

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

Regular meeting, Wednesday, May 21, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Elaine McCrystal, Joseph Marra, Matt Lotano, Alan Avery, Mark Jehnke, 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, the minutes of the meeting of May 7, 2025, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BRICK: Lot 15.03 Block 321.08 (BRT1854B2) Huppert Avenue LLC**

This site plan is for Phase 2 which includes a 2,100-s.f. mixed-use building to include 850-s.f. first-floor office space and a second-floor residential apartment with seven parking spaces located on the new corner lot at the intersection of Drum Point Road and Huppert Drive. The plans show County road pavement widening to 20' from centerline. The County right-of-way was dedicated to 30' from centerline consistent with the Master Plan as part of the previous BRT1854B minor subdivision. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit County road improvement plans for County road pavement widening to 20' from centerline and curb radius improvements (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) provide cross sections for the County road to include centerline elevations and 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, (5) revise the plan to show the proposed edge of pavement tying into the proposed edge of pavement in front of Lot 19 as shown on the approved site plan BRT1854D, (6) construct drainage facilities behind the curb line along the County road to address the increase of storm water runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed and approved by the Ocean County Engineer, (7) label the existing inlet at station 52+84 on the southbound side of the County road to be removed, (8) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (9) address the following traffic comments: (a) show sight triangles in their entirety and label dimensions, (b) provide turning templates demonstrating entering and exiting passenger vehicles will not conflict, (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 Boards decision on the waiver requests.

A letter dated April 17, 2025, from Kenneth C. Smith of Lindstrom Diessner and Carr was read requesting several waivers. A waiver was requested from providing a traffic report as the proposed project will have thirty-five weekly trips generated and will have a de minimis impact on the County road. A waiver was requested from providing County road improvement plans as County road improvements are shown on the site plan as well as a sight triangle easement and a 13.5' road dedication. A waiver was requested from providing a CAFRA Permit as the proposed project is located within CAFRA zone but is beyond 150' landward of the mean high-water line of any tidal waters or the landward limit of a beach or dune. Therefore, a CAFRA Permit is only required if the project is proposing 25 dwelling units, 50 parking spaces, or public or industrial development. This project is a proposed first-floor office with two residential units on the second floor and seven parking spaces.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a full traffic report and accept the trip generation statement that was provided, the Board denied the waiver request from providing County road improvement plans and require the applicant to provide County road improvement plans for road widening to 20' from centerline and intersection curb radius improvements and the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit County road improvement plans for County road pavement widening to 20' from centerline and curb radius improvements, (2) provide cross sections for the County road to include centerline elevations and 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, (3) revise the plan to show the proposed edge of pavement tying into the proposed edge of pavement in front of Lot 19 as shown on the approved site plan BRT1854D, (4) construct drainage facilities behind the curb line along the County road to address the increase of storm water runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed and approved by the Ocean County Engineer, (5) label the existing inlet at station 52+84 on the southbound side of the County road to be removed, (6) remove the proposed parking from within 20' of the County right-of-way in accordance with Section 603.A, (7) address the following traffic comments: (a) show sight triangles in their entirety and label dimensions, (b) provide turning templates demonstrating entering and exiting passenger vehicles will not conflict, (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 2, 3, 4 Block 3001 (JT1675A.08) Cardinale and Jackson Crossing Associates 2 LLC**

This amended site plan is for Phases A, B, and C of Adventure Crossing Phase 1 located on Monmouth Road (Route 537) at the Pine Drive intersection. Phase A is for a 25,486-s.f. retail/office building 100, one 2,625-s.f. fast food building 120, one 2,381-s.f. fast food building 130, and one 6,000-s.f. convenience store and fuel building 140 with 240 parking spaces. Phase B is for four outdoor athletic fields and a two-story sports office/concession building/announcing booth with 148 parking spaces. Phase C is for the 246,195-s.f. indoor recreation air dome building 200, which includes the 108,795-s.f. dome and a 137,400-s.f. two-story building with 110 parking spaces. Phases A, B, and C have a total of 498 parking spaces. All of these improvements have been constructed, including the internal roadway improvements and storm water management basins. Phases D, E, and F will be submitted in the future for Ocean County Planning Board site plan review and approval. This project falls within a portion of Monmouth Road that is under Monmouth County jurisdiction according to a Jurisdictional Agreement between Monmouth and Ocean County. Jackson Township has provided a resolution identifying the jurisdictional issues of the Pine Drive jug handle, which states that the developer of Adventure Crossing is responsible for road maintenance, street sweeping, and snow removal of the jug handle. The applicant's engineer had previously provided a copy of the NJDEP LOI Extension and the NJDEP Freshwater Wetlands Transition Area Waiver Modification Permit for the construction adjacent to the wetland buffers. The applicant's engineer had provided copies of the adopted minutes from the 2/13/2020 State House Commission meeting at which the NJDOT released the existing jug handle right-of-way and a copy of the Exchange Agreement between the NJDOT and the applicant which will extinguish the "No Access Limits". The applicant has previously provided right-of-way dedications at the traffic signal to Ocean County. On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Tirella abstaining, 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 previously assessed by the Ocean County Planning Board as follows: Phase A = \$7,098.00; Phase B = \$53,238.00; Phase C = \$10,648.00. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

This site plan is for Phase 3 and Phase 4 of Adventure Crossing. Phase 3 consists of 252 townhomes and Phase 4 consists of 207 townhomes and 46 affordable apartments with 1,435 parking spaces and an outdoor paintball play area to be located on Monmouth Road (CR537). Previous proposals for Phases 3 and 4 have been withdrawn. On a motion by Ms. McCrystal, seconded by Mr. Marra, Mr. Tirella abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the conditions of approval for Phase 1, including the payment of the Phase 1 off-tract improvement fees, (2) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 65' from centerline of Monmouth Road to Ocean County, (3) provide supplemental plan sheet "Map of Survey", (4) add drainage area plans to the supplemental drawing list on sheet 2, (5) provide documentation from Monmouth County indicating that Monmouth County has reviewed and approved the Monmouth Road (CR537) improvements (see MC memo dated 4/14/2025), (6) 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: Lot 1.01 Block 629 (LT566B.04) Kenworthy, Kenny**

This site plan is for a 4,171-s.f. expansion to an existing Walmart for online pickup and delivery services located on Route 9 and Haines Street. There will be a decrease in five parking spaces. 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) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (2) show on the overall site plan the NJDOT "Desired typical section" for this section of NJ Route 9 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.

**LAKEWOOD: Lot 8.01 Block 1084 (LAT2162D) Farry 1084-8, LLC**

This two-lot minor subdivision is for two duplex units to be located on local roads, June Street and Evergreen Boulevard. Both roads are under construction and bonded with the Municipality. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to include 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 3 Block 769.01 (LAT2282) 216 Lois, LLC**

This two-lot minor subdivision is located on a local road, Lois Lane, and is part of the Oak Street Corridor Improvement Plan for 179 duplexes (358 units) and three single family home dwellings. This application is for one duplex building (two units) on two proposed lots with eight proposed parking spaces. The final plat appears to have been prepared in accordance with the Recordation Act. Ocean County facilities are not impacted. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 28, 29 Block 548 (LAT2283) Fischbein, Michael**

This two-lot minor subdivision is for a lot line adjustment on Ocean Avenue (State Highway Route 88). The NJDOT "Desired typical section" for this section of NJ Route 88 is shown on the plan in accordance with the current NJDOT Access code. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the plat so that north is up or to the right in accordance with industry standard, (2) revise the plat to show all rear property corners to be set, (3) label lot line to be removed, (4) show the 50' wetlands buffer in a darker line style and provide reference to the NJDEP Letter of Interpretation that established the wetland delineation

line and buffer as indicated on the plans. 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.

**LITTLE EGG HARBOR: Lots 1, 3 Block 158 (LEHT452) Adair, Richard**

This minor subdivision is for a lot consolidation at the intersection of local roads, Peterson Drive and Conforti Avenue. County facilities will not be impacted. The applicant intends to consolidate by deed. 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) submit a lot consolidation deed prepared in accordance with the Recordation Act to be signed by the Ocean County Planning Board Chairman. 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: Lot 45 Block 2.01 (SHB193) Volpe, Louis and Michele**

This two-lot minor subdivision is located on a local road, Lincoln Avenue. County facilities will not be impacted. The applicant intends to subdivide the lot by deed, therefore there was no final plat presented. 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) submit a subdivision deed prepared in accordance with the Recordation Act to be signed by the Ocean County Planning Board Chairman. 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 26, 27 Block 133 (ST609) Jacobs, Derek**

This site plan is for a contractor's storage yard with a 360-s.f. office and 15,000-s.f. maintenance building with 16 parking spaces to be located on Route 9. The NJDOT "Desired typical section" for this section of NJ Route 9 is shown on the plans in accordance with the current NJDOT Access code. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (2) submit a copy of the NJDOT Access Permit. Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated May 9, 2025, from Robert D. Sive of Crest Engineering was read requesting a waiver from providing a CAFRA Permit. The proposed development is not located on a beach or dune, is located more than 500' landward of the mean high water line or the landward limit of a beach or dune and is not located within a qualifying municipality. A permit would be required for a commercial development having 50 or more parking spaces or equivalent parking area. Other than the 16 proposed parking stalls, no other parking areas are proposed as part of this application.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following item: (1) submit a copy of the NJDOT Access Permit. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

**LAKEWOOD: Lot 1 Block 500 (LAT2200A.02) Divvone Equity Group, LLC**

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**CORRESPONDENCE:**

**JACKSON: Lots 22, 23, 24, 25, 26, 27, 28, 29 Block 23001 (JT527C.03) Jackson Trails, LLC**

This major subdivision was given conditional approval on June 7, 2023. A letter dated May 14, 2025, from Ian M. Borden and William A. Stevens of Professional Design Services, LLC was read requesting a one-year extension. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Avery abstaining, recommending the Board grant a one-year extension, now set to expire on June 7, 2026. The motion was unanimously carried.

**JACKSON: Lots 22, 23, 24, 25, 26, 27, 28, 29 Block 23001 (JT527D.03) Jackson Trails, LLC**

This site plan was given conditional approval on June 7, 2023. A letter dated May 14, 2025, from Ian M. Borden and William A. Stevens of Professional Design Services, LLC was read requesting a one-year extension. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Avery abstaining, recommending the Board grant a one-year extension, now set to expire on June 7, 2026. The motion was unanimously carried.

**LACEY: Lots 12, 5.03 Block 409.01 (LT150H) Georgetown Village, Inc.**

This site plan was given conditional approval on September 18, 2024. A letter dated May 7, 2025, from Jason M. Marciano of East Coast Engineering was read requesting a waiver from condition #2 regarding the applicant to provide a trip distribution to Lacey Road. This site is approximately one mile north of Lacey Road and is close to Route 9, which would serve as primary route north and south. Condition #3 requires the applicant to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract traffic improvement fee to be \$0. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, recommending the Board grant waiver from providing a trip distribution to Lacey Road and the off-tract traffic improvement fee is \$0. The motion was unanimously carried.

**LAKEWOOD: Lots 14, 15 Block 208.01 (LAT1770A) 956-958 E. County Line Road, LLC**

This major subdivision was given condition approval on June 7, 2023. A letter dated May 13, 2025, from Timothy Lurie of Newlines Engineering was read requesting a one-year extension while we are actively working to address the remaining comments, the work will not be completed before the current expiration date of June 7, 2025. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, recommending the Board grant a one-year extension, now set to expire on June 7, 2026. 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 JT1738A	2, 3	21102	08/21/2024	05/19/2025
JACKSON JT1750	80	11801	06/07/2023	05/21/2025
LACEY LT150H	12, 5.03	409.01	09/18/2024	05/20/2025
LACEY LT919	27	1610	11/06/2024	05/09/2025
SEASIDE HEIGHTS SHB188	1	35	02/05/2025	05/09/2025
SEASIDE HEIGHTS SHB189	5, 9	44	02/05/2025	05/09/2025

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:
TOMS RIVER TRT3541	17, 18, 38, 39	799	12/04/2024	05/13/2025

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

Respectfully submitted,

*Brielle N. Campolei*

Brielle N. Campolei, Secretary  
Ocean County Planning Board