

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

OCTOBER 28, 2025

6:30 p.m.

(revised 10/22/25)

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. ORDINANCE NO. 2025-19, AN ORDINANCE OF THE TOWNSHIP OF
BARNEGAT, COUNTY OF OCEAN AND STATE OF NEW JERSEY AMENDING
AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER 55 OF THE
TOWNSHIP CODE ENTITLED "LAND USE"**

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

11. RESOLUTIONS:

**A. RESOLUTION NO. P-2025-25
DOCKET NO. PB 23-08
RAMONE DAVIS, SR.
BLOCK 114.48, LOTS 11 & 12
6 & 8 LIBERTY COURT
APPROVAL OF MINOR SUBDIVISION WITH VARIANCES**

**B. RESOLUTION NO. P-2025-26
DOCKET NO. PB 25-09
VEEBRO VENTURE, LLC
SWEET JENNY'S
BLOCK 250, LOT 24
688 EAST BAY AVENUE
APPROVAL OF FIELD CHANGE – GAZEBO**

**C. RESOLUTION NO. P-2025-27
DOCKET NO. PB 25-06
SP BARNEGAT, LLC
ALDI FOOD MARKET
BLOCK 114, LOT 14.05
10 BARNEGAT BOULEVARD
APPROVAL OF PRELIMINARY AND FINAL MAJOR SITE PLAN
WITH VARIANCES AND WAIVERS**

12. OLD BUSINESS: **NONE**

13. NEW BUSINESS:

**A. 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 28, 2025**

B. 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:

OCTOBER 31, 2025

14. APPROVAL OF VOUCHERS: **P-2025-28**
15. OPEN MEETING FOR GENERAL PUBLIC FORUM
16. LITIGATION / EXECUTIVE SESSION: **NONE**
17. ADJOURN