

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

Regular meeting, Wednesday, April 2, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Debbie Beyman, Elaine McCrystal, Joseph R. Marra, Matt Lotano, Mark Jehnke, Sean Areia, Laura Benson, Esq., Tony Agliata, Brielle Campolei and Marilyn Sundburg.

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

On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Lotano abstaining, the minutes of the meeting of March 19, 2025, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lot 27.04 Block 858 (BT722) Iacono, Joseph**

This site plan is for an 8,500 s.f. contractor / craftsmen office with 27 parking spaces to be located on local road, Hickory Lane. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Tirella abstaining, this site plan was given final approval. The motion was unanimously carried.

**LACEY: Lot 1 Block 1653 (LT925) Stephensen, Kelsay**

This site plan is for a 1,287 s.f. addition to an existing commercial strip mall located on Manchester Avenue. Ocean County requires 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 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, (2) submit County road improvement plans (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (4) show on the plan the AASHTO line of sight at the existing access point, (5) submit a sight right easement form and metes and bounds description for and AASHTO sight triangle easements at the access point to Ocean County, (6) if necessary, relocate the existing plaza sign to outside of the line of sight, (7) remove the existing parking from within 5' of the County right-of-way in accordance with Section 603.B. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated February 27, 2025, from Matthew R. Martin of Scope Engineering was read requesting a waiver from providing County Road Improvement Plans. The project does not include any changes to the existing driveway that provides access to the site from the County road and no improvements are being proposed within 25' of the County road.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing County road improvement plans for Manchester Avenue as no County road improvements are required as the road is already constructed to Master Plan width; this site plan was given final approval contingent upon the applicant to address the following items: (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 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, (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (3) show on the plan the AASHTO line of sight at the existing access point, (4) submit

a sight right easement form and metes and bounds description for and AASHTO sight triangle easements at the access point to Ocean County, (5) if necessary, relocate the existing plaza sign to outside of the line of sight, (6) remove the existing parking from within 5' of the County right-of-way in accordance with Section 603.B. 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 40.08, 40.09, 40.10, 40.11 Block 1159 (LAT1991H) SGS Development Project, LLC**

This eight-lot major subdivision is for eight duplex units with 32 parking spaces to be located on Chestnut Street. The plans show the County road pavement to be widened to 24' from centerline by the approved LAT1991G major subdivision application, SGS Development Project, LLC. The plans show the existing right-of-way half width at 33' from centerline consistent with the County Master Plan. The plat shows an existing OC drainage easement to be vacated. On a motion by Ms. McCrystal, seconded by Mr. Marra, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) add the following note to the cover sheet: " Frontage Improvements are required along Chestnut Street that consist of pavement widening to 24' from centerline and modification of drainage structures to address the increase of stormwater runoff volume from the road widening. Said improvements are the obligations of the developer of SGS Development Project, LLC., however, Certificate of Occupancy for this project shall not be issued until said improvements have been completed." (2) label deed book and page number of the existing sight easement on site development plan and final plat, (3) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easements at the proposed access point in accordance with County standards to Ocean County, (4) dimension the full width pavement and County right-of-way on the site development plan, (5) dimension the full width County right-of-way on the final plat, (6) address the following traffic comment: provide vehicular turning templates using conceptual striping for the Master Plan three-lane section of Chestnut Street, (7) submit a request to have the existing drainage easement to Ocean County vacated and provide a metes and bounds description and exhibit for the easement area, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 4/2/2025), (9) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (10) add the following standard County note to the plan: 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, (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: Lot 16.01 Block 1084 (LAT2162B3) Vermont Holdings, LLC**

This three-lot minor subdivision is for three duplex units with 12 parking spaces to be located on unimproved Evergreen Boulevard. A portion of Farry Street has been vacated. The proposed lots do not currently have access to an improved road, although June Street, Farry Street and Evergreen Boulevard will be improved by the developer for LAT1999C and the road construction has been bonded with the Township. Temporary Certificates of Occupancy and Certificates of Occupancy are not to be issued until the road improvements have been constructed. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include three corner coordinates in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lot 20 Block 170 (LAT2275) Soloff, Shimon**

This two-lot minor subdivision is for two duplex units to be located on East County Line 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) dimension the pavement half width and full width of the County road on the plat, (2) show the opposite side right-of-way and edge of pavement on the plat, (3) dimension the proposed right-of-way half width and full width of the County road on the plat, (4) 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, (5) add to the plat the following standard notes for projects located on County roads: a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, b) 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.

**LAKEWOOD: Lot 38 Block 548 (LAT2276) Reisman, Zev**

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

**LAKEWOOD: Lot 2.03 Block 99 (LAT2277) Mermelstein, Benzion**

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

**LAKEWOOD: Lot 2.01 Block 1600 (LAT594H.02) TIPICO Cheese Products Company, Inc.**

This site plan is for a 5,068 s.f. warehouse addition with five new parking spaces to be located on Oberlin Avenue South. The County road plans indicate that the New Hampshire Avenue right-of-way full width is 90' which is greater than the Master Plan width. 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) pay an off-tract traffic improvement fee in an amount of \$1,042. 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.

**SEASIDE HEIGHTS: Lots 21.01, 21.02, 21.03, 21.04, 21.05, 21.06, 21.07, 21.08, 21.09, 21.10 Block 73 (SHB154B) Shree Properties, LLC**

This nine-lot major subdivision is to amend the previous nine-lot subdivision (SHB154A) to be for nine single family dwelling lots with 18 parking spaces to be located on Central Avenue, Hering Avenue, and Sampson Avenue. The final plat appears to have been prepared in accordance with the Recordation Act. The changes to the plan do not affect the previous approval. On a motion by Ms. McCrystal, seconded by Mr. Marra, this major subdivision was given final approval. The motion was unanimously carried.

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

**JACKSON: Lots 7, 8, 9, 10, 11, 12 Block 22401 (JT1781) 510 Whitesville Road, LLC**

**JACKSON: Lots 31, 32, 33 Block 2101 (JT760C) Jackson Land 1 Ventures, LLC**

**TOMS RIVER: Lot 1 Block 171.09 (TRT3127B) Silverstone Equity Partners, LLC**

**TOMS RIVER: Lot 1 Block 171.09 (TRT3127C) Silverstone Equity Partners, LLC**

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**CORRESPONDENCE:**

**JACKSON: Lots 2, 3 Block 21102 (JT1738A) McCrystal, Stephen and Elaine**

This major subdivision received conditional approval on Augst 21, 2024. Condition #10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #11 required the payment of an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$5,000.00. On a motion by Mr. Jehnke, seconded by Mr. Marra, Ms. McCrystal recused herself, it was recommended the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$5,000.00. The motion was unanimously carried.

**STAFFORD: Lots 5, 8.01 Block 189 (ST601) Wanna Duck, LLC**

This minor subdivision received conditional approval on May 15, 2024. A letter dated March 21, 2025, from Bruce A. Jacobs of Gravatt Consulting Group was read requesting two waivers. A waiver was requested from providing a 3' wide right-of-way dedication along East Bay Avenue. A waiver was requested from providing a 30'x100' sight triangle easement. The sight triangle clips part of the existing dwelling and driveway.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing a right-of-way dedication out to 33' from centerline and accept a 3' wide road easement in lieu of the right-of-way dedication and accept a corner clip road easement from the PC to the PT of the intersection radius as the site is currently developed and grant waiver from providing a 30'x100' sight triangle and accept an AASHTO sight triangle as the site is currently developed. Further, the minutes are hereby amended to have condition #5 read as follows "label the paved intersection radius". 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:
JACKSON JT1733A	9	401	02/02/2022	03/24/2025
LAKEWOOD LAT2268	33.01	7	01/15/2025	03/27/2025
SEASIDE HEIGHTS SHB191	15	44	02/05/2025	04/02/2025
STAFFORD ST423K	1.02	51.13	02/05/2025	03/25/2025
STAFFORD ST604	3.01, 3.02	56	12/04/2024	04/01/2025

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Anthony Agliata discussed the 2025-2030 Capital Improvement Program (CIP) and distributed a memorandum and draft Resolution for consideration by the Board. The CIP has been reviewed for consistency with the Ocean County Comprehensive Master Plan. On a motion by Ms. McCrystal, seconded by Mr. Marra, the Board adopted the following Resolution endorsing the 2025-2030 Capital Improvement Plan and Budget. The motion was unanimously carried

**April 2, 2025**

**WHEREAS**, a coordinated and consistent program of capital improvements and public improvements are necessary to provide the infrastructure and public services required to meet the existing and future needs of County residents; and

**WHEREAS**, the Ocean County Board of Commissioners with the assistance of the Administrator, the Department of Finance, the Office of Management and Budget, the Engineering Department, the Planning Board and the County Auditor has developed a six year Capital Improvement Program and Budget; and

**WHEREAS**, the 2025 – 2030 Capital Improvement Program presents a program budget implementation schedule for capital improvement projects in Ocean County; and

**WHEREAS**, the capital projects and expenditures identified in the 2025 – 2030 Capital Improvement Program are consistent with the goals and policies contained in the Ocean County Comprehensive Master Plan, adopted by the Planning Board in 2011.

**NOW, THEREFORE BE IT RESOLVED that the Ocean County Planning Board** endorses the 2025 – 2030 Ocean County Capital Improvement Program and Budget which establishes an orderly financing and implementation schedule for needed capital improvements.

**BE IT FURTHER RESOLVED** that certified copies of this Resolution be sent to the Ocean County Board of Commissioners, the Administrator, Clerk of the Board, Director of Management and Budget, the Planning Director, the County Engineer, the County Auditor and the Director of Finance.

I certify the foregoing to be a true copy of a  
Resolution adopted by the Ocean County  
Planning Board on the Second Day of April 2025.

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Brielle Campolei  
Ocean County Planning Board Secretary

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