

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

Regular meeting, Wednesday, September 30, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Matt Lotano, Clark Marcoon, Elaine McCrystal, John M. Imperiale, Mark Jehnke, Laura Benson, Esq., Robert Chankalian, 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. Lotano, the minutes of the meeting of September 9, 2026, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 11, 12, 13 Block 499 (BT740) Jerman, Jeffrey, R.

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

BRICK: Lot 6 Block 1108 (BRT1989B) Selman Savino Properties, LLC

This amended site plan is to locate the electrical transformer in the front of a previously approved 6,000 s.f. facility, which is used for the storage of new vehicles and vehicle washing/preparation, with 113 parking spaces located on Burnt Tavern Road (CR 632). The plans indicate that the existing right-of-way half-width of the County road is 50' from centerline. The applicant provided a sight right easement at the egress point in the previous application. The trip generation statement is acceptable. Ocean County facilities will not be impacted by the amended site plan. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this site plan was given final approval. The motion was unanimously carried.

JACKSON: Lot 15 Block 20901 (JT1800) Hope Commercial Holdings

This site plan is for a three-story 14,979 square footprint commercial office building with 63 parking spaces to be located on South Hope Chapel Road. The applicant has provided copy of the Pinelands Commission Inconsistent Certificate of Filing. Ocean County requires the applicant to address the following conditions of approval: (1) provide a copy of the Pinelands Commission "no further review" letter, (2) dimension the County road pavement half-width and full-width on the plan, (3) submit County road improvement plans (waiver requested), (4) dimension the existing right-of-way half-width and full-width of South Hope Chapel Road on the plan, and if the half-width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (5) dimension the decision point of the AASHTO line of sight and submit a sight right easement form and metes and bounds description for a sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (6) design the proposed access point to the County road in accordance with Section 605 and Table 600-2, (7) address the traffic comments (see traffic memo dated 9/14/2026), (8) address the drainage comments (see drainage memo dated 9/14/2026), (9) add to the plans the following standard County notes

for projects located on County roads: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated August 24, 2026, from Rodman Ritchie and Richart Ortiz of Dynamic Engineering was read requesting a waiver from providing County road improvement plans as the project proposes closing multiple existing driveways and replacing them with a single full movement driveways and replacing them with a single full movement driveway on South Hope Chapel Road (CR 547). As shown on the accompanying site plan drawings the proposed improvements are limited to curb and sidewalk work within the right-of-way along the property frontage. Therefore, there should be no need to widen South Hope Chapel Road (CR 547) any further.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing County road improvement plans and require applicant to provide signing and striping plan for the modifications to the County road striping and signs required to accommodate access to the site; this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the Pinelands Commission "no further review" letter, (2) dimension the County road pavement half-width and full-width on the plan, (3) provide signing and striping plan for the modifications to the County road striping and signs required to accommodate access to the site, (4) dimension the existing right-of-way half-width and full-width of South Hope Chapel Road on the plan, and if the half-width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (5) dimension the decision point of the AASHTO line of sight and submit a sight right easement form and metes and bounds description for a sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (6) design the proposed access point to the County road in accordance with Section 605 and Table 600-2, (7) address the traffic comments (see traffic memo dated 9/14/2026), (8) address the drainage comments (see drainage memo dated 9/14/2026), (9) add to the plans the following standard County notes for projects located on County roads: a) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO / CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lot 23.02 Block 104 (LAT1443B) Pillar, Abraham

This four-lot minor subdivision is for an existing school and three proposed single-family residential dwellings located on Milton Street and Coleman 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.

LAKEWOOD: Lots 1.04, 1.05, 1.06, 9.03, 9.04, 9.05 Block 251 (LAT1447K) Kollel Kinyan Torah, Inc.

This six-lot minor subdivision is for lot line adjustments at an existing school and childcare facility located on Lakewood New Egypt Road (aka. Whitesville Road and CR 528) for a proposed daycare, four multi-family dwellings, nine duplex units with access to / from the County Road, and five single-family residential dwellings to be located on White Street. 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) show the opposite right-of-way line on the final plat, (2) dimension the existing half-width and full-width right-of-way in front on Lots 1.04 and 1.06, (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, (4) dimension the County road pavement half-width and full-width. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 1.04, 1.05, 1.06, 9.03, 9.04, 9.05 Block 251 (LAT1447L) Kollel Kinyan Torah, Inc.

This site plan is for a proposed 37,380 total s.f. three-story daycare, four multi-family dwellings, nine duplex units with 177 new parking spaces (77 daycare and 100 residential) to be located at an existing school and childcare facility on Lakewood New Egypt Road (aka. Whitesville Road and CR 528) and five single-family residential dwellings to be located on White Street. The applicant has submitted a minor subdivision application for lot line adjustments. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) show the opposite right-of-way line on the layout and dimension sheet, (2) dimension the existing half-width and full-width right-of-way in front on Lots 1.04 and 1.06 and the proposed right-of-way half-width and full-width in front of Lot 1.05, (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, (4) dimension the County road pavement half-width and full-width, (5) address the conditions of approval for the minor subdivision application LAT1447K, (6) remove the proposed parking from within 5' of the County right-of-way in accordance with Section 603.B, (7) address the traffic comments (see traffic memo dated 9/15/2026), (8) see the drainage comments (see drainage memo dated 9/17/2026), (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. 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 2.01 Block 496 (LAT1994B2) 220 Newport Ave, LLC

This site plan is for Phase 1 and Phase 2 of a proposed two-story 62,955 total s.f. daycare for 350 students with 157 parking spaces to be located on local road Newport Avenue. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the traffic comments (see traffic memo dated 9/14/2026), (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lot 160 Block 189.03 (LAT2306A2) Beth Medrash Govoha of America

This 80-lot major subdivision is for 74 single-family residential dwellings with four parking spaces each (296 total), one existing school lot, two storm water basin lots, and three open space lots located on New Hampshire Avenue and Ridge Avenue. The Beth Medrash Govoha of America School has access from New Hampshire Avenue through an ingress/egress easement on Block 189.03 Lot 163 common area owned by the Woodlake Manor Townhomes Association. The

project includes pavement widening along New Hampshire Avenue to accommodate left and right turn lanes and the applicant has provided a conceptual traffic signal plan showing the geometry of a signalized access drive. Advancement of the proposed layout showing impacts on Ocean County Park property is subject to NJDEP approval, and should such approval not be granted the proposed geometry will need to be modified. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this major subdivision 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 New Hampshire Avenue and Ridge Avenue on the plat, and if the right-of-way half-width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) dimension the County road pavement half-width and full-width of New Hampshire Avenue and Ridge Avenue on the final plat, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (4) show the delineated freshwater wetlands line on the final plat, submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, and reference the file number and date of the NJDEP Letter of Interpretation on the final plat, (5) address all conditions of approval for site plan application LAT2306B2, (6) enter into a Developers Agreement with the Ocean County Board of Commissioners for the proposed traffic signal and County road improvements, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) 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 160 Block 189.03 (LAT2306B2) Beth Medrash Govoha of America

This site plan is to formalize a change of use for the 253,889 s.f. Beth Medrash Govoha of America School with 535 parking spaces (255 existing and 280 proposed) on New Hampshire Avenue. The site plan is associated with LAT2306A2 for an 80-lot major subdivision for 74 single-family residential dwellings, one school lot, two storm water basin lots, and three open space lots located on New Hampshire Avenue and Ridge Avenue. The Beth Medrash Govoha of America School has access from New Hampshire Avenue through an ingress/egress easement on Block 189.03 Lot 163 common area owned by the Woodlake Manor Townhomes Association. The project includes pavement widening along New Hampshire Avenue to accommodate left and right turn lanes and the applicant has provided a conceptual traffic signal plan showing the geometry of a signalized access drive. Advancement of the proposed layout showing impacts on Ocean County Park property is subject to NJDEP approval, and should such approval not be granted the proposed geometry will need to be modified. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, 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 and existing pavement half-width and full-width of New Hampshire Avenue on "Layout plan A" in the County road improvement plans, (2) dimension the existing right-of-way full-width and existing pavement half-width and full-width of Ridge Avenue and New Hampshire Avenue on "Layout plan B" in the County road improvement plans, (3) since the right-of-way half-width of Ridge Avenue is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (4) provide sheet D1, (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (6) submit a copy of a valid NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans, (7) show the freshwater wetlands line on the plan set and reference the file number and date of the NJDEP Letter of Interpretation on the plan set, (8) address the traffic comments (see traffic memo date 9/24/2026), (9) address the drainage comments (see drainage memo date 9/18/2026), (10) revise the cross-sections to maintain a uniform 1%-3% cross slope for the entire half-width of the roadway and positive gutter flow in accordance with section 611.B.1, (11) provide traffic signal and electrical plans, (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 County 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. 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 193 Block 189.01 (LAT2327) Garden View Equity, LLC

This two-lot minor subdivision is for the existing Ella G. Clarke School and a proposed residential development on Manetta Avenue and Linden 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 date in the signature block of the final plat, (2) revise the plat to show existing and proposed corner monumentation, (3) add a general note to the final plat referencing Township Resolution R2018-447. 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 16, 17, 18 Block 548 (LAT2328) Gelb, Yerukham

This four-lot minor subdivision is for four duplex units to be located on Ocean 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) revise the final plat to include corner monuments to be set at the rear property corners along Lake Shenandoah County Park property line. 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 14, 15, 16, 17, 18, 19, 20, 21 Block 1.114 (MT551) Sarama Brothers, LLC

This two-lot minor subdivision is located on a local road, Sixth 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.

MANTOLOKING: Lot 1 Block 34 (MB37) LJG Holdings, LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located at the intersection of local roads, Downer Avenue and Bay 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.

OCEAN: Lot 2 Block 181.01 (OT294) Koen, Michael

This two-lot minor subdivision is located on Bryant Road and Demmy 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) dimension the Bryant Road pavement half and full-width, (2) show the right-of-way line on the opposite side of the road and dimension the Bryant Road right-of-way half and full-width, (3) 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, (4) provide three corner coordinates in accordance with the Recordation Act, (5) add to the plat the following County standard notes for projects located on County roads: a) 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., 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.

POINT PLEASANT: Lot 15 Block 107 (PPB830) 921 Arnold LLC

This site plan is for a 2,611 square footprint two-story mixed use building for first floor professional office space and two residential apartments on the second floor with a total of 13 parking spaces to be located at the intersection of Arnold Avenue and Pine Bluff Avenue. The County right-of-way half-width is 30' from centerline consistent with the Master Plan. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half and full-width, (2) revise the plans to show the AASHTO line of sight at the intersection, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) submit County road improvement plans (waiver requested), (5) submit a traffic report (waiver requested), (6) label the intersection curb return radius and provide turning templates for the right turns from the County road into the parking lot, (7) construct a handicap ramp at the intersection in accordance with the current Federal ADA standards, (8) add to the plan the following standard note for projects located on County road: 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, (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.

A letter dated August 20, 2026, from Patrick Ward of Insite Engineering was read requesting waivers: a waiver from providing a CAFRA Permit as this development does not result in having 75 or more dwelling units, a commercial development having 150 or more parking spaces or equivalent parking area, or a public or industrial development; a waiver from providing County road improvement plans as the existing lot previously served as an accessory parking lot to a nearby restaurant which has since closed. The parking lot is accessed by Pine Bluff Avenue; a waiver from providing a traffic report as the existing lot previously served as an accessory parking lot to a nearby restaurant which has since closed. The parking lot is accessed by Pine Bluff Avenue. The applicant is proposing a new mixed-use building, reducing the number of parking spaces on the site from 26 spaces to 13 spaces and maintaining the existing ingress / egress point on Pine Bluff Avenue.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing County road improvement plans as Arnold Avenue is as Master Plan width; recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; grant the waiver from providing a full traffic report and require the applicant to provide a trip generation statement comparing existing traffic conditions with proposed traffic conditions; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half and full-width, (2) revise the plans to show the AASHTO line of sight at the intersection, (3) provide a trip generation statement comparing existing traffic conditions with proposed traffic conditions, (4) label the intersection curb return radius and provide turning templates for the right turns from the County road into the parking lot, (5) construct a handicap ramp at the intersection in accordance with the current Federal ADA standards, (6) add to the plan the following standard note for projects located on County road: 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, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) 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**

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CORRESPONDENCE:

BRICK: Lots 1, 2, 3, 4, 5 Block 383.40 (BRT2043A) New Beginnings Christian Fellowship, Inc.

This site plan received conditional approval on March 25, 2026. A letter dated February 11, 2026, from Michael B. Intile of Crest Engineering was read requesting a waiver from providing a CAFRA Permit as the development is proposing only one new additional parking space. A site is exempt from CAFRA if the project does not add parking beyond the regulatory threshold parking limits. The site does not increase the existing total beyond the regulatory threshold of five new spaces. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

JACKSON: Lots 4.01, 5, 6.01 Block 13801 (JT1657B.01) 528, LLC

This minor subdivision received conditional approval on October 19, 2022. A letter dated September 24, 2026, from Rose Sweeney from FWH was read requesting a third one-year extension now set to expire on October 19, 2027. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant a third one-year extension now set to expire on October 19, 2027. The motion was unanimously carried.

JACKSON: Lots 3.01, 17, 20, 21, 22, 23, 24 Block 22301 (JT1753A) RAM Development

This site plan received conditional approval on October 16, 2024. A letter dated September 17, 2026, from Robert J. Colucco and Joseph C. Chrobak Jr., of Dynamic Engineering was read requesting a one-year extension now set to expire on October 16, 2027, to allow adequate time for County Engineer review of the revised documents as well as time for the Applicant to address any remaining comments for final 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 October 16, 2027. The motion was unanimously carried.

JACKSON: Lot 21 Block 19501 (JT845B) Khal Nachlas Avos, INC.

This site plan received conditional approval on November 15, 2023. A letter dated September 21, 2026, from Ian M. Borden of Professional Design Services, LLC was read requesting a second one-year extension now set to expire on November 15, 2027. Their office is working to complete the Pinelands Commission Final Review, and the current unavailability of sewer system service is making this task complicated. 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 November 15, 2027. The motion was unanimously carried.

LACEY: Lot 4.01 Block 1526.01 (LT791B) 747 Lacey Road, LLC

This site plan received conditional approval on September 9, 2026. Condition #5 required payment of an off-tract drainage improvement fee in an amount determined by the Ocean County Engineer and condition #6 required payment of an off-tract traffic improvement fee in an amount determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee in the amount of zero dollars and the off-tract traffic improvement fee

in the amount of \$4,604.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract drainage improvement fee in the amount of zero dollars and required payment of an off-tract traffic improvement fee in the amount of \$4,604.00. The motion was unanimously carried.

LACEY: Lot 1.01 Block 284 (LT915) 101 North Main Street, LLC

This site plan received conditional approval on September 4, 2024. A letter dated September 22, 2026, from Jonathan Istranyi or Stonefield Engineering was read requesting a one-year extension. County approval includes a cross-access easement and Hold Harmless Agreement, execution of which is contingent upon closing of the property. Due to ongoing litigation related to Municipal Site Plan approval, closing has not yet occurred. It is anticipated that the litigation will be resolved and closing finalized within the forthcoming months. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant a one-year extension now set to expire on September 4, 2027. The motion was unanimously carried.

LACEY: Lots 39, 40, 41, 42 / 21, 22, 23, 24, 25, 26, 27, 28, 29 / 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 Block 1187 / 1188 / 1189 (LT933) Gravino, Patrick

This major subdivision received conditional approval on April 15, 2026. Condition #6 required payment of an off-tract traffic improvement fee in an amount determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee in the amount of \$5,313.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract traffic improvement fee in the amount of \$5,313.00. The motion was unanimously carried.

TOMS RIVER: Lots 1, 12 Block 164 (TRT1520C) F.W. Webb Company

This site plan received conditional approval on March 4, 2026. Condition #9 required payment of an off-tract drainage improvement fee in an amount determined by the County Engineer and condition #10 required payment of an off-tract traffic improvement fee in an amount determined by the County Engineer. 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 \$15,583.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and required payment of an off-tract traffic improvement fee in the amount of \$15,583.00. The motion was unanimously carried.

TOMS RIVER: Lots 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723 / 1 / 502, 503, 504, 505, 506, 559, 560, 561, 562, 563 / Portion 2.02 Block 599 / 601 / 604 / 608 (TRT897N3.01) SP Acquisitions III, LLC

This site plan received conditional approval on March 4, 2026. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to require the applicant to enter into a Developers Agreement to phase the project in accordance with the "Overall Phasing Plan" sheet 6 of 29 and revised on March 30, 2026, and distribute the assessed off-tract traffic improvement fees. Phase fees are due prior to issuance of CO/TCO. Phase 1 - 99,000 s.f. Self-Storage Facility \$13,464.00. Phase 2 - 6,440 s.f. Fast Food w. Drive-Thru \$122,672. Phase 3 - 11,178 s.f. Retail \$74,800. Phase 4 - 1,696 s.f. Coffee Shop w. Drive-Thru \$28,424.00. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BAY HEAD BHB142A	10, 11	45	09/09/2026	09/28/2026
BERKELEY BT731A	1220	35	12/03/2025	09/15/2026
BERKELEY BT732	37, 38, 39, 40, 41, 42, 43, 44, 45	1684	01/21/2026	09/28/2026
JACKSON JT1790	31, 43	6801	02/11/2026	09/30/2026
LAKEWOOD LAT2215A	79, 80 / 2, 3, 4, 5	175.02 / 182	09/30/2025	09/28/2026
LONG BEACH LBT810B	11.02	7.24	06/17/2026	09/30/2026
MANCHESTER MT528C	11, 12, 13, 14	65	05/01/2024	09/30/2026
STAFFORD ST482D	14	133	09/18/2024	09/21/2026
TOMS RIVER TRT3565	10, 90	412.41	03/04/2026	09/28/2026

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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

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (amp)
DATE: September 14, 2026
RE: JT1800

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

This site plan is for a 3-story 14,979 square footprint commercial office building with 63 parking spaces to be located on South Hope Chapel Road.

Traffic Impact and Parking Assessment by Dynamic Traffic, revised February 12, 2026
Site Plan by Dynamic Engineering, dated July 30, 2026

Comments:

- Revise the plan to show existing County road striping.
- Provide a plan showing modifications to existing County road striping to provide a 2-way center left turn lane to accommodate access to the proposed development.
- Remove the cross-hatch markings and "S" shape double yellow between the dedicated left turn lane and the shared left turn lane while maintaining the left turn lane length.
- Update signing as necessary.

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: September 14, 2026

RE: JT1800

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

Site Plan by Dynamic Engineering Consultants, P.C., revised July 30, 2026.

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

- Per the BMP Manual, the Applicant shall demonstrate that the Proposed BMP can 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 shall be pretreated by leaf screens, first flush diverters, or roof washers. The Applicant shall provide proof the roof runoff collected meet this pretreatment requirement.
- The Applicant shall provide Operations and Maintenance (O&M) Manual for the proposed underground infiltration basin and "Hydro International Up-Flo Filter" MTD. The O&M Manual shall identify the party responsible for the maintenance and inspection if these stormwater facilities. Additionally, construction details for the proposed pretreatment MTD shall be provided for review.
- The Applicant shall identify the Type 'E' Inlet with a driveway backplate at the South Hope Chapel Road entrance on all applicable construction plans and provide construction details for the proposed driveway backplate.

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 9/15/2026
RE: LAT1447L

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

Site Plan by New Lines Land Consultants, dated July 20, 2026
Traffic Study by McDonough & Rea Associates, dated June 25, 2026

This site plan is for a proposed 37,380 total sf 3-story daycare, 4 multi-family dwellings, 9 duplex units with 177 new parking spaces (77 daycare and 100 residential) to be located at an existing school and childcare facility on Lakewood New Egypt Road (aka. Whitesville Road & CR 528) and 5 single family residential dwellings to be located on White Street.

Comments:

- Depict and dimension AASHTO sight lines in its entirety
- Depict county roadway striping on plans
- Dimension curb radii at all proposed driveways
- Provide turning templates demonstrating entering and exiting single use trucks and school buses will have no conflicts at all driveways utilized. Remove abrupt breaks in vehicle wheel path of firetruck turning templates. Provide turning templates for all turning movements.
- Provide further clarification or mitigation for level of service 'F' at the east most driveway
- Provide correct the block and lot number in the traffic report to match plan set
- Revise site traffic distribution to equal 100%

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: September 17, 2026

RE: LAT1447L

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

Site Plan by Newlines Engineering Consultants, LLC, dated July 28, 2026.

Stormwater Management Report by Newlines Engineering Consultants, LLC, dated July 20, 2026.

- The Applicant shall provide MTD sizing calculations for all proposed Kraken and Rapterra MTDs. Per Chapter 9.5 of the BMP manual, when calculating the flow rate using NRCS methodology, the DelMarVa unit hydrograph may not be used.
- In accordance with Chapter 9.8 of the BMP Manual, roof runoff that directly discharges into Small-Scale Infiltration Basins shall be pretreated by leaf screens, first flush diverters, or roof washers. The Applicant shall provide construction details for the roof leaders demonstrating the roof runoff collected meet this pretreatment requirement.
- The Applicant shall provide soil permeability tests within the proposed subsurface infiltration basin areas to verify the exfiltration rates used in the Stormwater Management Report.
- The DA10 Recharge Basin design shown in the Stormwater Report does not match the Drainage Plans and Profiles. The Applicant shall revise all documents to ensure consistency for all design features of this basin.
- The proposed DA10 Recharge Basin designed to manage the future 100-year storm has a peak runoff elevation of 81.82, which exceed the rim elevation (81.78) of the proposed yard drain 10.3 discharging directly into the underground basin. This structure will experience hydraulic surcharge conditions during this storm event. The Applicant shall revise the proposed stormwater management design to ensure adequate drainage for all storm events.

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 9/14/2026
RE: LAT1994B2

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

Site Plan by New Lines Land Consultants, revision dated August 6, 2026
Traffic Study by McDonough & Rea Associates, revision dated March 13, 2026

This site plan is for Phase 1 and Phase 2 of a proposed 2-story 62,955 total sf Daycare for 350 students with 157 parking spaces to be located on local road Newport Ave.

Comments:

- Provide correct the lot number in the traffic report.
- As noted in the report, provide plan depicting proposed widening for 2 lanes on Newport Avenue approaching Cross Street to mitigate site traffic impacts.
- Provide ITE trip generation criteria based on building area for comparison with information provided by applicant.
- Demonstrate why 157 parking spaces are necessary where only 66 spaces are required.
- Identify the total proposed building area and number of stories in the traffic report

TRAFFIC MEMORANDUM

OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.
FROM: Gregory Smith, P.E. (zjd)
DATE: 9/24/2026
RE: LAT2306A2/B2

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

County Road Plans by Civil Core Consulting, revision dated September 8, 2026
Traffic Study by McDonough & Rea Associates, revision dated September 9, 2026

This site plan is to formalize a change of use for the 253,889 sf Beth Medrash Govoha of America School with 535 parking spaces (255 existing and 280 proposed) on New Hampshire Ave. The site plan is associated with LAT2306A for an 80-lot major subdivision for 74 single family residential dwellings, 1 school lot, 2 storm water basin lots, and 3 open space lots located on New Hampshire Ave and Ridge Ave.

Comments:

- Depict and dimension AASHTO sight lines in its entirety
- Provide baselines with stationing for each roadway
- Minimum widths should be as follows: 5 ft shoulders, 11 ft through lanes, and 12 ft left turn lane
- Revise NB approach curbline to have a consistent taper rate. Currently the plan shows the curbline varies to meet existing inlet.
- Dimension curb radii at all proposed intersection to comply with Table 600-4 of the Ocean County Site Plan and Subdivision Resolution
- In addition to conceptual traffic signal equipment, provide full electrical plans as previously requested
- Revise striping tapers to be sufficient length per MUTCD and revise to not begin taper mid curve
- Add crosswalk at ADA ramp on Southwest corner that currently has no cross walk
- Utilize ITE Trip Generation Manual, 12th Edition, for future trip analysis

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: September 18, 2026

RE: LAT2306A2/B2

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

Site Plan by Civil Core Consulting, LLC, dated February 6, 2026.

Stormwater Management Report by Civil Core Consulting, LLC, dated February 3, 2026.

- The Applicant shall provide a Post-Development Drainage Area Map consistent with the Stormwater Management Report, including all drainage areas, Points of Analysis (POAs), and Time of Concentration (Tc) flow paths. Additionally, the Applicant shall provide full size (24"x36") Pre- and Post-Development Drainage Area Maps.
- In accordance with Chapter 5 of the BMP Manual, separate Time of Concentration (Tc) calculations shall be calculated for pervious and impervious surfaces. The Applicant shall revise their stormwater runoff calculations to comply with this rule.
- In accordance with Chapter 9.8 of the BMP Manual, roof runoff that directly discharges into the Small-Scale Infiltration Basins shall be pretreated by leaf screens, first flush diverters, or roof washers. The Applicant shall provide proof the roof runoff collected meet this pretreatment requirement.
- Per the BMP manual, the Applicant shall demonstrate the Proposed BMPs store the entire Water Quality Design Storm Volume without the use of exfiltration.
- Per N.J.A.C. 7:8-5.3(b) & Chapter 9.6 of the BMP Manual, the area of additional inflow cannot exceed three times the surface area of the pervious paving system. Proposed Pervious Pavement 1F6 PP exceed this maximum ratio. The Applicant shall revise their design to comply with this rule.
- Multiple proposed infiltration basins exceed the 2.5 acre maximum contributory are and are therefore classified as Large-Scale Infiltration Basins. Per Chapter 10.2 of the BMP Manual, the use of Infiltration Basins (Large-Scale) require a waiver or variance from N.J.A.C. 7:8-5.3 to demonstrate compliance with Groundwater Recharge and Stormwater Runoff Quality standards.