

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**

**July 22, 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:

9. MASTER PLAN / LAND USE ORDINANCE:

10. APPROVAL OF MINUTES: NONE

11. RESOLUTIONS:

**A. RESOLUTION NO. P-2025-18  
ADOPTION OF STORMWATER MANAGEMENT PLAN**

**B. RESOLUTION NO. P-2025-19  
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**

12. OLD BUSINESS: NONE

13. NEW BUSINESS:

**A. DOCKET NO. PB 25-07  
TOWNSHIP OF BARNEGAT  
BLOCK 90.34, LOTS 66, 67 & 69  
SEA CREST WATER TOWER  
COURTESY REVIEW**

**B. 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:  
JULY 31, 2025**

14. APPROVAL OF VOUCHERS: **P-2025-20**

15. OPEN MEETING FOR GENERAL PUBLIC FORUM

16. LITIGATION / EXECUTIVE SESSION: NONE

17. ADJOURN