfiltration rates used in the Stormwater Management Report.
- The Applicant provided soil permeability tests based on “disturbed” soil samples. Per Chapter 12 of the BMP Manual, Tube Permeameter Tests shall be performed using only undisturbed samples. The Applicant shall resubmit Tube Permeameter testing using undisturbed samples consistent with the Chapter 12 requirements.

# TRAFFIC MEMORANDUM

## OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.  
FROM: Gregory Smith, P.E. (zjd)  
DATE: 6/9/2026  
RE: JT1783A

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

Site Plan by New Lines Land Consultants, revision dated March 27, 2026  
Traffic Impact Analysis by McDonough & Rea Associates, revision dated May 28, 2025

This site plan is for a 40,670 sf professional medical office building with 186 parking spaces to be located on East Veterans Highway, west of Pride Parkway and east of North Hope Chapel Rd.

### Comments:

- Depict & dimension AASHTO Sight Lines and decision points in its entirety
- Remove abrupt breaks in vehicle wheel path of turning templates
- Provide turning templates for refuse trucks and passenger vehicles
- Depict striping on all circulation plans

# DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE  
FROM: Sean Areia, PE, CME (PJP) SA  
DATE: June 10, 2025  
RE: LAT568E  
Bais Reuven Kamenitz of Lakewood  
Block 190.04, Lots 8.17 & 8.18  
Township of Lakewood  
COPY: Robin Kuri

"Preliminary and Final Site Plan," by Charles Surmonte P.E. & P.L.S. latest revision dated 05/05/26.  
"Stormwater Management Report for Preliminary & Final Major Site Plan," by Charles Surmonte P.E. & P.L.S. latest revision dated 05/05/26.

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

- Based on the provided plans, the proposed invert of the small-scale subsurface infiltration basin is up to 18 feet below the proposed ground surface elevation. Since the soil test pits SP-1 and SP-2 were only excavated to a depth of 18 feet and groundwater mounding is estimated to exceed 5 feet, there is inadequate information to determine if groundwater mounding will impact the proposed infiltration BMP. The Applicant shall revise the depth of the infiltration BMP, or provide soil profile pits demonstrating that the SHWT is at least 5 feet below the infiltration BMP invert to account for groundwater mounding.

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: 6/8/2026  
RE: LAT568E

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

Site Plan by Charles Surmonte P.E. & P.L.S, revision dated May 5, 2026

Traffic Study by McDonough & Rea Associates, revision dated May 5, 2026

This site plan is for a proposed 2-story 5,254 square footprint addition to an existing school with 24 additional parking spaces on Ridge Ave and Farmers Drive.

### Comments:

- Demonstrate the max number of buses that will be on site will not back onto the County Road
- Clearly depict existing and proposed building footprint on site plan and traffic report.
- Clearly depict existing and proposed building total area on site plan and traffic report.
- Remove abrupt breaks in turning templates
- Provide turning templates for refuse trucks and passenger vehicles

# **TRAFFIC MEMORANDUM**

## OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.  
FROM: Gregory Smith, P.E. (zjd)  
DATE: 6/10/2026  
RE: LBT810B

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

Site Plan by Horn, Tyson, & Yoder Inc., revision dated March 19, 2026  
Traffic Generation Assessment by Dynamic Traffic, dated March 26, 2026

This site plan is for a 3-story 2,590 square footprint mixed use building for commercial on the first floor and 2 residential apartments on the 2nd and 3rd floors with 24 parking spaces to be located on Long Beach Blvd, Ohio Ave West and Indiana Ave.

Comments:

- Demonstrate a single unit truck can make the right turn at the intersections onto Long Beach Boulevard and make improvements if necessary