

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  
(609) 698-0080 Ext. 155**

**AGENDA**

**SEPTEMBER 30, 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: **2026 Meeting Schedule**

9. MASTER PLAN / LAND USE ORDINANCE: **NONE**

10. APPROVAL OF MINUTES: **MAY 20, 2025**  
**MAY 27, 2025**  
**JUNE 24, 2025**  
**JULY 22, 2025**  
**AUGUST 26, 2025**

11. RESOLUTIONS: **NONE**

12. OLD BUSINESS:

**A. DOCKET NO. PB 23-08**  
**RAMONE DAVIS, SR.**  
**BLOCK 114.48, LOTS 11 & 12**  
**6 & 8 LIBERTY COURT**  
**MINOR SUBDIVISION WITH VARIANCES**

**ZONE: R-7.5**  
**DECISION DUE:**  
**SEPTEMBER 30, 2025**

13. NEW BUSINESS:

**A. DOCKET NO. PB 25-09**  
**VEEBRO VENTURE, LLC**  
**SWEET JENNY'S**  
**BLOCK 250, LOT 24**  
**688 EAST BAY AVENUE**  
**FIELD CHANGE - GAZEBO**

**B. DOCKET NO. PB 25-06**  
**SP BARNEGAT, LLC**  
**ALDI FOOD MARKET**  
**BLOCK 114, LOT 14.05**  
**10 BARNEGAT BOULEVARD**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN**  
**WITH VARIANCES AND WAIVERS**

**ZONE: TC-CN**  
**DECISION DUE:**  
**DECEMBER 6, 2025**

**C. DOCKET NO. PB 02-51**  
**SIMPLY STORAGE BARNEGAT, LLC**  
**PUBLIC STORAGE**  
**BLOCK 263, LOT 1.01**  
**220 SOUTH MAIN STREET**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN**

**ZONE: C-PHD**  
**DECISION DUE:**  
**OCTOBER 9, 2025**

**D. DOCKET NO. PB 24-11**  
**M&T at 547 MAIN, LLC**  
**WAWA FOOD MARKET & FUELING STATION**  
**BLOCK 146.02, LOTS 9.02, 10.01 & 11**  
**BLOCK 147, LOT 1, BLOCK 148, LOT 1**  
**BLOCK 149, LOTS 1 & 2, BLOCK 151, LOT 1**  
**547 NORTH MAIN STREET**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN AND**  
**MINOR SUBDIVISION WITH VARIANCES AND WAIVERS**

**ZONE: TC-C-PHD**  
**DECISION DUE:**  
**JANUARY 2, 2026**

14. APPROVAL OF VOUCHERS: **P-2025-24**
15. OPEN MEETING FOR GENERAL PUBLIC FORUM
16. LITIGATION / EXECUTIVE SESSION: **NONE**
17. ADJOURN