

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

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

Chairman Tirella presiding. Attending: Earl Sutton, Debbie Beyman, Matt Lotano, Joseph Marra, Alan Avery, John Imperiale, Mark Jehnke, Laura Benson, Esq., Tony Agliata, Marilyn Sundburg and Brielle 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 Mr. Marra, seconded by Ms. Beyman, Mr. Sutton abstaining, the minutes of the meeting of July 16, 2025, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 12, 13 Block 1688.01 (BT726) Hanna, Richard J.**

This two-lot minor subdivision is for a lot line adjustment on a local road, Surf Drive. County facilities will not be impacted. On a motion by Mr. Sutton, seconded by Mr. Lotano, 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 3 corner coordinates and a Professional Land Surveyors signature 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.

**BRICK: Lot 1 Block 866 (BRT2031A) Walsh Builders LLC**

This three-lot minor subdivision is located at the intersection of Princeton Avenue and Fairfield Avenue. This minor subdivision was previously approved and recorded (BRT2031), although the applicant has been required by Brick Township to re-record the final plat showing the location of the proposed sidewalk. On a motion by Mr. Sutton, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide County right-of-way half width and full width dimensions on the easement detail, (2) reference the deed book (19556) and page number (257) of the recorded right-of-way dedication and sight easement (J4389) to Ocean County, (3) remove the "proposed" labels since the dedications have been recorded. 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.

**EAGLESWOOD: Lot 31 Block 23 (ET177) Sysol, Christian and Michelle**

This two-lot minor subdivision is for two single family residential dwellings to be located on Mill Street. On a motion by Mr. Lotano, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the full width of the County right-of-way, (2) since 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, (3) dimension County road pavement half and full width, (4) revise the plat to include three corner coordinates in accordance with the Recordation Act, (5) submit the subdivision deed to the Ocean County Planning Board for stamp / signature. 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 3 / 1, 8, 9, 10, 11, 12, 15, 16, 17, 18, 28 Block 20701 / 20801 (JT1756B) Swanborne, LLC**

This application is for an approval of Phase 2 of a 204-lot major subdivision called Swanborne to be located on East Veterans Highway (C.R. 528) and South Hope Chapel Road (C.R. 547). The property has frontage on Whitesville Road at the culvert, but no proposed access to Whitesville Road. Phase 2 includes 56 single family dwellings and 16 multi-family affordable housing units. The total project will include three phases with a total of 204 lots for 192 single family homes (190 new and two existing homes), 38 affordable apartments, an 8,788 s.f. house of worship, open space lots, and a pump station lot. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. On a motion by Mr. Sutton, seconded by Mr. Marra, Mr. Tirella abstaining, this major 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, (2) revise the plat to clearly identify if Lot 12 is included in Phase 2, (3) provide copies of the Jackson Township paper street vacation documents, (4) dimension the wetlands buffer on the final plat, (5) revise general note four to identify the correct number of residential lots included in Phase 2, (6) provide a copy of the Pinelands Commission "no further review" letter, (7) address the conditions of approval for Phase 1 (JT1756A), (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lots 3 / 1, 8, 9, 10, 11, 12, 15, 16, 17, 18, 28 Block 20701 / 20801 (JT1756C) Swanborne, LLC**

This application is for Phase 3 of a 204-lot major subdivision called Swanborne to be located on East Veterans Highway (C.R. 528) and South Hope Chapel Road (C.R. 547). The property has frontage on Whitesville Road at the culvert, but no proposed access to Whitesville Road. Phase 3 includes 64 single family dwellings and 24 multi-family affordable housing units. The total project will include three phases with a total of 204 lots for 192 single family homes (190 new and two existing homes), 38 affordable apartments, an 8,788 s.f. house of worship, open space lots, and a pump station lot. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. On a motion by Mr. Sutton, seconded by Mr. Marra, Mr. Tirella abstaining, this major 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 on each page in accordance with the Recordation Act, (2) revise the plat to include a description of the Conservation Easement, (3) provide copies of the Jackson Township paper street vacation documents, (4) dimension the wetlands buffer on the final plat, (5) dimension the existing County right-of-way half width and full width of East Veterans Highway on sheet five and label the right-of-way to be dedicated Ocean County, (6) provide a copy of the Pinelands Commission "no further review" letter, (7) address the conditions of approval for Phase 1 (JT1756A), (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off- tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lots 7, 8, 9, 10, 11, 12 Block 22401 (JT1781A) 510 Whitesville LLC**

This site plan is for a three-story 15,000 square footprint office, 12,750 s.f. contractor warehouse, and a 1,575 s.f. shed with 98 parking spaces to be located on Whitesville Road (C.R. 527). This project falls within the limits of the County's intersection improvement project – County Road 17 (Route 527 Whitesville Road) at County Road 59 (Faraday Avenue) Traffic Signal plans by Dynamic Traffic, LLC. The plans show County road pavement widening to 30' from centerline consistent with the County intersection improvement plans. The applicant has provided a copy of the Pinelands Commission Inconsistent Certificate of Filing. On a motion by Mr. Sutton, seconded by Mr. Marra, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) show existing edge of pavement and all County

road striping on the grading and drainage plans and dimension County road pavement existing full width and proposed full width, (2) since 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, (3) submit a sight right easement form for an AASHTO sight triangle easement at the proposed access point to Ocean County, (4) provide a copy of the Pinelands Commission "no further review" letter, (5) revise the County road cross-sections to be at a scale of 1"=5' in both horizontal and vertical directions and to include existing and proposed edge of pavement elevations, (6) revise the plans to show proposed County road striping consistent with the County intersection improvement plans, (7) address the traffic comments (see traffic memo dated 8/6/2025), (8) address the drainage comments (see drainage memo dated 8/6/2025), (9) provide a guiderail warrant analysis for the proposed guiderail, (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.

**LACEY: Lots 2, 3, 4, 5, 6, 7, 8 / 36 Blocks 271 / 229 (LT902A) Riverview Rentals, LLC**

This site plan is for the demolition of a two commercial buildings and a residential dwelling for the construction of a three-story townhouse with nine units with 26 parking spaces and a mixed use commercial/residential building for a laundromat on the first floor and two affordable housing units on the second floor with 14 parking spaces to be located on Route 9 (Main Street) at the intersection with Mill Street / Bay Avenue. The NJDOT "Desired typical section" for this section of New Jersey Route 9 in accordance with the current NJDOT Access code is shown on the plan. The Trip Generation Statement is acceptable. The applicant has provided a copy of the NJDEP CAFRA Individual Permit and the NJDOT Access Permit. County facilities will not be impacted. On a motion by Mr. Sutton, seconded by Mr. Marra, Mr. Tirella abstaining, this site plan was given final approval. The motion was unanimously carried.

**LACEY: Lots 1 / 1 / 1 / 1 / 1 / 1 Blocks 148.02 / 152.01 / 165.01 / 176.01 / 181.01 / 182.01 (LT929) Lacey Elks Lodge 2518**

This 362-lot major subdivision is to subdivide the existing riparian grant to the Lacey Elks Lodge into smaller riparian grants in congruent parcels adjacent to the adjoining waterfront lots. The Lacey Elks Lodge is on Beach Boulevard. On a motion by Mr. Sutton, seconded by Mr. Marra, Mr. Tirella abstaining, 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 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, (3) submit a traffic report, (4) submit a drainage report, (5) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lot 1.09 Block 251 (LAT1447E2) Shain, Aaron**

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

**LAKEWOOD: Lot 20 Block 236 (LAT2288) Miz Construction**

This two-lot minor subdivision is for two duplex units to be located on a local road, East Fifth 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 Mr. Sutton, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lot 8 Block 416 (LAT807B) Gefen Construction**

This two-lot minor subdivision is for two duplex units to be located on James Street. The plat indicates that the County right-of-way is at 33' from centerline consistent with the Master Plan width. On a motion by Mr. Sutton, 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 plat to show the County road edge of pavement and provide half and full width pavement dimensions, (2) add the following standard County notes to the plat: 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 within the County right-of-way, c) 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, (3) if the Township requires curb and sidewalk, the curb shall be set at the County's Master Plan width at 26' from centerline with 15:1 tapers back to the existing edge of pavement. 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 4 Block 385 (LAT876D) 640 James LLC**

This site plan is for a change of use from a warehouse to a warehouse / daycare with parking lot modifications for an additional 31 spaces for a total of 70 parking spaces located on James Street. Wakefield Avenue paper street has been vacated. On a motion by Mr. Lotano, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension County road pavement half and full width and County right-of-way half and full width, (2) provide a copy of the paper street vacation documents, (3) submit a formal request to the County for the existing sight easements to be vacated by Ocean County, including a metes and bounds description of the easement, an exhibit, and justification for the vacation request on company letterhead, (4) address the traffic comments (see traffic memo dated 8/6/2025), (5) address the drainage comments (see drainage memo dated 8/6/2025), (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**MANCHESTER: Lots 4, 11 Block 1.356 (MT544) Jerman, Jeffrey R.**

This two-lot minor subdivision is for a lot line adjustment on local roads, Montgomery Avenue and Middlesex 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 Mr. Lotano, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

**POINT PLEASANT BEACH: Lot 15 Block 57 (PPBB299) Point Pleasant Beach Presbyterian Church**

This two-lot minor subdivision is to subdivide an existing single family residential dwelling from the Point Pleasant Beach Presbyterian Church at the intersection of Bay Avenue and Forman Avenue. On a motion by Mr. Sutton, 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 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) dimension the County road pavement half width and full width on the plat, (3) add to the final plat 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.

**SEASIDE HEIGHTS: Lots 13, 14, 18 Block 4.01 (SHB195) Estate of Walter S. Robinson (Prakopcyk, Jill)**

This site plan is for a three-story mixed-use building with 16 apartment units and 1,500 s.f. retail space and 29 parking spaces to be located on Ocean Terrace, Hamilton Avenue, and Franklin Avenue. One-way ingress access will be provided from Franklin Avenue and one-way exit will be provided to Hamilton Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report, (2) submit County road improvement plans (waiver requested), (3) revise the plans to show a concrete bump out at the Hamilton Avenue / Ocean Terrace intersection, relocate the stop bar accordingly, and show proposed County road striping modifications, (4) dimension the existing right-of-way half width and full width of both County roads on the plan, and if the half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (5) dimension the County road pavement half width and full width of both County roads, (6) address the drainage comments (see drainage memo dated 8/6/2025), (7) add to the plans the following standard 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, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated July 9, 2025, from Eric Ballou of Insite Engineering was read requesting a waiver from providing County road improvement plans as this site plan provides the minimal County roadway improvements consisting of curbing and sidewalk replacement.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, it was recommended the Board deny the waiver from providing County road improvements as an improvement is being required at the corner of Ocean Terrace and Hamilton Avenue; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a traffic report, (2) submit County road improvement plans, (3) revise the plans to show a concrete bump out at the Hamilton Avenue / Ocean Terrace intersection, relocate the stop bar accordingly, and show proposed County road striping modifications, (4) dimension the existing right-of-way half width and full width of both County roads on the plan, and if the half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (5) dimension the County road pavement half width and full width of both County roads, (6) address the drainage comments (see drainage memo dated 8/6/2025), (7) add to the plans the following standard 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, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**STAFFORD: Lots 254, 255 Block 175 (ST612) Bucchi, Oswald**

This two-lot minor subdivision is for a lot line adjustment at the intersection of local roads, Morris Boulevard and Robert Drive. County facilities will not be impacted. On a motion by Mr. Sutton, 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 or to the right in accordance with industry standard. All of the above conditions must be

addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**TOMS RIVER: Lots 32, 34, 35, 36, 37, 38 Block 655.02 (TRT3190A) 11 Spruce BH LLC**

This two-lot minor subdivision is located at the corner of local roads, Melrose Drive and Spruce 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 Mr. Sutton, seconded by Mr. Lotano, Mr. Tirella abstaining, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lot 25 Block 794.02 (TRT3552) 14 Martin, LLC**

This three-lot minor subdivision is for three single family residential dwellings to be located on a local road, Martin Road. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Sutton, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lots 10, 11 Block 692 (TRT3553) LJD Investments Limited Liability Company**

This two-lot minor subdivision is to establish a lot line on Washington Street, Gold Street, and Hollywood Avenue. The plat shows that the County right-of-way is at the Master Plan width at 33' from centerline. This final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Sutton, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

**TOMS RIVER: Lot 11 Block 657 (TRT3555) Singh, Manjit Bajwa**

This site plan is for site renovations from a fuel / maintenance shop to a fuel / convenience store with 10 existing parking spaces located on Main Street. On a motion by Mr. Lotano, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the plans to show the NJDOT "Desired typical section" for this section of NJ Route 166 in accordance with the current NJDOT Access code. 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:**

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

This site plan received conditional approval on September 20, 2023. Condition #12 was to pay an off-tract drainage improvement fee in an amount to be determined by the County Engineer and condition #13 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$37,708.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$37,708.00. The motion was unanimously carried.

**ISLAND HEIGHTS: Lot 8 Block 17 (IHB99B) Arya Properties LLC**

This site plan received conditional approval on March 7, 2025. Condition #8 was to pay an off-tract drainage fee in an amount to be determined by the Ocean County Engineer and condition #9 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean

County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$3,333.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, Mr. Tirella abstaining, the Board determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$3,333.00. The motion was unanimously carried.

**JACKSON: Lot 13 Block 2603 (JT1460B) West Commodore Business Park, LLC**

This site plan received conditional approval on September 20, 2023. A letter dated June 21, 2025, from Sean Savage of Matrix New World was read requesting a one-year extension, now set to expire on September 20, 2026. On a motion by Mr. Jehnke, seconded by Mr. Sutton, it was recommended the Board grant the one-year extension, now set to expire on September 20, 2026. The motion was unanimously carried.

**JACKSON Lot 1.01 Block 3001 (JT1675F.01) Cardinale & Jackson Crossing #2**

This site plan received conditional approval on May 21, 2025. Condition #6 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$298,985.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board determined that the off-tract traffic improvement fee to be \$298,985.00. The motion was unanimously carried.

**JACKSON: Lot 15 Block 4301 (JT1739B) 135 Commadore, LLC**

This site plan received conditional approval on March 6, 2024. A letter dated July 16, 2025, from Thomas Muller of Dynamic Engineering was read requesting a one-year extension, now set to expire on March 6, 2027. On a motion by Mr. Jehnke, seconded by Mr. Sutton, it was recommended the Board grant the one-year extension, now set to expire on March 6, 2027. The motion was unanimously carried.

**JACKSON: Lots 3 / 1, 8, 9, 10, 11, 12, 15, 16, 17, 18, 28 Block 20701 / 20801 (JT1756A) Swanborne, LLC**

This site plan received conditional approval on March 6, 2024. A letter dated July 1, 2025, from William Stevens of Professional Design Services was read requesting a waiver to allow the full width road widening to be shortened to avoid impact to the existing culvert located west of Linda Drive. On a motion by Mr. Jehnke, seconded by Mr. Sutton, it was recommended the Board deny the waiver and require applicant to enter into a Developer's Agreement for the full frontage improvements, permit acquisition and culvert extension; the minutes are hereby amended to add a condition to revise the final plat to include three corner coordinates per page, show the sight triangle limits at the South Hope Chapel intersection, label the right-of-way dedication to Ocean County on sheet 3, provide half and full width right-of-way dimensions on Whitesville Road, provide a description of the Conservation Easement and dimension the wetland buffer; the minutes are hereby amended to reflect new project description: This application is for an amended approval of Phase 1 of a 204-lot major subdivision called Swanborne to be located on East Veterans Highway (C.R. 528) and South Hope Chapel Road (C.R. 547). The property has frontage on Whitesville Road at the culvert, but no proposed access to Whitesville Road. The project layout has been revised to satisfy expanded wetland delineation during final Pinelands Commission review. The amended approval for Phase 1 includes 70 new single-family dwellings and 8 multi-family affordable housing units. The total project will include three phases with a total of 204 lots for 192 single family homes (190 new and 2 existing homes), 38 affordable apartments, an 8,788 s.f. house of worship, open space lots and a pump station. The applicant has also submitted applications for Phases 2 and 3. County road improvements for Phase 1 include East Veterans Highway, Jade Street, South Hope Chapel Road and Russett Road. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. The motion was unanimously carried.

**SEASIDE HEIGHTS: Lots 33, 37 Block 4.01 (SHB166) Mila Homes, LLC**

This site plan received conditional approval on December 7, 2022. Condition #12 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County



Engineer and condition #13 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$2,917.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$2,917.00. The motion was unanimously carried.

**SEASIDE HEIGHTS: Lot 12 Block 31 (SHB192) Adrignola, Anthony**

This minor subdivision received conditional approval on March 5, 2025. A letter dated July 28, 2025, from Matthew Hockenbury of MCH Engineering was read requesting three waivers. A waiver was requested to provide a 5' easement in lieu of a 5' right-of-way dedication based on the character and setbacks of existing structures on this street; a waiver was requested from reducing driveway spacing due to high pedestrian activity area; a waiver was requested from not providing T shape driveways as this is not necessary on this street due to the one way travel, slow speed limit and surrounding area. These waivers are being sought based on the character of the surrounding neighborhood. On a motion by Mr. Jehnke, seconded by Mr. Sutton, it was recommended the Board grant waiver to provide a 5' road easement in lieu of right-of-way dedication; grant waiver from driveway spacing; grant waiver from T-type driveway as these are all consistent with the character of the neighborhood. 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:
ISLAND HIEGHTS IHB99A	8	17	05/07/2025	07/24/2025
JACKSON JT1675A.08	2, 3, 4	3001	05/21/2025	08/04/2025
LAKEWOOD LAT2285	31, 36	429	07/16/2025	07/18/2025
LITTLE EGG HARBOR LEHT432A	12	285	02/05/2025	07/18/2025
LONG BEACH LBT807	1	15.93	06/18/2025	07/23/2025
POINT PLEASANT BEACH PPBB295A	14	129.01	07/02/2025	07/17/2025
SEASIDE HEIGHTS SHB104B	3	55	12/4/2024	08/04/2025
SEASIDE PARK SPB78	1, 3	19	03/05/2025	07/30/2025
TOMS RIVER TRT3544	2, 3, 4	1080.19	02/05/2025	07/23/2025
TOMS RIVER TRT3546	16, 17, 18, 19, 20, 36, 37, 38, 39, 40	796.01	03/05/2025	07/22/2025

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

Respectfully submitted,

*Brielle N. Campolei*

Brielle N. Campolei, Secretary  
Ocean County Planning Board