

THE CHAIR RESERVES THE RIGHT TO REVISE
THE ORDER OF THE AGENDA AS NEEDED.

BARNEGAT TOWNSHIP PLANNING BOARD

**900 West Bay Avenue
Barnegat, NJ 08005-1298
(609) 698-0080 Ext. 155**

AGENDA

JUNE 24, 2025

6:30 p.m.

1. CAUCUS - 6:30 p.m.
2. CALL REGULAR MEETING TO ORDER IMMEDIATELY FOLLOWING CAUCUS
3. FLAG SALUTE
4. CERTIFICATION OF COMPLIANCE: N.J. OPEN PUBLIC MEETINGS ACT:
The time, date and location of this meeting was published in *The Asbury Park Press* on January 15, 2025 and *The Beacon* on January 16, 2025 and posted on the bulletin board in the office of the Township of Barnegat on January 2, 2025. Advance written Notice has been filed with the Township Clerk for purpose of public inspection; this meeting meets all the criteria of the Open Public Meetings Act.
5. CHAIRMAN'S STATEMENT: This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times. Please do not repeat what a previous person/objector has already objected to or commented on other than to acknowledge agreement.
6. NOTICE OF CURFEW: Meetings shall adjourn at 10:00 p.m., with **no further testimony** being taken unless otherwise ordered at the discretion of the Board.
7. ROLL CALL OF MEMBERS AND CONSULTANTS:

BOARD MEMBERS:

Al Bille - Class III
Jason Carroll - Class II
James Goldstein
Phillip Grasso
George Perez
Ronald Pordy
Fred Rubenstein - Mayor's Designee
Lou Scheidt - Chairman
Glenn Swank - Vice Chairman

ALTERNATE MEMBERS:

Donald Creadore – Alternate I

PROFESSIONALS:

Michael J. McKenna, Esq.
Jason Worth, PE, PP, CME
Scott D. Taylor, AICP, PP, LLA

8. BUSINESS OF THE BOARD: NONE

9. MASTER PLAN / LAND USE ORDINANCE:

A. PUBLIC HEARING - REVISED STORMWATER MANAGEMENT PLAN

B. PUBLIC HEARING - HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

10. APPROVAL OF MINUTES: April 22, 2025

11. RESOLUTIONS:

A. RESOLUTION NO. P-2025-14

**ADOPTION OF THE HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN**

B. RESOLUTION NO. P-2025-15

**DOCKET NO. PB 25-02
OCEAN STATE JOB LOT
BLOCK 195, LOT 5
580 NORTH MAIN STREET
APPROVAL OF AMENDED PRELIMINARY
AND FINAL MAJOR SITE PLAN**

C. RESOLUTION NO. P-2025-16

**CARDINALE & BARNEGAT CROSSING ASSOC.
BARNEGAT CROSSING, III
BLOCK 92.112, LOTS 42.05, 42.06, 42.07, 42.09, 42.10, 42.11
APPROVAL OF PRELIMINARY AND FINAL MAJOR SITE PLAN**

12. OLD BUSINESS: NONE

13. NEW BUSINESS:

A. DOCKET NO. PB 23-12*

**DEL CORP., HOLDINGS, LLC
BLOCK 265, LOT 4.01
20 SOUTH MAIN STREET
PRELIMINARY AND FINAL MAJOR SITE PLAN
AND MINOR SUBDIVISION**

**ZONE: C-PHD
DECISION DUE:
JUNE 24, 2025**

***Due to the deficient notice the above application will not be heard.
New notice will be provided for the July 22, 2025 meeting.**

B. DOCKET NO. PB 22-01

**CARDINALE & BARNEGAT CROSSING ASSOC.
BARNEGAT CROSSING, III
BLOCK 92.112, LOTS 42.05, 42.06, 42.07, 42.09, 42.10, 42.11
AMENDED PRELIMINARY AND FINAL
MAJOR SUBDIVISION**

ZONE: CN

Barnegat Township Planning Board
June 24, 2025

14. APPROVAL OF VOUCHERS: **P-2025-17**
15. OPEN MEETING FOR GENERAL PUBLIC FORUM
16. LITIGATION / EXECUTIVE SESSION: **NONE**
17. ADJOURN

Next Regular Planning Board Meeting July 22, 2025.