

JACKSON TOWNSHIP PLANNING BOARD
PUBLIC MEETING AGENDA
MAY 5, 2008
MEETING STARTS AT 7:30 PM

- A. **Call to Order**
 - B. **Salute to Flag**
 - C. **Open Public Meetings Act Statement**
 - D. **Roll Call**
 - E. **Payment of Voucher-Recording Secretary – May 5, 2008**
 - F. **Approval of Minutes of April 21, 2008**

 - G. **Engineering Matters**

 - H. **Legal Matters**
 - 1. **Resolutions**
 - a. **Block 1102, Lot 24 - Peter & Karen Barba**

Location: Farmingdale & Pfister Roads
Minor Subdivision (2 lots)
Engineer: CMX Engineering
Attorney: Ray Shea
Date Complete: 2/27/08
Decision Due Date: 6/26/08
Hearing Status: Approved
Eligible: Riccardi, Tobasco, Hudak, McKay, Burke, Cook, Ingram, Porter, Bressi
 - 2. **Changes to Agenda Schedule**
 - 3. **Miscellaneous Legal Matters**
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- I. **Board Matters for Discussion**
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- J. **Applications**
 - 1. **Block 11501, Lot 11 – Al Heyer**

Location: Thompson Bridge Road and Route 571
Preliminary and Final Site Plan – 4,087 s.f. convenience store
Engineer: Midstate Engineering – Chet DiLorenzo
Attorney: Frederick Kalma
Date Complete: 5/4/07
Decision Due Date: Time Waiver granted to 5/31/08
Hearing Status: Testimony provided 11/5/07
Eligible: Krubner, Riccardi, Tobasco, Hudak, McKay, Haring, Burke, Cook, Ingram, Porter, Bressi
 - 2. **Block 13501, Lot 7 – Michael Rottenberg**

Location: Clearstream Road
Preliminary Major Subdivision – 5 lots incl. 1 basin
Engineer: CMC Engineering
Attorney: Ray Shea
Date Complete: 12/17/07
Decision Due Date: 5/5/08 (Pfeffer)
Hearing Status: Initial Testimony
 - 3. **Block 90, Lots 1.10, 2.01, 2.02 - Sunnybrook Estates**

Location: Freehold & Sunnybrook Roads
Preliminary Major Subdivision – 20 lots (16 residential)
Engineer: Nelson Engineering
Attorney: Steven Pepe, Esq.
Date Complete: 5/12/06
Decision Due Date: **Time Waiver granted to 5/5/08**
Hearing Status: Initial Testimony, carried from 11/5/07

FUTURE PLANNING BOARD MEETINGS

Planning Board Meeting – May 19, 2008

1. **Block 2301, Lot 4 – Tri-State Gunite**
Location: Herman Road
Preliminary and Final Site Plan-21,000 s.f. warehouse/office on existing site
Engineer: PDS
Attorney: Ray Shea, Esq.
Date Complete: 5/25/07
Decision Due Date: Time Waiver granted to 5/19/08, Kelly
Hearing Status: Testimony given 10/1/07, 12/3/07, 2/25/08
Eligible: Krubner, Riccardi, Hudak, Burke, Haring, Cook, Ingram, Porter, Bressi.

2. **Block 19501, Lot 25 – Pinerock Estates, c/o White Dove Terra, LLC**
Location: Whitesville Road
Preliminary Major Subdivision – 22 lots (19 residential, 1 s.w., 2 o.s.)
Engineer: FWH Associates, P.A.
Attorney: Steven Leone, Esq.
Date Complete: 3/19/07
Decision Due Date: Time Waiver granted to 5/19/08(letter recd)
Hearing Status: Some testimony given 9/17/07 & 1/14/08
Eligible to vote: Tobasco, Hudak, McKay, Haring, Cook, Ingram, Porter, Bressi

Planning Board Meeting – June 2, 2008

1. **Block 23001, Lots 22-26 & 28 – Diamond Developers @Miele Farms LLC**
Location: South Hope Chapel Road
Preliminary Major Subdivision - 322 lots (315 residential)
Engineer: PDS
Attorney: Ray Shea, Esq.
Date Complete: 1/5/07
Decision Due Date: Time Waiver granted to 6/2/08 (Kelly)
Hearing Status: Testimony given 12/17/07
Eligible: Krubner, Riccardi, Tobasco, Hudak, McKay, Haring, Burke, Cook, Ingram, Porter, Bressi

2. **Block 6801, Lot 37 – New Prospect Plaza**
Location: Corner of Bethel Church & New Prospect Roads
Preliminary and Final Major Site Plan
Engineer: Sebastian Pulvirenti
Attorney: Ray Shea
Date Complete: 2/15/08
Decision Due Date: Time waiver granted to 6/2/08 (Shea)
Hearing Status: Initial Testimony

Planning Board Meeting – June 16, 2008

1. **Block 6501, 6502, 6503, Lots Various – Windsor Crescent**
Location: Solar Avenue
Prel. & Final Major Site Plan – 112 Affordable Housing Units, 1,750 s.f. clubhouse
Engineer: LGA Engineering
Attorney: Steve Leone, Esq.
Date Complete: 1/23/08
Decision Due Date: Time waiver granted to 6/16/08
Hearing Status: Testimony given 2/25/08
Eligible: Krubner, Hudak, Haring, Burke, Cook, Ingram, Porter, Bressi

2. **Block 7309, Lot 11 – M&S Property Group**
Location: 2050 W. County Line Road
P/F Major Site Plan
Engineer: Slaby Engineering
Attorney: Ray Shea, Esq.
Date Complete: 3/18/08
Decision Due Date: 7/16/08
Hearing Status: Initial Testimony

REORGANIZATION MEETING – JULY 7, 2008

- 1. Block 2603, Lots 29, 30, 31 – James R. Johnson Jr.**
Location: Patterson Road
P/F Major Subdivision (3 lots, unimproved road)
Engineer: PDS
Attorney: Ray Shea, Esq.
Date Complete: 11/26/07
Decision Due Date: Time waiver granted to 7/7/08 (Shea)
Hearing Status: Testimony given 3/3/08
Eligible: Krubner, Riccardi, Tobasco, Hudak, McKay, Haring, Burke, Cook, Ingram, Porter, Bressi
- 2. Block 13601, Lot 26 – Eli Weinstein**
Location: Denmark Lane
Major Subdivision – Two lots, extending cul-de-sac
Engineer: Professional Design Services
Attorney: Ray Shea, Esq.
Date Complete: 4/6/07
Decision Due Date: Time waiver granted to 7/7/08, Shea
Hearing Status: Testimony given 10/1/07, 12/3/07
Eligible: Krubner, Riccardi, Tobasco, Hudak, Burke, McKay, Haring, Cook, Ingram, Porter, Bressi
- 3. Block 18201, Lot 18 – Gelori LLC**
Location: West Veterans Highway
Preliminary and Final Major Site Plan – 16,000 s.f. retail building
Engineer: LGA Engineering
Attorney: Ray Shea, Esq.
Date Complete: 12/7/07
Decision Due Date: Time Waiver granted to 7/7/08, Shea
Hearing Status: Testimony given 1/14/08
Eligible: Tobasco, Hudak, McKay, Haring, Cook, Ingram, Porter, Bressi
- 4. Block 11503, Lot 18 – Valentina Karloff**
Location: Ross Lane/Wiseman Road
Major Subdivision (2 lots, unimproved road) (variances for existing condtions)
Engineer: ESP Associates
Attorney: Ray Shea Esq.
Date Complete: 4/16/08
Decision Due Date: 8/14/08
Hearing Status: Initial Testimony