

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

Regular meeting, Wednesday, May 27, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Vice Chairman Lotano presiding. Attending: Debbie Beyman, Elaine McCrystal, Alan W. Avery, Mark Jehnke, Robert Chankalian, Laura Benson, Esq., Tony Agliata, Marilyn Sundburg and Brielle N. Campolei.

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

On a motion by Ms. McCrystal, seconded by Ms. Beyman, the minutes of the meeting of May 6, 2026, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 5, 6, 7 / 1, 2, 3 / 1, 2 / 1, 2, 3 / 2 Block 14 / 14.01 / 14.02 / 14.03 / 14.04 (BT266M3) Berkeley Industrial Park, LLC**

This minor subdivision application is for a lot consolidation for a proposed warehouse (BT266M4) within the Berkeley Industrial Park on Leake Lane, Fedornak Freeway, and Newman Boulevard. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this minor subdivision was given final approval. The motion was unanimously carried.

**BERKELEY: Lots 5, 6, 7 / 1, 2, 3 / 1, 2 / 1, 2, 3 / 2 Block 14 / 14.01 / 14.02 / 14.03 / 14.04 (BT266M4) Berkeley Industrial Park, LLC**

This amended site plan is for a proposed 56,150 s.f. warehouse with 87 parking spaces within the Berkeley Industrial Park on Leake Lane, Fedornak Freeway, and Newman Boulevard. The previous approval BT266M included two warehouses on two lots, whereas this amended site plan and lot consolidation proposes to combine them into one warehouse on one lot. There will be no increase in building area, a reduction in impervious coverage, and no changes to the previously approved stormwater management design, therefore the Ocean County Planning Board approval will not be impacted by the proposed changes. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this site plan was given final approval. The motion was unanimously carried.

**BERKELEY: Lots 22, 24, 26, 28 / 1, 2, 3, 4, 13, 15, 17, 19, 21, 23, 25, 27 Block 702 / 716 (BT735) Shohat, Moshe**

This four-lot major subdivision is for four single-family residential dwellings with 16 parking spaces to be located on local unimproved roads, Cumberland Avenue and Clifton Avenue. Plans include road improvements for the extension of Clifton Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated April 16, 2026, from Mathew R. Wilder of Morgan Engineering was read requesting two waivers: a waiver from providing a traffic report as there will be minimal traffic increase for this four-lot residential subdivision. The roadway extension is approximately 340 linear feet of roadway to the terminus of the existing paper street; a waiver from providing a CAFRA Permit as a CAFRA Permit would be required for a residential development with 25 or more units or a

development with fewer units that proposed 1,200 linear feet of new roadway or new sanitary sewer main. The proposed development does not require a CAFRA as these thresholds are not met.

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 require the applicant to provide a trip generation statement and the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation statement in lieu of a full traffic report, (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**BERKELEY: Lots 75, 76 Block 882.14 (BT736) Stonehill at Millcreek LLC**

This site plan is for a lot consolidation and 24 townhouse units with 64 parking spaces to be located on Mill Creek Road. Ocean County requires the applicant to address the following conditions of approval: (1) provide the deed of lot consolidation to be stamped and signed by the Ocean County Planning Board Chairman, (2) dimension the County right-of-way half-width 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) dimension the County road pavement half and full-width, (5) dimension the AASHTO decision point from the edge of travelled way, (6) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) address the traffic comments (see traffic memo dated 5/12/2026), (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 Board's decision on the waiver request.

A letter dated April 9, 2026, from Sebastiano G. Pulvirenti of Challoner and Associates, LLC was read requesting a waiver from providing a CAFRA Permit as in accordance with N.J.A.C. 7:7-2.2, a residential development resulting in 25 or more dwelling units would require a CAFRA Permit. This project proposes the construction of 24 residential dwelling units. Therefore, a CAFRA Permit would not be required for this development.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) provide the deed of lot consolidation to be stamped and signed by the Ocean County Planning Board Chairman, (2) dimension the County right-of-way half-width 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) dimension the County road pavement half and full-width, (5) dimension the AASHTO decision point from the edge of travelled way, (6) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (7) address the traffic comments (see traffic memo dated 5/12/2026), (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.

**BRICK: Lot 1 Block 511 (BRT2063A) Brick Township**

This two-lot minor subdivision is for two single-family residential dwellings to be located on local roads, Central Avenue, Round Avenue, and Beacon 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 Ms. Beyman, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lot 1 Block 204 (LAT2144C) Brook Road BB, LLC**

This three-lot minor subdivision is for three single-family residential dwellings with four parking spaces each to be located at the intersection of Brook Road and Creston Avenue. The plat indicates that the right-of-way is at the County Master Plan half-width of 30'. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to show the opposite side right-of-way line and dimension the full-width of the County right-of-way, (2) dimension the County road pavement full-width on the improvement plan, (3) add a note to the final plat that states that access to new Lot 1.01 from Brook Road is prohibited, (4) provide County road improvement plans for pavement widening to 23' from the right-of-way centerline along the County road across the frontage of new Lot 1.01 with a 15:1 paved taper starting at the northern 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.

**LAKEWOOD: Lots 1, 2, 3 Block 203 (LAT2144D) Brook Road BB, LLC**

This eight-lot major subdivision is for eight single-family residential dwellings with four parking spaces each to be located on Brook Road, Creston Avenue, and Burnside Avenue. Right-of-way dedication, sight easements, and County road improvements were provided under a previous major subdivision LAT2144B. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County right-of-way half and full-width on the final plat, (2) dimension the County road pavement half and full-width on the development plan, (3) submit County road improvement plans (waiver requested), (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (5) address the traffic comments (see traffic memo dated 5/11/2026), (6) address the drainage comments (see drainage memo dated 5/20/2026), (7) revise the final plat to include a note that states that access to new Lots 1.01 and 1.08 from Brook Road is prohibited, (8) 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 requests.

A letter dated May 2, 2026, from Charles Surmonte of Charles Surmonte, P.E., P.L.S. was read requesting a waiver from providing County road improvement plans as County road improvements have been constructed in accordance with the previously approved subdivision plans and a letter dated April 23, 2026, from Charles Surmonte of Charles Surmonte, P.E., P.L.S. was read requesting a waiver from providing a CAFRA Permit as this residential development has less than 25 dwelling units and as set forth in 7:7-2.3i is exempt from CAFRA Permitting requirements.

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 Brook Road is at Master Plan width and the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the County right-of-way half and full-width on the final plat, (2) dimension the County road pavement half and full-width on the development plan, (3) address the traffic comments (see traffic memo dated 5/11/2026), (4) address the drainage comments (see drainage memo dated 5/20/2026), (5) revise the final plat to include a note that states that access to new Lots 1.01 and 1.08 from Brook Road is prohibited, (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.

**LAKEWOOD: Lots 30, 31, 32, 39 Block 243 (LAT2205A) Gleiberman, Hindy**

This four-lot minor subdivision is for lot line adjustments for one existing single-family dwelling to remain, one proposed single-family dwelling, and one duplex building (two units) to be located on a local road, East Fourth 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 Ms. Beyman, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 11, 21 Block 669 (LAT2304A) Eighty Eight Group, LLC**

This site plan is for an 81,749 s.f. warehouse with 95 parking spaces to be located on Route 88 (Ocean Avenue). The NJDOT "Desired typical section" for this section of NJ Route 88 in accordance with the current NJDOT Access code is shown on the plan. 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) provide a copy of the NJDOT Access Permit, (3) address the drainage comments (see drainage memo dated 5/22/2026), (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (45%). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated January 26, 2026, from Eric Halpert of Haler Consulting was read requesting a waiver from providing a CAFRA Permit pursuant to N.J.A.C. 7:7-2.2(a)4; a development beyond 500' landward of the mean high-water line and within a qualifying municipality requires a permit when the development proposes 150 or more parking spaces. The subject property is located greater than 500' landward of the mean high-water mark and is located within Lakewood Township which is a qualifying municipality and proposes less than 150 parking spaces.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the NJDOT Access Permit, (2) address the drainage comments (see drainage memo dated 5/22/2026), (3) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer (45%). 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 5 Block 548 (LAT2314) Dick, Dovid**

This two-lot minor subdivision is for two duplex residential units to be located on a local road, Laurel Avenue, and adjacent to Lake Shenandoah County Park. The final plat appears to have prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lot 232 Block 1160.01 (LAT559F) Pistola, DeAnna**

This site plan is for a parking expansion with 26 additional spaces (69 total) at an existing warehouse on Airport Road. 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 traffic report (waiver requested), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waivers.

A letter dated May 26, 2026, from William A. Stevens of Professional Design Services, LLC was read requesting two waivers. A waiver from providing a full traffic report was requested as the proposed improvements will not generate additional traffic as the application is for the relocation of parking spaces (existing shared parking arrangement with the adjacent lot has become untenable) and no building alterations or additional employees are proposed. A waiver from providing a CAFRA Permit was requested this project proposed 26 new parking spaces on site for a total of 69 spaces. The increase in the number of parking spaces does not trigger a CAFRA application as the threshold for this application would be 150 parking spaces.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a traffic report as the applicant has indicated that there will be no increase in trips and no change in use, and there will be an increase in 26 onsite parking spaces because the shared parking arrangement with the adjacent lot has become untenable; the Board

acknowledge and accept the applicant's professional's interpretation that the project does not exceed the CAFRA threshold; the Board assess the off-tract traffic improvement fee at \$9,208.00; this site plan was given final approval contingent upon the applicant to address the following item: (1) pay an off-tract traffic improvement fee in an amount of \$9,208.00. 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.

**POINT PLEASANT BEACH BOROUGH: Lots 12 / 9 Block 17.01 / 17.02 (PPBB302) 1402 Ocean Partnership, LLC**

This four-lot minor subdivision is for one existing dwelling to remain, and one proposed single family residential dwelling located on Ocean Avenue. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing County right-of-way half-width and full-width on the plat, and if the half-width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) dimension the County road pavement half-width and full-width, (3) add a note to the final plat that states "Off-street parking for any future development 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.

**SEASIDE HEIGHTS: Lot 27 Block 19 (SHB201) Damian, Jordan**

This site plan is for a three-story multi-family townhouse with three units with three parking spaces per unit to be located on a local road, Franklin Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated May 6, 2026, from Anthony Maltese of Abbington Engineering, LLC was read requesting a waiver from providing a full traffic report as there is no change in land use, no increase in the number of dwelling units, no expansion/intensification of the existing use and no increase in on-site parking supply. Therefore, this project does not introduce any changes that would generate additional traffic demand; a waiver from providing a drainage report as this project has no impact to a County road or stormwater conveyance system. It also does not meet the requirements for a major development. The project is part of a redevelopment plan and was originally 100% coverage and the new project is 62.8% coverage.

On a motion by Mr. Jehnke, seconded by Mr. Avery, it was recommended the Board grant the waiver from providing a full traffic report and accept the provided trip generation statement. And, the Board grant the waiver from providing a drainage report as the increase in impervious coverage is de minimis; this site plan was given final approval contingent upon the applicant to address the following item: (1) 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.

**TOMS RIVER: Lot 72 Block 609.19 (TRT1449A4) Parade Restaurants LLC**

This site plan is for site modifications for dual drive thru lanes and parking space reduction for a total of 34 spaces at an existing Burger King on Route 37 and Bowling Green Drive. Ocean County requires the applicant to address the following condition of approval: (1) show on the plans the NJDOT "Desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT Access code, (2) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (3) submit a traffic report (waiver requested). Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated December 5, 2025, from Justin Taylor and Nick Verderese of Dynamic Traffic was read requesting a waiver from providing a full traffic report as the proposed improvements will have no appreciable effect on the trip generation aspects of the site as the improvements are driven by the need to modernize the existing drive-thru layout by providing a dual ordering drive-thru configuration.

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 provided trip generation statement; this site plan was given final approval contingent upon the applicant to address the following items: (1) show on the plans the NJDOT "Desired typical section" for this section of NJ Route 37 in accordance with the current NJDOT Access Code, (2) 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.

**TOMS RIVER: Lots 1.01, 1.02, 1.03 Block 318 (TRT2974C) Shapiro, Naftali Tzvi**

This minor subdivision is for a lot consolidation for a 5,838 s.f. House of Worship with 47 parking spaces (TRT2974D) and an existing residential dwelling located on Whitesville Road and Park Place Way (under construction). On a motion by Ms. McCrystal, seconded by Ms. Beyman, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the lot consolidation exhibit to include County right-of-way dimensions and the existing County sight easement, (2) submit the deed of lot consolidation for stamp and signature of 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.

**TOMS RIVER: Lots 1.01, 1.02, 1.03 Block 318 (TRT2974D) Shapiro, Naftali Tzvi**

This site plan is for a two-story 5,838 square footprint House of Worship with 47 parking spaces along with an existing residential dwelling located on Whitesville Road and Park Place Way (under construction). Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the road, including edge of pavement, right-of-way, and underground drainage features (waiver requested), (2) dimension the County road pavement half-width and full-width and dimension the County right-of-way half-width and full-width, (3) if the half-width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) revise the plan to show the existing County sight easement at the intersection and reference the deed book/page number and filed map number, (5) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (6) address the conditions of approval for the lot consolidation under TRT2974C, (7) submit a traffic report (waiver requested), (8) submit County road improvement plans (waiver requested), (9) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (10) address the traffic comments (see traffic memo dated 5/8/2026), (11) address the drainage comments (see drainage memo dated 5/27/2026), (12) label the drainage easements to the homeowners association as "existing", reference the filed map number on the plan, and show the outfall pipe into the existing basin on Lot 1.13 on the drainage plan, (13) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (14) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated March 27, 2026, from Mathew R. Wilder from Morgan Engineering and Surveying was read requesting waivers from providing: a full traffic report, County road improvement plans and showing existing features within 200' of the property. The waiver from providing a full traffic report was requested because the effects of the proposed development on the traffic pattern of Whitesville Road (County route 527) will be de minimis. The waiver from providing County road improvement plans was requested because there are no proposed improvements to Whitesville

Road (County route 527) other than pavement and curb restoration at the proposed site entrance. The waiver from submitting all existing features within 200' of the property as the size and locations of all existing structures, watercourses, drainage facilities, sidewalks, utility poles and driveway have been provided in the immediate area of the subject site to the extent needed to properly show all onsite and offsite improvements being proposed by the development.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board: deny waiver request from providing a traffic report and require applicant to provide a full traffic report as a result of a development being proposed; grant the waiver from providing County road improvement plans as Whitesville Road is at Master Plan width; grant the waiver request from showing all existing features within 200'. This site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half-width and full-width and dimension the County right-of-way half-width and full-width, (2) if the half-width is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (3) revise the plan to show the existing County sight easement at the intersection and reference the deed book/page number and filed map number, (4) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point in accordance with County standards to Ocean County, (5) address the conditions of approval for the lot consolidation under TRT2974C, (6) submit a traffic report (waiver requested), (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (8) address the traffic comments (see traffic memo dated 5/8/2026), (9) address the drainage comments (see drainage memo dated 5/27/2026), (10) label the drainage easements to the homeowners association as "existing", reference the filed map number on the plan, and show the outfall pipe into the existing basin on Lot 1.13 on the drainage plan, (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.

**TOMS RIVER: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 Block 158 (TRT3507A) Toms River Center, LLC**

This site plan is for a 11,220 square footprint three-story office building with 138 proposed parking spaces to be located on Lakewood Road (Route 9) on the north side of the North Maple Avenue paper street intersection. The plans show the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. The applicant has provided a copy of the NJDOT Access Permit and the NJDEP CAFRA and Freshwater Wetland Permit. On a motion by Ms. McCrystal, seconded by Ms. Beyman, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the following traffic comments: provide trip distribution to County roads, (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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

**JACKSON: Lot 1 Block 102 (JT1722A) Rothenberg, Yosef**

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**CORRESPONDENCE:**

**BRICK: Lot 23 Block 464 (BRT868C) EAS Brick Propco, LLC**

This site plan was given conditional approval on October 15, 2025. Condition #8 required 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 traffic improvement fee to be \$3,542.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required the payment of an off-tract traffic improvement fee in the amount of \$3,542.00. The motion was unanimously carried.

**JACKSON: Lots 20, 21 Block 11602 (JT1769) Makselis, Giedrius**

This site plan was given conditional approval on April 17, 2024. Condition #13 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Condition #14 required 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 \$6,000.00 and the off-tract traffic improvement fee to be \$21,958.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal the Board required the payment of an off-tract drainage improvement fee in the amount of \$6,000.00 and an off-tract traffic improvement fee in the amount of \$21,958.00. The motion was unanimously carried.

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<b>THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:</b>				
<b>MUNICIPALITY:</b>	<b>LOT:</b>	<b>BLOCK:</b>	<b>MEETING DATE:</b>	<b>CONTINGENCIES MET:</b>
LACEY LT924	63.01	1701	02/19/2025	05/19/2026
LACEY LT930	9.02	2600	08/20/2025	05/08/2026
LAKWOOD LAT1293A	120.02	2	11/06/2024	05/21/2026
LAKWOOD LAT2296	3	548	09/17/2025	05/26/2026
LAKWOOD LAT2308	30	2.01	04/15/2026	05/11/2026
TOMS RIVER TRT1886C2	29.01	506.03	04/15/2026	05/21/2026

\* \* \* \* \*

There being no further business, on a motion by Ms. McCrystal, 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

# **TRAFFIC MEMORANDUM**

## OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.  
FROM: Gregory Smith, P.E. (zjd)  
DATE: 5/12/2026  
RE: BT736

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

Traffic Report by Challoner & Associates LLC, dated April 9, 2026

This site plan is for a lot consolidation and 24 townhouse units with 64 parking spaces to be located on Mill Creek Road.

Comments:

- The submitted traffic statement is not acceptable as it refers to 2 incorrect site locations. Provide a full traffic report including analysis of the Mill Creek / Veeder / Ocean Gate Drive intersection.

# TRAFFIC MEMORANDUM

## OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.  
FROM: Gregory Smith, P.E. (zjd)  
DATE: 5/11/2026  
RE: LAT2144D

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

County Road Plan by Charles Surmonte, dated March 27, 2026  
Traffic Study by McDonough & Rea Associates, dated April 13, 2026

This 8-lot major subdivision is for 8 single family residential dwellings with 4 parking spaces each to be located on Brook Road, Creston Ave, and Burnside Ave.

Comments:

- Dimension AASHTO Sight Lines and decision points
- Dimension curb radii at Burnside Ave & Creston Ave intersections

# DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE

FROM: Sean Areia, PE, CME (PJP)

DATE: May 20, 2026

RE: LAT2144D  
Brook Road BB, LLC  
Block 203, Lots 1, 2 & 3  
Township of Lakewood

COPY: Robin Kuri

The submitted post-development design does not impact any County roads or facilities. The following comments below are provided for information purposes only and are being forwarded to the Township for review.

“Preliminary & Final Major Subdivision,” by Charles Surmonte P.E. & P.L.S. dated 03/27/26.  
“Stormwater Management Report for Preliminary & Final Major Subdivision,” by Charles Surmonte P.E. & P.L.S. dated 04/17/26.

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


- In accordance with Chapter 9.8 of the BMP Manual, pretreatment is a requirement on all small-scale subsurface infiltration basins.
- The Applicant shall include the proposed pervious paving systems in their stormwater calculations, either as a typical calculation for all dwellings, or separate calculations for each individual pervious paving BMP.
- The Applicant shall provide a groundwater mounding analysis for the proposed pervious paving systems. Due to the proximity of the existing perforated system, which is at a lower invert, groundwater mounding impacts should be assessed.
- In accordance with Chapter 5 of the BMP Manual, there is no longer a minimum or default value that can be used for the time of concentration. The Applicant shall provide time of concentration calculations for the post-construction condition, and display the time of concentration path on the proposed drainage area map.

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

# DRAINAGE MEMORANDUM

OCEAN COUNTY

ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE  
FROM: Sean Areia, PE, CME (PJP)   
DATE: May 22, 2026  
RE: LAT2304A  
Eighty Eight Group LLC  
Block 669, Lots 11 & 21  
Township of Lakewood  
COPY: Robin Kuri

“Preliminary and Final Major Site Plan” by Haler Consulting, latest revision dated 03/11/26.  
“Stormwater Management Report (SWMR)” by Haler Consulting, latest revision dated 01/23/26.

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

- In the provided stormwater management report, outlet control inverts for the proposed BMP's do not match the provided plans and details. For example, “Subsurface Infiltration Basin #2” drains through an 18” culvert at invert el. 16.40 in the stormwater calculations, but should be at el. 14.50 based on the construction plans and storm profiles, which would result in an earlier discharge. The Applicant shall revise their calculations to accurately reflect the proposed elevations.
- In the provided stormwater management report and post-construction drainage area map, an assumed time of concentration of 6 minutes is being used for the warehouse roof drainage areas (DAP8, DAP9). In accordance with Chapter 5 of the BMP Manual, the Applicant shall provide time of concentration calculations for each drainage area.

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

# TRAFFIC MEMORANDUM

## OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, P.E.  
FROM: Gregory Smith, P.E. (zjd)  
DATE: 5/8/2026  
RE: TRT2974D

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

Site Plan by Morgan Engineering, dated March 11, 2026  
Traffic Study not provided


This site plan is for a 5,838 sf House of Worship with 47 parking spaces along with an existing residential dwelling located on Whitesville Road and Park Place Way (under construction).

### Comments:

- Revise AASHTO sight lines per section 609.C of the Ocean County Site Plan and Subdivision Resolution - "The sight line decision point shall be measured 18-feet from the edge of traveled way."
- Depict and dimension Whitesville Rd striping on site plan and circulation plans
- Remove abrupt breaks in turning templates
- Provide turning templates demonstrating entering and exiting passenger vehicles will not conflict
- Provide traffic report

# MEMORANDUM

## OCEAN COUNTY ENGINEERING DEPARTMENT

TO: Mark Jehnke, PE  
FROM: Sean Areia, PE, CME (ES)   
DATE: 5/27/2026  
RE: TRT 2974D  
2030 Whitesville Road, 102 & 106 Park Place Way  
Block 318, Lots 1.01, 1.02 & 1.03  
Township of Toms River  
COPY: Robin Kuri

“Preliminary and Final Major Site Plan” for 2030 Whitesville Road, 102 & 106 Park Place Way, Block 318, Lot 1.01, 1.02 & 1.03, Morgan Engineering & Surveying., dated 3/11/26.

Stormwater Management Report Preliminary and Final Major Site Plan for 2030 Whitesville Road, 102 & 106 Park Place Way, Block 318, Lot 1.01, 1.02 & 1.03, Morgan Engineering & Surveying., dated 3/11/26.

- The Drainage Report for the post condition has a link titled “PUT”( proposed undetained to Whitesville Road) modeled as being routed to the link P-T, but according to the contours this appears to stay on Whitesville Road where there previously was no discharge. The Applicant shall confirm that the modeled routing is correct or revise the grading.
- The Drainage Report for the post condition has an exfiltration factor of 10 being used in the calculations. The Soil report gives a permeability factor of 5, the Applicant shall use the permeability factor with a factor of safety of two applied.
- The Applicant shall provide pretreatment for the Proposed Basin #1- Subsurface Infiltration Basin in accordance with Chapter 9.8 of the BMP Manual.

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