

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

Regular meeting, Wednesday, August 19, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Clark Marcoon, Joseph R. Marra, Elaine McCrystal, Alan W. Avery Jr., Mark Jehnke, Matt Thompson, Esq., Robert Chankilian, Timothy Gleason 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, Mr. Tirella abstaining, the minutes of the meeting of July 29, 2026, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 16, 18, 20, 22 / 21, 23, 24, 30, 31, 32 / 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 Block 913 / 914 / 915 (BT738) Kingdom Acres

This eight-lot major subdivision is for eight single-family residential units with 32 parking spaces to be located on unimproved local roads Johnson Avenue, Jefferson Avenue, and Cumberland Avenue. 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 following traffic comment: provide percent distribution of traffic to County roads, (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 July 9, 2026, from Mathew R. Wilder of Morgan Engineering and Surveying was read requesting a waiver from providing a CAFRA Permit as the proposed development does not meet the statutory criteria which would require a CAFRA Permit. Based upon the site's location, CAFRA approval would be required for a residential development with 25 or more units or a development with fewer units that proposes 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 as the site development proposes eight residential lots and 950 linear feet of road.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board acknowledges and accepts the applicant's professional's 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) address the following traffic comment: provide percent distribution of traffic to County roads, (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.

BERKELEY: Lots 3, 4 Block 4.306 (BT739) Ocean County Equities, LLC

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

BRICK: Lot 38 Block 640 (BRT2036A) Daisies New Jersey, LLC

This amended site plan is for parking lot restriping, an ADA ramp, and interior and minor exterior renovations of an existing 2,606 s.f. building to accommodate commercial use for Daisies Cafe on the first floor and one two-bedroom residential apartment on the second floor with 12 existing parking spaces located at the intersection of Mantoloking Road (CR528) and South Dock Road. Ocean County requires the applicant to address the following conditions: (1) revise the plan to properly show the existing right-of-way line and to reference the deed book/page number of the previous right-of-way dedication to 25' from centerline, (2) revise the plan to show the existing 15' wide road easement to Ocean County and to reference the deed book/page number of the previously recorded road easement, (3) submit a traffic report (waiver requested), (4) submit a drainage report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) 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 July 16, 2026 from Kenneth C. Smith, II from Lindstrom, Diessner & Carr, P.C. was read requesting several waivers: a waiver from providing a full traffic report as the existing office use is being changed to a café/event space and the engineering firm has provided a Trip Generation table determined by the ITE "Trip Generation Manual, 12th Edition"; a waiver from providing a full drainage report as no additional drainage is being proposed as part of this application; a waiver from providing County road improvement plans as this project proposes to change the existing office to a café with minor site improvements and there are no additional improvements proposed along the County road or within the right-of-way; a waiver from providing a CAFRA Permit as the project is located within the CAFRA Zone more than 500' from the nearest waterway or dune. Per N.J.A.C. 7:7-2.2(a)3 through 7:7-2.2(a)5, a minimum of 50 parking spaces are required for a commercial development more than 500' from a waterway/dune to need a CAFRA Permit. The project is proposing 11 parking spaces. No new parking spaces are being proposed. Since less than 50 parking spaces are proposed, a CAFFA Permit is not required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board deny the waiver from providing traffic report, and require the applicant to submit a traffic report, demonstrating how the proposed parking will accommodate maximum occupancy when the proposed café and private event space are both being utilized; grant the waiver from providing a full drainage report as no additional impervious coverage is proposed; grant the waiver from providing County road improvement plans as no improvements are required for Mantoloking Road and it was recommended the Board acknowledges and accepts 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 properly show the existing right-of-way line and to reference the deed book/page number of the previous right-of-way dedication to 25' from centerline, (2) revise the plan to show the existing 15' wide road easement to Ocean County and to reference the deed book/page number of the previously recorded road easement, (3) submit a traffic report demonstrating how the proposed parking will accommodate maximum occupancy when the proposed café and private event space are both being utilized. 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 31, 32, 33 Block 2101 (JT760E) Congregation Mikveh Tahara

This site plan is for a 23,657 s.f. Mikveh with 76 parking spaces to be located on Jackson Mills Road. 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) since the existing half-width right-of-way is less than 30' from centerline, submit a deed of dedication for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) provide an executed road easement from the adjoining property Lot 34 for the 15:1 paved taper back to existing edge of pavement, (3) submit an executed sight right easement form for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (4) dimension the proposed County road pavement half-width to be 23' from centerline consistent with the Master Plan, (5) dimension the existing and proposed right-of-way

half-width on the County road improvement plan dedication detail, (6) submit the deed of lot consolidation for the Ocean County Planning Board Chairman stamp/signature, (7) rotate the plans so that north is up and to the right in accordance with industry standards, (8) address the traffic comments (see traffic memo dated 8/10/2026), (9) address the drainage comments (see drainage memo dated 8/13/2026), (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.

LAKEWOOD: Lots 1, 2.03, 77.02 Block 524 (LAT1956B) New Hampshire Investments, LLC

This three-lot minor subdivision is for a lot line adjustment located on Cross Street. The intension is to create a proposed retail lot (Lot 2.07), an existing industrial lot (Lot 2.05), and a public right-of-way access road to be dedicated to Lakewood Township to provide access to the existing Eagle Ridge driving range (Lot 2.06), which will also serve as the future access drive to The Parke at Lakewood residential development from Cross Street. 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 and to the right in accordance with industry standards, (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 to 43' from centerline across the entire frontage of existing Lot 2.03 and existing Lot 77.02 to Ocean County and to a distance necessary to accommodate the County road improvements across the frontage of existing Lot 1 to Ocean County, (3) modify the right-of-way dedication to Lakewood Township to include 45 degree corner clip at the future intersection to a distance of 32' from the proposed County right-of-way line, (4) submit executed sight right easement forms and metes and bounds descriptions for AASHTO sight triangle easements at both corners of the future intersection in accordance with County standards to Ocean County, (5) revise the final plat to show the proposed alignment of the access drive within the Lakewood Township right-of-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.

LAKEWOOD: Lots 1, 2.03, 77.02 / 1 Block 524 / 524.23 (LAT1956C) The Park at Lakewood, LLC

This 125-lot major subdivision is for Phase 1A of The Parke at Lakewood Development including 116 duplex units with 464 residential parking spaces and a 5,041 s.f. community building with 52 parking spaces. This application is part of the bigger development for The Parke at Lakewood consisting of 653 lots for 304 duplex homes with basement apartments, five community centers, and a 44,662 s.f. retail building with 237 parking spaces to be located on Cross Street. A site plan application LAT1956D is currently being reviewed for the retail component of this development. Future major subdivision applications will be required for the remaining residential phases of this development. This project falls within the limits of Phase 2 of County's "Reconstruction of Cross Street" project. The County will be widening Cross Street across the frontage of this site, and the applicant will be constructing the proposed traffic signal. Ocean County requires the applicant to address the following conditions of approval: (1) add the title "Major Subdivision" to the cover sheet of the design plan set, (2) dimension the existing and proposed County right-of-way on sheet 15, (3) provide right-of-way deeds of dedication and sight easements as required under the conditions of approval for minor subdivision LAT1956B, (4) provide a north arrow on each page of the final plat, (5) submit County road improvement plans (waiver requested), (6) submit a copy of the CAFRA Permit from the NJDEP, (7) revise the traffic signal plans to be compliant with County standards for plans and timing to be reviewed and approved by the Ocean County Engineer, (8) address the traffic comments (see traffic memo dated 8/13/2026), (9) address the drainage comments (see drainage memo 8/17/2026), (10) provide two cost estimates: provide a cost estimate for the applicant's share of the County road frontage improvements to include NJDOT items and units, County unit bid prices for the five-lane section of Cross Street, including pavement widening from the existing edge of pavement to the proposed edge of pavement and drainage, and provide a bonding cost estimate for the traffic signal improvements that will be built by the applicant, (11) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share

of the County road frontage improvements and the proposed traffic signal, (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. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated July 9 2026, from Jacquelyn L. Giordano of Dynamic Engineering was read requesting a waiver from providing County road improvement plans as Ocean County already has the improvement plans prepared by Stantec.

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 enter into a cost-sharing developer's agreement regarding the frontage improvements and traffic signal; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) add the title "Major Subdivision" to the cover sheet of the design plan set, (2) dimension the existing and proposed County right-of-way on sheet 15, (3) provide right-of-way deeds of dedication and sight easements as required under the conditions of approval for minor subdivision LAT1956B, (4) provide a north arrow on each page of the final plat, (5) submit a copy of the CAFRA Permit from the NJDEP, (6) revise the traffic signal plans to be compliant with County standards for plans and timing to be reviewed and approved by the Ocean County Engineer, (7) address the traffic comments (see traffic memo dated 8/13/2026), (8) address the drainage comments (see drainage memo 8/17/2026), (9) provide two cost estimates: provide a cost estimate for the applicant's share of the County road frontage improvements to include NJDOT items and units, County unit bid prices for the five-lane section of Cross Street, including pavement widening from the existing edge of pavement to the proposed edge of pavement and drainage, and provide a bonding cost estimate for the traffic signal improvements that will be built by the applicant, (10) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of the County road frontage improvements and the proposed traffic signal, (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.

LAKEWOOD: Lots 1, 2.03, 77.02 Block 524 (LAT1956D) New Hampshire Investments, LLC

This site plan is for a 44,662 s.f. retail building with 237 parking spaces to be located on Cross Street. This is Phase 1B of The Parke at Lakewood development, which in total includes 304 Duplex homes with basement apartments, five community centers, and this retail building. Future major subdivision applications will be required for the remaining phases of the residential development. This project falls within the limits of Phase 2 of County's "Reconstruction of Cross Street" project. The County will be widening Cross Street across the frontage of the retail site and the applicant will be constructing the proposed traffic signal. 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 the existing and proposed County right-of-way half-width and full-width on sheet 5, (2) since the existing right-of-way half-width is less than that required for the Cross Street road improvements, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to Ocean County, (3) revise the plan to show the 45 degree diagonal corner clip right-of-way dedication to Lakewood Township at the proposed intersection to a distance of 32' from the proposed County right-of-way line, (4) submit a copy of the CAFRA Permit from the NJDEP, (5) submit County road improvement plans (waiver requested), (6) revise the plans to show the access drive to Cross Street to be right-in right-out in accordance with Figure 600-2, (7) confirm that the proposed retaining wall is outside of the clear zone or provide a guiderail warrant analysis, (8) revise the traffic signal plans to be compliant with County standards for plans and timing to be reviewed and approved by the Ocean County Engineer, (9) address the traffic comments (see traffic memo dated 8/13/2026), (10) address the drainage comments (see drainage memo dated 8/10/2026), (11) provide two cost estimates: provide a cost estimate for the applicant's share of the County road frontage improvements to include NJDOT items and units, County unit bid prices for the five-lane section of Cross Street, including pavement widening from the existing edge of pavement to the proposed edge of pavement and drainage, and provide a bonding cost estimate for the traffic

signal improvements that will be built by the applicant, (12) 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 road improvements, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated July 9, 2026, from Jacquelyn L. Giordano of Dynamic Engineering was read requesting a waiver from providing County road improvement plans as Ocean County already has the improvement plans prepared by Stantec.

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 enter into a cost-sharing developer's agreement regarding the frontage improvements and traffic signal; 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 the existing and proposed County right-of-way half-width and full-width on sheet 5, (2) since the existing right-of-way half-width is less than that required for the Cross Street road improvements, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to Ocean County, (3) revise the plan to show the 45 degree diagonal corner clip right-of-way dedication to Lakewood Township at the proposed intersection to a distance of 32' from the proposed County right-of-way line, (4) submit a copy of the CAFRA permit from the NJDEP, (5) revise the plans to show the access drive to Cross Street to be right-in right-out in accordance with Figure 600-2, (6) confirm that the proposed retaining wall is outside of the clear zone or provide a guiderail warrant analysis, (7) revise the traffic signal plans to be compliant with County standards for plans and timing to be reviewed and approved by the Ocean County Engineer, (8) address the traffic comments (see traffic memo dated 8/13/2026), (9) address the drainage comments (see drainage memo dated 8/10/2026), (10) provide two cost estimates: provide a cost estimate for the applicant's share of the County road frontage improvements to include NJDOT items and units, County unit bid prices for the five-lane section of Cross Street, including pavement widening from the existing edge of pavement to the proposed edge of pavement and drainage, and provide a bonding cost estimate for the traffic signal improvements that will be built by the applicant, (11) 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 road improvements, (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.

LAKEWOOD: Lots 14, 15 Block 415 (LAT2319) River James, LLC

This four-lot minor subdivision is for two duplex buildings (four units) with 16 parking spaces to be located at the intersection of James Street and Route 9. 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) show opposite side County right-of-way line and provide right-of-way half and full-width dimensions to the final plat, (2) show County road edge of pavement on the final plat and provide pavement half and full-width 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.

LAKEWOOD: Lots 18, 19, 20 Block 238 (LAT2320) Gefen Construction & Development, LLC

This four-lot minor subdivision is for two duplex buildings (four units) with 16 parking spaces to be located on the local section of Ridge 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.

LAKEWOOD: Lots 5, 6 Block 140 (LAT2321) Reinhold, Eli

This four-lot minor subdivision is for two duplex buildings (four duplex units) with 16 parking spaces to be located on East Kennedy Boulevard. 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 County right-of-way half-width and full-width dimensions, and County road pavement half-width and full-width dimensions, (2) if the right-of-way half-width 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, (3) add the following standard County notes to the final plat: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, c) 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. 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 1242, 1252, 1265, 1267, 1268, 1272, 1276, 1322, 1353, 1356 / 1134, 1136, 1138, 1165, 1167, 1206, 1216, 1234, 1237 / 1286, 1215.01 / 1168.01, 1201, 1204 / 1071,1084,1091.01 Block 23 / 24 / 26 / 27 / 28 (MT550) Arya Properties, LLC

This 15-lot major subdivision is for 14 single-family residential dwellings with 42 parking spaces, a cul-de-sac, and one open space lot to be located on Wilbur Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) revise the final plat to include three corner coordinates and a certified list of property owners within 200' in accordance with the Recordation Act, (2) provide copies of the paper street vacations, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) provide percent distribution of traffic to the County roads, (5) 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 May 21, 2026 from A.J. Garito, Jr. of Two Rivers Engineering, was read requesting a waiver from providing a CAFRA Permit 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 proposes 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 proposed 14 residential lots and 1,040 L.F. of road). 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 accepts the applicant's professional's 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 include three corner coordinates and a certified list of property owners within 200' in accordance with the Recordation Act, (2) provide copies of the paper street vacations, (3) provide percent distribution of traffic to the County roads, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

POINT PLEASANT BOROUGH: Lot 57 Block 16 (PPB824A) Ocean Bay Developers, LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located on River Road. 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) label the name of the County road on the plan sheet, (2) dimension the County road pavement

half-width and full-width, (3) dimension the County right-of-way half-width and full-width, (4) if the 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, (5) submit the subdivision deed to be stamped/signed by the Ocean County Planning Board Chairman, (6) revise the plans to show off-street parking 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., (7) add the following standard County notes to the plan set: a) "driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-2 of Section 605.", b) "the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right of way." 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 2 Block 169 (TRT3572) Township of Toms River

This site plan application is for a Destination Splash Park with 49 parking spaces to be located on Cox Cro Road. 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, and if the half-width 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) dimension the County road pavement half-width and full-width, (3) address the drainage comments (see drainage memo dated 8/13/2026). 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

LAKEWOOD: Lot 1.01 Block 1185 (LAT2323) Schreiber, Joseph

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CORRESPONDENCE:

BERKELEY: Lot 1.01, 1.02, 1.03 / 8, 10 Block 824 / 825.02 (BT670A) Aulenbach, Ronald

This site plan received conditional approval on September 20, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to change approval of 510 s.f. 7-Brew to a 2,400 s.f. drive-thru fast food restaurant. The motion was unanimously carried.

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

This site plan received conditional approval on December 4, 2024. Condition #11 required payment of an off-tract drainage improvement fee and condition #12 required payment of an off-tract traffic improvement fee. The County Engineer has determined the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$4,250.00. A letter dated June 23, 2026, from Candice Davis of Boswell was read requesting a waiver from providing an off-tract drainage improvement fee as the proposed drainage design shall reduce the runoff volume leaving the project site in compliance with NJAC Stormwater Management rules, and a waiver from providing an off-tract traffic improvement fee as improvements proposed within the Mantoloking Road right-of-way shall already be incurred costs by the Applicant. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board denied waiver request from providing an off-tract drainage improvement fee as the proposed project is proposing to connect to County drainage system, the Board required payment of an

off-tract drainage improvement fee in the amount of \$6,000.000 and the Board denied waiver request from providing an off-tract traffic improvement fee as additional trips are generated in proposed plans, the Board required payment of an off-tract traffic improvement fee in the amount of \$4,250.00. The motion was unanimously carried.

BRICK: Lot 15, 15.01, 16.02 Block 868.01 (BRT1690G2) JSM at Martin Boulevard, LLC

This site plan received conditional approval on September 4, 2024. A letter dated August 4, 2026, from Jim Vaccaro of JSM at Martin Blvd, LLC was read requesting a one-year extension now set to expire on September 4, 2027. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant a one-year extension now set to expire on September 4, 2027. The motion was unanimously carried.

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

This major subdivision received conditional approval on June 17, 2026. A letter dated August 13, 2026, from Jeffrey S. Richter of ACT Engineers was read requesting a waiver from proving a right-of-way dedication to 50' from centerline to Ocean County as this dedication would result in a significant impact to the proposed 75' wide single-family home lot; Condition #7 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 \$4,250.00. On a motion by Mr. Jehnke, seconded by Mc. McCrystal, it was recommended the Board grant the waiver request from providing a right-of-way dedication to 50' from centerline and require the applicant provide a road easement to 10' beyond the edge of pavement to Ocean County and assess the off-tract traffic improvement fee in the amount of \$4,250.00. The motion was unanimously carried.

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

This major subdivision received conditional approval September 18, 2024. A letter dated August 3, 2026, from Timothy Lurie of Newlines Engineering and Surveying was read requesting a one-year extension while they are actively working to address the remaining comments, for new expiration to be September 18, 2027. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant a one-year extension now set to expire on September 18, 2027. The motion was unanimously carried.

PLUMSTED: Lot 20, 22 Block 27 (PT413A) 74-78 Maple Ave, LLC

This major subdivision received conditional approval on September 18, 2024. A letter dated July 29, 2026, from Andrew Feranda of Shropshire Associates, LLC was read requesting a one-year extension set to expire on September 18, 2027, to ensure the project team has sufficient time to address remaining conditions. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant a one-year extension now set to expire on September 18, 2027. The motion was unanimously carried.

STAFFORD: Lot 14 Block 133 (ST482D) 911 S. Main, LLC

This site plan received conditional approval September 18, 2024. A letter dated August 5, 2026, from Bruce A. Jacobs of Gravatt Consulting Group, Inc., was read requesting a one-year extension set to expire on September 18, 2027, to allow time for the applicant to address the conditions of the Stafford Township Planning Board and Ocean County Planning Board. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant a one-year extension now set to expire on September 18, 2027. 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. A letter dated August 5, 2026, from Brian P. Murphy of FWH Associates was read requesting a one-year extension now set to expire on September 18, 2027. The extension is necessary due to the fact that approval

from the NJ Department of Transportation has not yet been received and is expected to take additional time to receive the approval. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant a one-year extension now set to expire on September 18, 2027. The motion was unanimously carried.

* * * * *

THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
JACKSON JT1785A	40	18701	12/17/2025	08/12/2026
LAKEWOOD LAT2316	4	117	07/29/2026	08/12/2026
OCEAN GATE OGB54	2.02	50	12/03/2025	08/19/2026
POINT PLEASANT BEACH PPBB302	12, 9	17.01, 17.02	05/27/2026	08/19/2026
STAFFORD ST41E	17, 24, 59	146	12/17/2025	08/13/2026
STAFFORD ST601	5, 8.01	189	05/15/2024	08/13/2026
TOMS RIVER TRT2506D	7, 8	146	05/06/2026	08/14/2026

* * * * *

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

Respectfully submitted,

Brielle N. Campolei, Secretary
Ocean County Planning Board

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 8/10/2026
RE: JT760E

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

Site Plan by Professional Design Services, dated June 24, 2026

Traffic Impact Assessment by McDonough & Rea Associates, dated June 24, 2026

This site plan is for a 23,657 sf Mikveh with 76 parking spaces to be located on Jackson Mills Road.

Comments:

- Remove abrupt breaks in turning templates
- Revise traffic impact assessment to address the following comments:
 - Revise Trip Generation report based on ITE Trip Generation Manual, 12th Edition
 - Revise traffic report figures and analysis to include the existing, no-build and 10 year build conditions for all peak hours (AM, Mid-Day, PM)
 - Revise traffic counts to be within the past two (2) years
 - Provide analysis of impacts to the following County Traffic Signals:
 - Jackson Mills Rd & North County Line Rd
 - Jackson Mills Rd & Hyson Rd

DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE

FROM: Sean Areia, PE, CME (PJP)

DATE: August 13, 2026

RE: JT760E
Congregation Mikveh Tahara
Block 2101, Lots 31, 32 & 33
Township of Jackson

COPY: Robin Kuri

“Preliminary and Final Major Site Plan” by Professional Design Services L.L.C., dated 06/24/26.
“Stormwater Management Report for Congregation Mikvah Tahara” by Professional Design Services L.L.C., dated 06/02/26.

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

- Based on the provided contours, runoff will concentrate at two points of analysis (POA's) along Jackson Mills Road and the western side of the site in the existing condition. However, the Applicant is demonstrating that stormwater quantity reductions are met by analyzing the total runoff generated by the entire site. The Applicant shall revise their calculations to compare runoff quantities at each distinct POA in the pre- and post-construction condition.
- In the provided post-construction calculations, “SSIB #1 North” and “SSIB #1 South” are modeled as a singular small scale infiltration basin (SSIB). However, since they are at different depths and interconnected with a single pipe, they should be modeled as two separate SSIB's. The Applicant shall revise their calculations and basin outlet device information to accurately reflect the connection between both basins. Additionally, the Applicant shall utilize the Dynamic Storage-Indication routing method to account for tailwater effects.
- To accommodate for roadway widening, the Applicant is proposing a subsurface infiltration basin within Ocean County's right of way. The Applicant shall revise their design to treat the stormwater runoff generated by the proposed widening outside of the right of way, as the maintenance of subsurface basins within Ocean County's right of way causes an undue burden on county resources.
- In the provided stormwater management report, a grass area producing sheet flow is included in the time of concentration calculation for the proposed impervious drainage area. The Applicant shall revise their time of concentration calculation to exclude this segment, as none of the runoff generated by the impervious surfaces will flow across the grass to reach the basin.

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: 8/13/2026
RE: LAT1956C/D

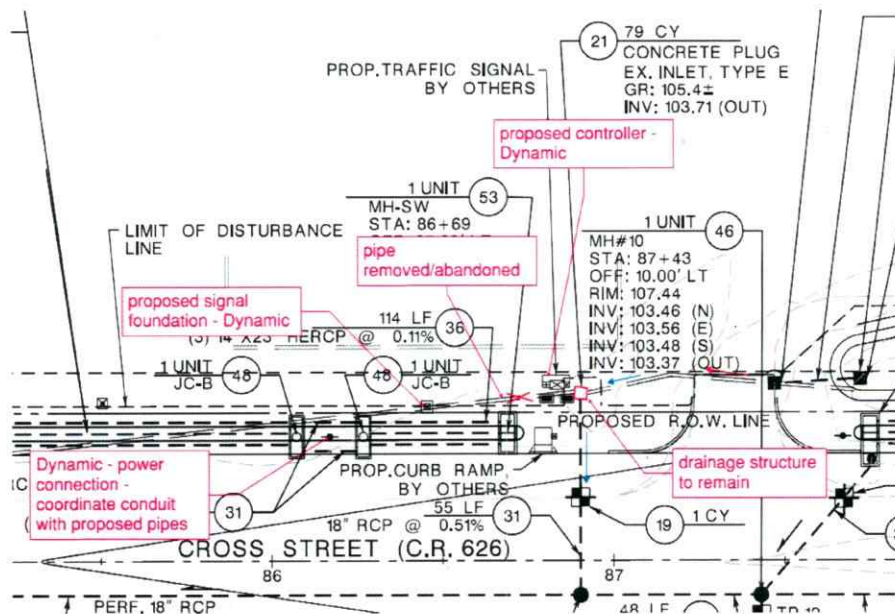
With regards to the above referenced Planning Board Application, please see comments below.

Site Plan and Major Subdivision by Dynamic Engineering, dated June 24, 2026
Traffic Impact Study by Dynamic Traffic, revision dated July 9, 2026

The site plan is for a Phase 1B for 44,662 sf retail building with 237 parking spaces and the major subdivision is for Phase 1A is for 116 duplex units with 464 residential parking spaces and a 5,041 sf community building with 52 parking spaces to be located on Cross St.

Comments:

- Revise the plans to show the access drive to Cross St to be right-in right-out in accordance with Figure 600-2.
- Provide turning templates demonstrating no conflicts at the Cross St entrance driveway.
- Remove “(by others)” on the Proposed Signalized Intersection label.
- The proposed controller assembly is immediately adjacent to an existing drainage structure that is being left in place. The pipes to the east will remain but the pipes to the west will be abandoned/removed. Coordinate with Stantec and revise plans accordingly.



MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE

FROM: Sean Areia, PE, CME (ES)

DATE: 8/17/2026

RE: LAT1956C
The Parke at Lakewood, LLC
Block 524, Lots 1, 2.03 & 77.02, Block 524.23, Lot 1
Cross Street
Township of Lakewood

COPY: Robin Kuri

“Preliminary and Final Major Site Plan” for The Parke at Lakewood, LLC, Block 524, Lots 1, 2.03 & 77.02, Block 524.23, Lot 1, by Dynamic Engineering dated 04/16/2026.

“Stormwater Management Report” for The Parke at Lakewood, LLC, Block 524, Lots 1, 2.03 & 77.02, Block 524.23, Lot 1, by Dynamic Engineering last revised December 2025.

- The total existing and proposed drainage areas are not equal. The Applicant shall revise plans and calculations to accurately compare existing and proposed drainage areas.
- The Existing Drainage Area Plan does not match the node call outs in the report. The drainage report for the existing calculations has areas labeled the fairways but this is not on the existing drainage plan. The applicant shall revise the drainage area plans and the report to match accordingly.
- Basin “J” exceeds the maximum contributory drainage area of 2.5 acres for a Small-Scale Infiltration Basin. Per Chapter 9.8 of the BMP Manual. The applicant shall reduce the contributory drainage area or use Infiltration Basins (Large-Scale) require a waiver or variance from N.J.A.C. 7:8-5.3 to demonstrate compliance with Groundwater Recharge Standards.
- Per the BMP manual, the Applicant shall demonstrate the Proposed BMPs store the entire Water Quality Design Storm Volume without the use of exfiltration.

If you have any questions or require additional information, please contact me.

OCEAN COUNTY
ENGINEERING DEPARTMENT

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: August 10, 2026

RE: LAT1956D

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

Site Plan by Dynamic Engineering Consultants, P.C., revised February 3, 2026.

Stormwater Management Report by Dynamic Engineering Consultants, P.C., revised March 2026.

- Underground Basin #2 exceeds the maximum contributory drainage area of 2.5 acres for a Small-Scale Infiltration Basin. Per Chapter 10.2 of the BMP Manual, the use of Infiltration Basins (Large-Scale) requires a waiver or variance from N.J.A.C. 7:8-5.3 to demonstrate compliance with Groundwater Recharge Standards.
- Per the BMP manual, the Applicant shall demonstrate that the Proposed BMPs store the entire Water Quality Design Storm Volume without the use of exfiltration.
- In accordance with Chapter 9.8 of the BMP Manual, roof runoff that directly discharges into the Small-Scale Infiltration Basin "Underground Basin #1" shall be pretreated by leaf screens, first flush diverters, or roof washers. The Applicant shall provide evidence demonstrating that the collected roof runoff meets this pretreatment requirement.
- The Applicant shall revise the Drainage Plans, Construction Details, and Stormwater Management Analysis Report to ensure that all documents are consistent with one another and accurately show the Outlet Control Structures in the proposed design.
- In accordance with Chapter 5 of the BMP Manual, separate Time of Concentration (T_c) calculations shall be provided for pervious and impervious surfaces. The Applicant shall revise the stormwater runoff calculations to comply with this rule.
- The Applicant shall show the POA (Point of Analysis) on both Drainage Area Maps.

DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE
FROM: Sean Areia, PE, CME (PJP)
DATE: August 13, 2026
RE: TRT3572
Township of Toms River
Block 169, Lot 2
Township of Toms River
COPY: Robin Kuri



"Destination Park at Cox Cro Road" by ARH Associates, Inc. dated 06/30/26.
"Drainage Report for Cox Cro Park" by ARH Associates, Inc. dated 06/17/26.

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

- The Applicant shall provide drainage area maps that are either full size or 11" x 17", with time of concentration flow paths and points of analysis clearly labeled.
- Based on the provided contours, runoff will concentrate at multiple points of analysis (POA's) along the southern and western side of the site in the existing condition. However, the Applicant is demonstrating that stormwater quantity reductions are met by analyzing the total runoff generated by the entire site. The Applicant shall revise their calculations to compare runoff quantities at each distinct POA in the pre- and post-construction condition.
- In accordance with Chapter 9.8 of the BMP Manual, pretreatment is a requirement for small-scale infiltration basins that include exfiltration in the stormwater routing calculations for the 2-, 10- and 100-year design storms.
- In accordance with Chapter 9.8 of the BMP Manual, the proposed small-scale infiltration basins must have sufficient storage volume to contain the entire water quality design storm runoff volume (without using exfiltration).
- Based on the existing contours, runoff generated by "North Catchment" in the pre-construction condition would concentrate in the existing depression at elevation 99. The Applicant shall include existing depressions in their model routing to accurately reflect the existing condition.

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