

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

NOVEMBER 25, 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. ORDINANCE NO. 2025-22, AN ORDINANCE OF THE TOWNSHIP OF
BARNEGAT, COUNTY OF OCEAN AND STATE OF NEW JERSEY
AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER 55-
182 OF THE TOWNSHIP CODE ENTITLED "STORAGE OF BOATS, TRAVEL-
TRAILERS AND COMMERCIAL VEHICLES"**

10. APPROVAL OF MINUTES: NONE

11. RESOLUTIONS:

**A. RESOLUTION NO. P-2025-29
DOCKET NO. PB 02-51
SIMPLY STORAGE BARNEGAT, LLC
PUBLIC STORAGE
BLOCK 263, LOT 1.01
220 SOUTH MAIN STREET
APPROVAL OF PRELIMINARY AND
FINAL MAJOR SITE PLAN**

**B. RESOLUTION NO. P-2025-30
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
APPROVAL OF PRELIMINARY AND FINAL MAJOR SITE PLAN
AND MINOR SUBDIVISION WITH VARIANCES AND WAIVERS**

12. OLD BUSINESS: NONE

13. NEW BUSINESS:

**A. DOCKET NO. PB 24-02
BARNEGAT 21, LLC
BLOCK 169, LOTS 6, 8 AND 8.01
345 SOUTH MAIN STREET
FIELD CHANGE**

ZONE: C-V

**B. DOCKET NO. PB 25-03
SHNITLZE BUILDERS, LLC
BLOCK 205, LOT 3
26 SOUTH MAIN STREET
PRELIMINARY AND FINAL MAJOR SITE PLAN**

**ZONE: C-PHD
DECISION DUE:
DECEMBER 22, 2025**

Barnegat Township Planning Board
November 25, 2025

14. APPROVAL OF VOUCHERS: **P-2025-31**
15. OPEN MEETING FOR GENERAL PUBLIC FORUM
16. LITIGATION / EXECUTIVE SESSION: **NONE**
17. ADJOURN

Next Regular Planning Board Meeting December 16, 2025