

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

Regular meeting, Wednesday, June 4, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl F. Sutton, Debbie Beyman, Elaine McCrystal, Joseph Marra, John Imperiale, Sean M. Areia, Laura Benson, Esq., Tony Agliata 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 Ms. McCrystal, seconded by Mr. Marra, the minutes of the meeting of May 21, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BERKELEY: Lots 16, 17, 18, 19, 20, 21, 22 Block 564 (BT724) Berkeley Holdings 1, LLC

This four-lot minor subdivision is for four single family residential dwellings to be located on local road, Southern Boulevard, which is currently under construction by the developer of a previously approved subdivision BT691. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

EAGLESWOOD: Lot 19 Block 23 (ET175) Heim, Rick

This two-lot minor subdivision is for two single family residential dwellings to be located on Mill Street. The applicant has provided a right-of-way dedication to 30' from centerline to Ocean County. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Marra, this minor subdivision was given final approval. The motion was unanimously carried.

EAGLESWOOD: Lots 7, 8.02 Block 36 (ET176) Caputo, Joseph and Jennifer

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

ISLAND HEIGHTS: Lot 11 Block 44 (IHB100) Perrotta, Eva Marie

This two-lot minor subdivision is located at the intersection of local roads, Garfield Avenue and Garden Avenue. 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) 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.

LACEY: Lot 3.02 Block 416 (LT750C) Nales, Thomas

This site plan is for site modifications and 11 new parking spaces at an existing car wash located on Route 9 (North Main Street). Site improvements include removing the self-service wash building to provide extended queue lanes for the car wash tunnel and to provide 17 self-vacuum spaces. The applicant has provided an NJDEP CAFRA Permit-by-rule compliance statement. 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) revise the plan to show 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.

SEASIDE HEIGHTS: Lot 1 Block 70 (SHB194) American Legion Shore Boros Post 351

This four-lot major subdivision is for the demolition of a portion of the American Legion building located on Bay Boulevard, Sampson Avenue, and Carteret Avenue and the construction of three single family residential units to be located on Bay Boulevard and Sampson Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plat to show a right-of-way dedication along Bay Boulevard in front of new Lot 1.01 at the same offset as the right-of-way dedication shown on the new residential lots, (2) provide metes and bounds on the plat for the right-of-way dedications, (3) dimension the pavement full width of Bay Boulevard, (4) provide on the final plat a certified list of property owners within 200' in accordance with the Recordation Act, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (8) add the following standard County notes to the final plat: (a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-2 of Section 606., (b) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C., (c) the developer is required to obtain a Road Opening Permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver requests.

A letter dated May 14, 2025 from John W. Lord of F P & L Associates, Inc. was read requesting several waivers. A waiver was requested from providing a traffic report as a reduction in traffic is anticipated due to the reduction in the size of the building. A waiver was requested from providing a drainage report as the overall lot coverage will be reduced due to a reduction in the parking area. A waiver from providing a CAFRA Permit was requested because, although in a CAFRA zone, the property has been developed and is not adjacent to any water bodies and would fall under Permit-by-rule 4.

On a motion by Mr. Areia, seconded by Mr. Marra, Ms. McCrystal abstaining, it was recommended the Board grant the waiver from providing a traffic report as a reduction in traffic is anticipated due to the reduction in building size, that the Board grant the waiver from providing a drainage report as there will be a reduction in impervious coverage on the site and that the Board acknowledge and accept the applicant's professional 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) revise the plat to show a right-of-way dedication along Bay Boulevard in front of new Lot 1.01 at the same offset as the right-of-way dedication shown on the new residential lots, (2) provide metes and bounds on the plat for the right-of-way dedications, (3) dimension the pavement full width of Bay Boulevard, (4) provide on the final plat a certified list of property owners within 200' in accordance with the Recordation Act, (5) add the following standard County notes to the final plat: (a) Driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-2 of Section 606., (b) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean

County Site Plan and Subdivision Resolution Section 603.C., (c) 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, (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.

TOMS RIVER: Lots 23, 24 Block 794.30 (TRT3549) Caramico, Anthony

This two-lot minor subdivision is to establish a lot line at an existing single family residential dwelling located on a local road, Foster Road. 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) provide a final plat that is signed and sealed by a Professional Land Surveyor 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.

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

MANCHESTER: Lots 1, 2, 4 Block 66 (MT492B) Hope Chapel Town Square, LLC

SOUTH TOMS RIVER: Lot 10.18 Block 22 (STRB72) Singh, Manjit Bajwa

CORRESPONDENCE:

JACKSON: Lots 5, 6, 16 Block 22301 (JT1747B) Whitesville Business Park Co., LLC

This site plan received conditional approval on January 17, 2024. On a motion by Mr. Areia, seconded by Ms. McCrystal, the minutes are hereby amended to remove conditions #3, #9, and #10, and require the applicant to revise the site plan to be consistent with the Collier's traffic signal plans for the County's intersection improvement project. The motion was unanimously carried.

JACKSON: Lots 9.07, 9.09 Block 17101 (JT373F) MWNJ 13, LLC

This major subdivision received conditional approval on October 1, 2024. Conditional #11 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #12 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$5,000.00. on a motion by Mr. Areia, seconded by Ms. McCrystal, the Board has determined the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$5,000.00. The motion was unanimously carried.

LACEY: Lot 2.08, 2.10, 2.12 Block 3500 (LT923) Ocean View Solar Farm, LLC

This site plan received conditional approval on February 19, 2025. On a motion by Ms. McCrystal, seconded by Mr. Marra, the Board moved to table a waiver request from providing County road improvement plans for pavement widening to 25' from centerline along the entire frontage of the property, which will allow time for the County Engineer and the applicant to discuss alternative improvement plans. The motion was unanimously carried.

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

This site plan received conditional approval on April 2, 2025. A letter dated May 29, 2025, from Matthew R. Martin of Scope Engineering was read requesting a waiver from relocating the existing plaza sign to outside the line of sight. The sight line extends clear of the lower sign panel but just clips the upper part of the sign, which overhangs slightly. On a motion by Mr. Areia, seconded by Ms. McCrystal, it was recommended the Board grant waiver from relocating the existing plaza sign to outside of the AASHTO sight easement because the existing sign location does not adversely impact the line of sight. The motion was unanimously carried.

LAKEHURST: Lot 1 Block 68 (LB12D) Fly By Night, LLC

This site plan received conditional approval on May 7, 2025. Condition #12 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract traffic improvement fee to be \$0. On a motion by Mr. Areia, seconded by Ms. McCrystal, Mr. Tirella abstaining, the Board has determined the off-tract traffic improvement fee to be \$0. The motion was unanimously carried.

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

This major subdivision received conditional approval on June 7, 2023. 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 determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$7,500.00. On a motion by Mr. Areia, seconded by Ms. McCrystal, the Board has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$7,500.00. The motion was unanimously carried.

LAKEWOOD: Lots 1, 7 Block 38 (LAT2217A) YJ BSD 545, LLC

This site plan received conditional approval on July 19, 2023. Condition #11 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #12 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$8,125.00. On a motion by Mr. Areia, seconded by Ms. McCrystal, the Board has determined the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$8,125.00, also the Board hereby amend the minutes to remove conditions #8 and #10 as the County is improving the intersection by installing a traffic signal based on the existing curb return configuration and further improvements are not required. The motion was unanimously carried.

TOMS RIVER: Lots 16, 17, 18, 19, 20, 36, 37, 38, 39, 40 Block 796.01 (TRT3546) Tacorp, LLC

This site plan received conditional approval on March 5, 2025. On a motion by Mr. Areia, seconded by Ms. McCrystal, the minutes are hereby amended to remove conditions #1, #2, #3 and #4, as the State has jurisdiction for the right-of-way around the subject property including the frontage along Coolidge Avenue. The motion was unanimously carried.

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:
BRICK BRT521L	5, 6	1149	12/18/2024	06/02/2025
LACEY LT925	1	1653	04/02/2025	06/04/2025
LAKEHURST LB12D	1	68	05/07/2025	06/04/2025
LAKEWOOD LAT2254	48, 56	7	07/02/2024	05/30/2025
SHIP BOTTOM SBB180B	1.02, 2	88	04/16/2025	06/02/2025
TOMS RIVER TRT3297D	8.26	410	02/19/2025	05/30/2025

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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