

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

Reorganizational meeting, Wednesday, January 21, 2026, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Scott Tirella, Matt Lotano, Elaine McCrystal, Alan Avery, John Imperiale, Mark Jehnke, Laura Benson, Esq., Tony Agliata, Marilyn Sundburg and Brielle Campolei.

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

The first order of business was the nomination and election of the Chairperson and Vice Chairperson. Laura Benson opened the floor for nominations. On a motion by Mr. Lotano, seconded by Mr. Imperiale, Scott Tirella was nominated for Chairman. With no other nominations from the floor for Chairman, the motion was unanimously carried.

On a motion by Mr. Tirella, seconded by Ms. McCrystal, Matt Lotano was nominated for Vice Chairman. With no other nominations from the floor for Vice Chairman, the motion was unanimously carried.

Congratulations Mr. Tirella, Chairman and Mr. Lotano, Vice Chairman

On a motion by Ms. McCrystal, seconded by Mr. Lotano, the minutes of the meeting of December 17, 2025 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lots 30, 31 Block 114.64 (BAT282A) Kennis, Steven

This 19-lot major subdivision is for 17 single-family residential dwellings with four parking spaces each (68 total) and two detention basin lots to be located on a local road Bowline Street. Ocean County requires the applicant to address the following conditions of approval: (1) complete the schedule of bulk requirements on the final plat, (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 request.

A letter dated December 9, 2025, from Christopher P. Rosati of FWH Associates, P.A. was read requesting a waiver from providing a CAFRA permit or jurisdictional determination letter as CAFRA regulations exempt residential developments of less than 25 dwelling units, and this development proposes 17 single-family dwellings and two stormwater management lots, and it does not propose construction of more than 1,200 linear feet of new sanitary sewer or roadways. Therefore, this project does not exceed the CAFRA threshold.

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 major subdivision was given final approval contingent upon the applicant to address the following items: (1) complete the schedule of bulk requirements on the final plat, (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.

BARNEGAT: Lot 42.07 Block 92.112 (BAT95V2.01) Cardinale & Barnegat Crossing Assoc.

This site plan is for Barnegat Crossing III Phase One for a 4,550 s.f. car wash with 23 parking spaces to be located on a vacant lot on Lighthouse Drive. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. Access is proposed from the local road, Kyle McGetrick Way. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a Pinelands Commission "no further review" letter, (3) dimension Lighthouse Drive pavement and right-of-way half and full-width, (4) provide a corner clip right-of-way deed of dedication and metes and bounds description to Ocean County for the traffic signal equipment, (5) address the drainage comments (see drainage memo dated 9/17/2025), (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. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated August 27, 2025 from William A. Stevens of Professional Design Services, LLC was read requesting a waiver from providing County road improvement plans as all access for the proposed car wash is proposed to an internal driveway completed as part of master site improvements constructed under a previous application, including a traffic signal at Lighthouse Drive, and since there is no direct access proposed to any County roads, Lighthouse Drive nor West Bay Avenue there are no roadway improvements required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver request from providing County road improvement plans as no improvements are required for Lighthouse Drive at this time; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a Pinelands Commission "no further review" letter, (2) dimension Lighthouse Drive pavement and right-of-way half and full-width, (3) provide a corner clip right-of-way deed of dedication and metes and bounds description to Ocean County for the traffic signal equipment, (4) address the drainage comments (see drainage memo dated 9/17/2025), (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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.

BARNEGAT: Lots 42.05, 42.06, 42.09, 42.10, 42.11, Block 92.112 (BAT95V3.01) Cardinale & Barnegat Crossing Assoc.

This six-lot major subdivision is for lot line adjustments for Barnegat Crossing III (site plans BAT95V2.01, BAT95V4.01) located on Lighthouse Drive and local road, Kyle McGetrick Way. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a Pinelands Commission "no further review" letter, (3) dimension Lighthouse Drive and West Bay Avenue pavement and right-of-way half and full-width on the final plat, (4) provide a corner clip right-of-way deed of dedication and metes and bounds description to Ocean County for the traffic signal equipment, (5) provide the documentation necessary to vacate the existing Ocean County drainage easement, (6) provide a drainage easement and metes and bounds description to Ocean County for the realignment of the drainage pipe and reference the deed book and page number on the final plat, (7) provide a certified list of property owners within 200' of the project site on the final plat in accordance with the Recordation Act, (8) identify on the final plat which entity will be responsible for maintaining the storm water detention basins, (9) provide a graphic scale on the final plat, (10) address the traffic comment (see traffic memo dated 1/14/2026), (11) address the drainage comments (see drainage memo dated 12/17/2025), (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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 November 13, 2025 from William A. Stevens of Professional Design Services, LLC was read requesting a waiver from providing County road improvement plans as all access for the Phase two improvements is limited to an internal driveway completed as part of master site improvements constructed under a previous application, including a traffic signal at Lighthouse Drive, and all traffic from Phase two will access both Lighthouse Drive and West Bay Avenue utilizing existing road improvements that were approved and constructed considerate of future commercial development of Phase two.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver request from providing County road improvement plans as no improvements are required for Lighthouse Drive at this time; this major subdivision was given final approval contingent upon the applicant to address the following items: (1) submit a Pinelands Commission "no further review" letter, (2) dimension Lighthouse Drive and West Bay Avenue pavement and right-of-way half and full-width on the final plat, (3) provide a corner clip right-of-way deed of dedication and metes and bounds description to Ocean County for the traffic signal equipment, (4) provide the documentation necessary to vacate the existing Ocean County drainage easement, (5) provide a drainage easement and metes and bounds description to Ocean County for the realignment of the drainage pipe and reference the deed book and page number on the final plat, (6) provide a certified list of property owners within 200' of the project site on the final plat in accordance with the Recordation Act, (7) identify on the final plat which entity will be responsible for maintaining the storm water detention basins, (8) provide a graphic scale on the final plat, (9) address the traffic comment (see traffic memo dated 1/14/2026), (10) address the drainage comments (see drainage memo dated 12/17/2025), (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.

BARNEGAT: Lots 42.05, 42.06, 42.11 Block 92.112 (BAT95V4.01) Cardinale & Barnegat Crossing Assoc.

This site plan is for Barnegat Crossing III Phase Two for a 3,694 s.f. fast food restaurant and a 16,480 s.f. office/retail building with 88 parking spaces to be located on a vacant lot on Lighthouse Drive. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. Access is proposed from the local road, Kyle McGetrick Way. The applicant is required to vacate a drainage easement and provide a new drainage easement through this property under the major subdivision BAT95V3.01. Ocean County requires the applicant to address the following conditions of approval: (1) submit County road improvement plans (waiver requested), (2) submit a Pinelands Commission "no further review" letter, (3) dimension Lighthouse Drive pavement and right-of-way half and full-width, (4) provide a corner clip right-of-way deed of dedication and metes and bounds description to Ocean County for the traffic signal equipment, (5) address the traffic comment (see traffic memo dated 1/14/2026), (6) address the drainage comments (see drainage memo dated 12/17/2025), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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 request.

A letter dated November 13, 2025 from William A. Stevens of Professional Design Services, LLC was read requesting a waiver from providing County road improvement plans as all access for the Phase two improvements is limited to an internal driveway completed as part of master site improvements constructed under a previous application, including a traffic signal at Lighthouse Drive, and all traffic from Phase two will access both Lighthouse Drive and West Bay Avenue utilizing existing road improvements that were approved and constructed considerate of future commercial development of Phase two. And since there is no direct access proposed to any County roads, Lighthouse Drive, nor West Bay Avenue, there are no roadway improvements required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver request from providing County road improvement plans as no improvements are

required for Lighthouse Drive at this time; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a Pinelands Commission "no further review" letter, (2) dimension Lighthouse Drive pavement and right-of-way half and full-width, (3) provide a corner clip right-of-way deed of dedication and metes and bounds description to Ocean County for the traffic signal equipment, (4) address the traffic comment (see traffic memo dated 1/14/2026), (5) address the drainage comments (see drainage memo dated 12/17/2025), (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.

BERKELEY: Lots 1, 2, 3, 4, 5, 18 / 32, 33, 34, 35, 6.02, 6.03 Blocks 963 / 964 (BT697B) Oclar Properties

This application is for a lot consolidation from 12 lots into one lot for 24 townhomes (BT697A) to be located on Mariciel Avenue and Garden Street (vacated). Ocean County requires the applicant to submit the deed of lot consolidation to be stamped and signed by the Ocean County Planning Board Chairman. On a motion by Ms. McCrystal, seconded by Mr. Lotano, Mr. Tirella abstaining, this lot consolidation was given final approval. The motion was unanimously carried.

BERKELEY: Lots 37, 38, 39, 40, 41, 42, 43, 44, 45 Block 1684 (BT732) Castrianni, Richard / Krehel, Keith

This two-lot minor subdivision is for two single-family residential dwellings to be located on Sunset Drive South. County facilities will not be impacted. On a motion by Ms. McCrystal, 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 three corner coordinates in accordance with the Recordation Act, (2) provide a final plat signed and sealed by a Professional Land Surveyor. 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 16.03 Block 868.01 (BRT1690J2) Aulenbach, Ronald

This amended site plan is to replace an approved retail building with three fast food restaurants (2,443 s.f., 2,882 s.f. and 2,470 s.f.) with 130 parking spaces to be located at Laurelton Park on Route 88. Ocean County requires the applicant to address the following items: (1) provide a copy of the NJDOT Access permit for the proposed change of use, (2) reference the cross-access easement to adjacent Lot 16.02, (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) 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 December 18, 2025 from Jillian Ng of EP Design Services, LLC was read requesting a waiver from providing County road improvement plans as the proposed development only affects the access driveway along the State highway; as such, there is no work being proposed along the County roadway or within the County right-of-way. Another letter, dated January 20, 2026, also written by Jillian Ng was read requesting a waiver from providing a CAFRA permit or Jurisdictional Determination as a previous NJDEP CAFRA Jurisdictional determination was based on a site plan that contained less than 145 parking spaces and this site plan proposed 112 parking spaces; therefore the exemption still applies and submission to CAFRA is not required.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board grant the waiver request from providing County road improvement plans as road improvements along Jack Martin Boulevard were previously constructed and that the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA

threshold; this amended site plan was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the NJDOT Access permit for the proposed change of use, (2) reference the cross-access easement to adjacent Lot 16.02, (3) 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.

EAGLESWOOD: Lot 35.04 Block 36 (ET46E) Henn, Kurt and Stefanie

This two-lot minor subdivision is located on Forge Road. The plat indicates that the County right-of-way half-width is at Master Plan width of 30'. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the County road pavement half-width and full-width on the plat, (2) remove the detail of dedication from the final plat. 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.

LAKESWOOD: Lots 71, 73, 75.02 Block 536 (LAT1103B) Krupnick, Alan

This two-lot minor subdivision is for existing commercial sites located on Cedar Bridge Avenue (CR 528). On a motion by Ms. McCrystal, seconded by Mr. Lotano, Mr. Tirella abstaining, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) since the right-of-way half-width of Cedar Bridge Avenue 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, (2) dimension the County road pavement full-width. 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.

LAKESWOOD: Lots 13, 16, 22 Block 175.01 (LAT1659A) TDF Investment, LLC

This two-lot minor subdivision is located on Ridge Avenue and East County Line Road (CR526). On a motion by Ms. McCrystal, seconded by Mr. Lotano, 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 both County roads on the plat, (2) if the right-of-way half-width of East County Line Road is less than 46' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 46' from centerline to Ocean County, (3) since the right-of-way half-width of Ridge Avenue 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 existing pavement half-width and full-width of both County roads on the plat, (5) clarify the Ridge Avenue "centerline per note number 3" label, (6) if the Lakewood Township Planning Board requires the developer to construct improvements along Ridge Avenue then the developer will be required to re-submit to the Ocean County Planning Board for re-approval. 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.

LAKESWOOD: Lots 1, 4 / 1, 2,3 / 1, 2, 3, 4, 5 / 3, 5 / 10 Block 194 / 195 / 196 / 197 / 198 (LAT1762E) MC Tuscany II Property, LLC c/o Benjamin Kiss, Esq.

This 19-lot Major Subdivision is for 19 single-family dwelling units with four parking spaces per unit for a total of 76 parking spaces to be located on East County Line Road. This project lies within the limits of the Master Plans for "The Reconstruction of East County Line Road". The plans show pavement widening to 24' from the Maser baseline. The applicant has provided a Lakewood Township Ordinance vacating unimproved Briggs Street. The September 2018 County Master Plan update requires a full-width right-of-way of 86' on East County Line Road. The applicant previously provided right-of-way dedications to 36' from baseline plus 7' wide road

easements to obtain the 43' from baseline Master Plan half-width. Since the proposed roads will be Municipal streets, the County has no objection to one way circulation provided that the roads be appropriately designed, signed, and the pavement must be appropriately marked. Ocean County requires the applicant to address the following items: (1) provide right-of-way dedication to 43' from the baseline to Ocean County (waiver requested), (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (waiver requested) (3) revise the final plat to show the opposite side edge of pavement and provide County road pavement half-width and full-width dimensions, (4) label the existing sight easements to Ocean County and provide reference to the deed book and page numbers, (5) revise the final plat to show the Ocean County road easement on Block 194 Lot 2 (Book 14363/Page 605), (6) address the traffic comments (see traffic memo dated (1/14/2026), (7) 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 November 24, 2025 from Graham MacFarlane of Professional Design Services, LLC was read requesting waivers from providing a right-of-way dedication and an updated stormwater management report. The waiver from providing a right-of-way dedication was requested as both the right-of-way dedication and several roadway easements were approved, duly recorded and are in effect, giving the County the rights it would need for any future roadway improvement projects. In addition, Ocean County Planning Board approved the subdivision based on a right-of-way dedication to 36' from the centerline with an addition 7' right-of-way easement to complete the 43' right-of-way half-width to accommodate all required roadway improvements. The waiver from providing an updated stormwater management report was requested as the prior design was found acceptable and duly approved by the Planning Board and the application is protected by the Time of Application Rule, wherein projects are entitled to protection against rule changes for previously filed applications.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board grant the waiver request from providing a right-of-way dedication to 43' from centerline and accept the existing right-of-way dedication to 36' from centerline plus the existing 7' wide road easement from the previously approved application and the Board grant the waiver request from providing drainage design as the project was previously approved in 2020 as County council outlines as follows "Drainage design standards which were in effect as of the date of the OCPB application (4/2020) shall apply as the time from the OCPB final approval was tolled pending the final Decision of the Court from the Appeals of the Applicant's approvals, until now." This major subdivision was given final approval contingent upon the applicant to address the following items: (1) revise the final plat to show the opposite side edge of pavement and provide County road pavement half-width and full-width dimensions, (2) label the existing sight easements to Ocean County and provide reference to the deed book and page numbers, (3) revise the final plat to show the Ocean County road easement on Block 194 Lot 2 (Book 14363/Page 605), (4) address the traffic comments (see traffic memo dated (1/14/2026), (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lot 18.01 Block 208.01 (LAT1795C) Toras I Mecha, Inc.

This site plan is for a proposed two-story 5,190 s.f. addition to an existing Girls Elementary School building with 40 existing and 14 new parking spaces. This project lies within the limits for the "Reconstruction of East County Line Road". Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to provide an existing full-width dimension of the County right-of-way, (2) since the right-of-way half-width is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) submit County road improvement plans (waiver requested), (5) dimension the County road pavement half-width and full-width, (6) revise the plans to show the 15' wide drainage easement to Ocean County along the eastern property line per the tax map and Developers Agreement, (7) provide a copy of the NJDEP permit for the proposed construction within the 300' riparian buffer of the category one waterway, (8) address the traffic comment (see traffic memo dated 1/14/2026), (9) address the

drainage comments (see drainage memo dated 1/12/2026), (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 Board's decision on the waiver requests.

A letter dated December 17, 2025 from Charles Surmonte of Charles Surmonte P.E. and L.S. was read requesting a waiver from providing a CAFRA permit or a Jurisdictional determination as this project is an educational facility and as such is exempt as per N.J.A.C. 7:7-2.2, section 7:7-2.2(b)vii. Another letter dated December 20, 2025 from Charles Surmonte was read requesting a waiver from providing County road improvement plans as all required County road improvements have been constructed under a previously approved site plan.

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 and the Board grant the waiver request from providing County road improvement plans as East County Line Road has been previously widened in accordance with Ocean County Master Plan width." This site plan was given final approval contingent upon the applicant to address the following items: (1) revise the plan to provide an existing full-width dimension of the County right-of-way, (2) since the right-of-way half-width is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (3) dimension the County road pavement half-width and full-width, (4) revise the plans to show the 15' wide drainage easement to Ocean County along the eastern property line per the tax map and Developers Agreement, (5) provide a copy of the NJDEP permit for the proposed construction within the 300' riparian buffer of the category one waterway, (6) address the traffic comment (see traffic memo dated 1/14/2026), (7) address the drainage comments (see drainage memo dated 1/12/2026), (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.

LAKWOOD: Lot 10 Block 1044 (LAT2292A) JMPM Equity LLC

This four-lot minor subdivision is for two duplex units to be located on an unimproved local road, Turin Avenue, 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 two duplex buildings (four units) on four proposed lots with 16 proposed parking spaces. The proposed lots do not currently have access to an improved road, although Turin Avenue is proposed to be improved by the developer of a shul on Block 1043 Lots 3 and 5.02. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Lotano, the minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) provide a copy of the Township bond documentation for the road construction of Turin Avenue, (2) provide a copy of the Argyle Avenue vacation documentation. Temporary Certificates of Occupancy and Certificates of Occupancy are not to be issued until the road improvements have been constructed. 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.

LAKWOOD: Lot 16 Block 236 (LAT2302) Fleischer, Samuel

This two-lot minor subdivision is for two duplex units to be located on a local road, East 5th 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. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

LITTLE EGG HARBOR: Lots 1, 3, 30, 40, 46, 50, 82, 84, 98 / 37 / 11, 16, 21, 27, 31, 82, 90 / 1, 5, 25, 30, 40, 52, 57, 67 / 13 / 5 / 11 / 15 / 13 / 14, 53 Block 86 / 87 / 90 / 91 / 95 / 96 / 101 / 103 / 108 / 110 (LEHT401A) Ziman Trucking, LLC

This 27-lot major subdivision is for 24 single-family residential dwellings and two new cul-de-sacs to be located on Thomas Avenue. The plans indicate the proposed curb along Thomas Avenue is to be built 20' from centerline in accordance with the Master Plan. On a motion by Ms. McCrystal, seconded by Mr. Lotano, the major 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 final plat and on the County road improvement plan, (2) dimension the proposed County right-of-way full-width on the final plat and on the County road improvement plan, (3) since the County 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 along Thomas Avenue to Ocean County, (4) dimension the proposed County pavement full-width on the final plat and on the County road improvement plan, (5) revise the County road improvement plan to show the line of sight at the proposed intersection in accordance with the Site Plan and Subdivision Resolution, (6) submit a sight right easement form and metes and bounds description for sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (7) label proposed intersection curb radii, (8) submit a copy of the NJDEP Freshwater Wetland permit for the construction within the wetland and buffer area as shown on the plans, (9) address the traffic comments (see traffic memo dated 1/14/2026), (10) address the drainage comments (see drainage memo dated 1/21/2026), (11) identify on the final plat the entity responsible for the maintenance of the stormwater management basins, (12) add to the plans the standard notes for projects located on County roads, (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. 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: Lot 10 Block 245 (PPB826) Felstedt, Chris

This two-lot minor subdivision is for two single-family residential dwellings to be located at the intersection of local roads, Patterson Road and Rogers 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 Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

SOUTH TOMS RIVER: Lot 10.18 Block 22 (STRB72A) Singh, Manjit Bajwa

This site plan is for the conversion of a 1,200 s.f. maintenance shop into a convenience store and fuel station with six parking spaces at the intersection of Dover Road and Chamberlain Street. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the Pinelands Commission "no further review" letter, (2) submit County road improvement plans (waiver requested), (3) align the point of curvature of the northwest corner of the intersection of Chamberlain Street and Dover Road to the PVI in the curb closest to the parking area on Block 22 Lot 10.17, (4) 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, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the intersection in accordance with County standards to Ocean County (waiver requested), (8) provide a line of sight profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards (waiver requested), (9) address the traffic comments (see traffic memo dated (1/14/2026), (10) provide design vehicle turning templates (waiver requested), (11) revise the utility pole alignment to be in line with the existing poles on adjacent properties. The face of the proposed JCP&L poles should be located a minimum of 18" off of the face of curb and located in front of sidewalk if required typically located 3' from the back of the curb line. Provide an Overhead Utility Easement to the utility company to a minimum of 20'

behind the centerline of the proposed utility pole alignment. Relocate the canopy so that it's not located within the Overhead Utility Easement. If the canopy cannot be relocated, provide a waiver letter from the various aerial utility companies with facilities on the poles accepting the offset distance of the canopy to the wires, (12) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (13) 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 January 20, 2025 from Tyler C. VanderValk of Civilized engineering was read requesting the following waivers: a waiver from providing a traffic report as the site remains largely developed with existing driveways; a waiver from providing a drainage report as the reduction in impervious cover will result in a decrease in runoff as a result of the project; a waiver from providing a sight triangle easement as the existing driveways are to remain; a waiver from providing design vehicle turning templates as the driveways and design vehicles are unchanged by the proposed change in use since the fuel service will continue; a waiver from providing a sight line analysis plan and profile as the existing driveways are to remain. Another letter dated April 17, 2025 from Gary W. Dean of Dolan and Dean was read requesting a waiver from providing County road improvement plans as there is no proposed roadway work for the project, nor can any be completed due to the existing conditions of the property and the impacts of widening.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal is was recommended the Board: grant the waiver request from providing traffic report and require applicant to provide a trip generation statement; grant the waiver request from providing a drainage report as there will be a reduction in impervious coverage; deny the waiver request from providing sight triangle easements as Ocean County is requiring a sight triangle easement at the Dover Road and Chamberlain Street intersection; deny the waiver request from providing turning templates and require the applicant to address all conditions listed in the traffic memo; deny the waiver request from Sight Line Analysis as the applicant is proposing changes at the driveway on Dover Road; deny the waiver request from providing County Road improvements plans as County road improvements are required. This site plan was given final approval contingent upon the applicant to address the following items: (1) submit a copy of the Pinelands Commission "no further review" letter, (2) submit County road improvement plans, (3) align the point of curvature of the northwest corner of the intersection of Chamberlin Street and Dover Road to the PVI in the curb closest to the parking area on Block 22 Lot 10.17, (4) 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, (5) require the applicant to provide a trip generation statement, (6) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the intersection in accordance with County standards to Ocean County, (7) provide a line of sight profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards, (8) address the traffic comments (see traffic memo dated 1/14/2026), (9) provide design vehicle turning templates, (10) revise the utility pole alignment to be in line with the existing poles on adjacent properties. The face of the proposed JCP&L poles should be located a minimum of 18" off of the face of curb and located in front of sidewalk if required typically located 3' from the back of the curb line. Provide an Overhead Utility Easement to the utility company to a minimum of 20' behind the centerline of the proposed utility pole alignment. Relocate the canopy so that it's not located within the Overhead Utility Easement. If the canopy cannot be relocated, provide a waiver letter from the various aerial utility companies with facilities on the poles accepting the offset distance of the canopy to the wires, (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: Lot 1 Block 171.09 (TRT3127B3) Silverstone Equity Partners, LLC

This 25-lot major subdivision is for 24 single-family residential dwellings and 4,900 s.f. community center with basketball court and playground with 49 parking spaces and a new road

to be located on Whitesville Road. The plans show the curb to be built at 27' from centerline at the existing edge of pavement. 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) dimension the County road pavement and right-of-way half-width and full-width on the final plat and the County road improvement plans, (3) since the right-of-way half-width of Whitesville Road is less than 33' from centerline, submit an executed deed of dedication, sellers residency form, and affidavit of consideration for an additional right-of-way dedication to 33' from centerline to Ocean County, (4) submit an executed sight right easement form for the sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (5) address the traffic comments (see traffic memo dated 1/14/2026), (6) address the drainage comments (see drainage memo dated 1/16/2026), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (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 request.

A letter dated March 4, 2024 from Christopher P. Rosati of FWH Associates, P.A. was read requesting a waiver from providing a CAFRA permit or a jurisdictional determination letter from NJDEP as this subdivision creates only 24 residential dwelling units, where 25 or more triggers NJDEP review. Additionally, parking will contain 49 parking spaces, falling below the CAFRA threshold of 50 or more.

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 major subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement and right-of-way half-width and full-width on the final plat and the County road improvement plans, (2) since the right-of-way half-width of Whitesville Road is less than 33' from centerline, submit an executed deed of dedication, sellers residency form, and affidavit of consideration for an additional right-of-way dedication to 33' from centerline to Ocean County, (3) submit an executed sight right easement form for the sight triangle easements at the proposed intersection in accordance with County standards to Ocean County, (4) address the traffic comments (see traffic memo dated 1/14/2026), (5) address the drainage comments (see drainage memo dated 1/16/2026), (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: Lot 1 Block 171.09 (TRT3127C3) Silverstone Equity Partners, LLC

This site plan is for a 4,900 s.f. community center with basketball court and playground with 49 parking spaces that is part of a 25-lot major subdivision for 24 single-family residential dwellings and a new road to be located on Whitesville Road. The plans show the curb to be built at 27' from centerline at the existing edge of pavement. On a motion by Ms. McCrystal, seconded by Mr. Imperiale, this site plan was given final approval contingent upon the applicant to address the following items: (1) address the conditions of approval for the major subdivision application TRT3127B3. 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 Block 648 (TRT3562) Township of Toms River

This site plan is for a proposed park to be located at the corner of Batchelor Street and Clifton Avenue. The plans indicate the right-of-way half-width of Clifton Avenue is 30' from centerline, consistent with the Master Plan. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing County road pavement half-width and full-width, (2) revise the plan to show the curb returns at all four corners of the intersection, (3) submit a corner clip right-of-way dedication and metes and bounds description at the intersection to Ocean County, (4) submit County road improvement plans for pavement widening of Clifton

Avenue (waiver requested), (5) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (6) address the drainage comments (see drainage memo dated 1/7/2026), (7) provide a guiderail warrant analysis for the proposed infiltration basin or relocate the proposed basin to outside of the clear zone, (8) add to the plan 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. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated November 26, 2025 from Charles A. Fooks of Richard A. Alaimo Associates was read requesting a waiver from providing County road improvement plans as this project does not propose any improvements to either county or local roads and there should be no impacts to county or local roads in terms of increased traffic or structural degradation of cartways.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal in was recommended the Board grant the waiver request from providing County road improvement plans as no improvements are required for Clifton Avenue; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing County road pavement half-width and full-width, (2) revise the plan to show the curb returns at all four corners of the intersection, (3) submit a corner clip right-of-way dedication and metes and bounds description at the intersection to Ocean County, (4) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (5) address the drainage comments (see drainage memo dated 1/7/2026), (6) provide a guiderail warrant analysis for the proposed infiltration basin or relocate the proposed basin to outside of the clear zone, (7) add to the plan 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. 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

BERKELEY: Lots 1, 2, 3, 4, 5, 18 / 32, 33, 34, 35, 6.02, 6.03 Block 963 / 964 (BT697A) Oclar Properties

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CORRESPONDENCE:

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

This site plan received conditional approval on May 21, 2025. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, the minutes are hereby amended to require the applicant to enter into a Developer's Agreement to phase the project in accordance with the "Overall Site Plan for Adventure Crossing Phase 3 & 4" sheet 3 of 47 prepared by PDS last revised on November 26, 2025, and distribute the assessed off-tract traffic improvement fees.

Phase fees are due prior to commencement of construction for the corresponding phase. Phase 3A = 120 units = \$70,255; Phase 3B = 157 units = \$92,079; Phase 4A = 59 units = \$34,679; Phase 4B = 103 units = \$60,390 Phase 4C = 71 units = \$41,854. The motion was unanimously carried.

JACKSON: Lot 35 Block 19501 (JT1726A) Solomon Zolty Investments, LLC

This major subdivision received conditional approval on February 21, 2024. A letter dated January 8, 2026 from Ian M. Borden of Professional Design Services, LLC was read requesting a one-year extension as their office is working with the Township to complete resolution compliance. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on February 21, 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 major subdivision received conditional approval on March 6, 2024. A letter dated January 6, 2026 from Ian M. Borden of Professional Design Services, LLC was read requesting a one-year extension as this project is located in the Pinelands and their office is continuing to work with the Pinelands Commission to complete their review. The project also requires acquisition of right-of-way from multiple property owners. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on March 6, 2027. The motion was unanimously carried

LACEY: Lots 1, 2, 3, 4, 5.01 B: 1428 (LT505B) Kasianis Brothers, LLC

This site plan was given conditional approval on December 4, 2024. Condition #8 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #9 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 drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$4,250.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$4,250.00. The motion was unanimously carried.

LACEY: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 26, 27, 28, 29, 30, 31, 32 Block 1655 (LT847A) Lange, Jr., Robert G.

The site plan was given conditional approval on May 17, 2023. Condition #2 required payment of 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 \$14,521.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract traffic improvement fee in the amount of \$14,521.00. The motion was unanimously carried.

LAKWOOD: Lot 20.01 Block 391 (LAT1434B) 1501 Prospect Street, LLC

This site plan was given conditional approval on January 17, 2024. A letter dated January 6, 2026 from Yitzy Neustadt of Newlines was read requesting a one-year extension due to the ongoing coordination efforts related to project logistics, and financial constraints outside of the applicant's control and the project has not yet been able to proceed to the next phase within the existing approval. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on January 17, 2027. The motion was unanimously carried.

LAKEWOOD: Lots 3, 12 Block 141 (LAT1714B) Congregation Satmar of Lakewood

This site plan was given conditional approval on February 19, 2025. Condition #8 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #9 required payment of an off-tract traffic 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 \$6,375.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$6,375.00. The motion was unanimously carried.

MANCHESTER: Lots 11, 12, 13, 14 Block 65 (MT528C) Parkwood Square LP & Parkwood Center B, LLC

This site plan was given conditional approval on May 1, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella and Mr. Avery abstaining, the minutes are hereby amended to require the applicant to enter into a Developer's Agreement to phase the project in accordance with the "Phasing Plan for Block 65 Lots 11,12, 13 & 14 Township of Manchester" sheet 1 of 1 prepared by PDS dated January 14, 2026, unrevised and distribute the assessed traffic fees. Phase fees are due prior to commencement of construction for corresponding phase. Phase 1 = 30 units, 125 parking = \$43,403; Phase 2 = 56 units + 18,400 s.f. commercial, 246 parking = \$84,522; Phase 3 = 37 units, 141 parking = \$47,972; Phase 4 = 43 units + 12,800 s.f. commercial, 146 parking = \$50,256. The motion was unanimously carried.

SHIP BOTTOM: Lot 3 Block 95 (SBB236) JS Pro Construction

This site plan was given conditional approval on October 15, 2025. Condition #9 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #10 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 drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$5,313.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board required payment of the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$5,313.00. The motion was unanimously carried.

SEASIDE HEIGHTS: Lots 13, 21, 25, 38, 40 / 21 Block 3.01 / 2.01 (SHB183) 6M Development

This site plan was given conditional approval on June 5, 2024. Condition #8 required payment of an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #9 required payment of an off-tract traffic 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 \$106,250.00. On a motion by Mr. Jehnke, seconded by Mr. Lotano, the Board required payment of the off-tract drainage improvement fee in the amount of \$6,000.00 and the off-tract traffic improvement fee in the amount of \$106,250.00. The motion was unanimously carried.

TOMS RIVER: Lots 25.01, 25.02, 25.03, 25.04 Block 410 (TRT2507E) Marble Arches Homes

This site plan was given conditional approval on February 7, 2024. A letter dated January 5, 2026 from Brain P. Murphy of FWH Associates, P.A. was read requesting a one-year extension as the project has been delayed from being perfected due to extended reviews/response time of the NJDEP CAFRA. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on February 7, 2027. The motion was unanimously carried.

TOMS RIVER: Lots 21, 28, 29, 31.01, 42 Block 410.01 (TRT2890G) Dover Summit Associates, LLC

This site plan was given conditional approval on February 7, 2024. A letter dated December 30, 2025 from Brian P. Murphy was read requesting a one-year extension as there was a delay in receiving the final approval access permit from the NJ Department of Transportation which is one of the Ocean County outstanding conditions. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on February 7, 2027. The motion was unanimously carried.

TOMS RIVER: Lot 1 Block 128 (TRT3523) Islamic Center of Ocean County

This site plan was given conditional approval on February 7, 2024. A letter dated January 7, 2026 from Mathew R. Wilder of Morgan Engineering and Surveying was read requesting a one-year extension as the applicant has acquired an adjacent property and is performing the appropriate due diligence. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the one-year extension request, now set to expire on February 7, 2027. The motion was unanimously carried.

TOMS RIVER: Lots 21, 22 Block 410 (TRT3525) 1599 Lakewood Road, LLC

This site plan was given conditional approval on February 7, 2024. A letter from Brian P. Murphy of FWH Associates, P.A., was read requesting a one-year extension as there have been substantial delays caused by the slow review by NJDOT. The NJDOT improvements that were designed by NJDOT and what was actually constructed did not match so the final discharge locations had to be adjusted accordingly. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the one-year extension request, now set to expire on February 7, 2027. The motion was unanimously carried.

TOMS RIVER: Lot 15.02 Block 364 (TRT3526) Dov Roth

This site plan was given conditional approval on February 21, 2024. A letter from Mathew R. Wilder of FWH Associates, P.A. was read requesting a one-year extension as the applicant had an ongoing correspondence with the Township regarding drainage design. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, Mr. Tirella abstaining, it was recommended the Board grant the one-year extension request, now set to expire on February 21, 2027. 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:
BERKELEY BT574E	12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 / 1, 2, 5, 7, 9, 11, 13, 15, 17, 18, 19, 20, 21	269 / 270	05/07/2025	01/16/2026
BERKELEY BT726	12, 13	1688.01	08/06/2025	01/16/2026
JACKSON JT1776	12, 13	13601	08/07/2024	12/23/2025
JACKSON JT1778	22, 23	1301	10/01/2024	01/09/2026

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:
LAKWOOD LAT1552D	9	187.15	09/30/2025	01/16/2026
LAKWOOD LAT2281	2, 3	89	05/07/2025	01/09/2026
POINT PLEASANT PPB822	11, 14	145.02	10/15/2025	01/09/2026

* * * * *

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

Respectfully submitted,

Brielle N. Campolei, Secretary
Ocean County Planning Board