

**MINUTES OF THE MEETING  
OF THE TOWNSHIP OF JACKSON  
ZONING BOARD OF ADJUSTMENT  
JANUARY 8, 2003**

Chairman, Scott Najarian called the meeting to order at 8:05 P.M. with a salute to the flag. Attorney Gregory McGuckin read the Open Public Meetings Act Statement.

**ROLL CALL:**

Scott Najarian, Chairman	Meredith Acacia
Ronald Hampton, Sec'y	James Sheeran
Robert Paneque	Alt.#1 Adam Ziobro
Scott Weinstein	

**ABSENT:** Michael Kelly, V.C

**ALSO PRESENT:** Richard Megill, Director of Planning and Zoning  
Gregory McGuckin, Board Attorney  
Jeromie Lange, Board Engineer  
Steve McCrystal, McCrystal Reporting

**It was announced that the meeting is for the Re-Organization of the Zoning Board only and that no resolutions, minutes, vouchers or applications would be heard, they would be done at the next meeting of January 15<sup>th</sup> 2003.**

**Chairperson-** Scott Weinstein nominated Scott Najarian for chairperson, second by Adam Ziobro YES: Hampton, Paneque, Weinstein, Acacia, Sheeran, Ziobro & Najarian. **Motion Approved**

**Vice Chairperson-** Robert Paneque nominated Meredith Acacia for Vice Chair, second by Ron Hampton YES: Hampton, Paneque, Weinstein, Acacia, Sheeran, Ziobro & Najarian. **Motion Approved**

**Secretary-** Scott Weinstein nominated Robert Paneque for secretary, second by Meredith Acacia. YES: Hampton, Paneque, Weinstein, Acacia, Sheeran, Ziobro & Najarian. **Motion Approved**

**Board Attorney-** Scott Weinstein nominated Robert Rothstein with the firm of Rothstein, Mandell, Strohm, Must & Gertner as the Board's legal counsel, second by Meredith Acacia YES: Paneque, Weinstein, Acacia, Sheeran & Ziobro. NO: Hampton, Najarian. **Motion Approved.**

Valter Must representing Robert Rothstein who had a previous engagement and could not attend the meeting. Ron Hampton questioned the credentials of the appointed attorney and expressed he was not satisfied with the Boards decision. Scott Najarian asked Valter Must to have Mr. Rothstein get updated on the applications to be heard at the upcoming January 15<sup>th</sup> meeting.

**Board Engineer-** Ron Hampton nominated Jeromie Lange with Maser Consulting as the Boards Engineer second by James Sheeran YES: Hampton, Sheeran, Najarian NO: Paneque, Weinstein, Acacia & Ziobro. **Motion Denied.** Meredith Acacia nominated the firm of JCA Associates, Evan Hill as Board Engineer second by Scott Weinstein YES: Paneque, Weinstein, Acacia & Ziobro NO: Hampton, Sheeran, Najarian. **Motion Approved.**

Scott Najarian questioned the credentials of the appointed Board Engineer? Evan Hill duly sworn explained he is presently the Township's conflict engineer for the Toll Brothers development.

**MATTER FOR DISCUSSION:**

Meredith Acacia discussed that in recent years the Zoning Board had not had an appointed Planner which in some cases would be beneficial. Mr. Megill explained that

the Township and Planning Board has had a Planner, but due to a flaw in his contract he was not asked to represent the Zoning Board. The Township Committee at their re-organization meeting appointed the firm of Reagan Design Group, Richard Ragan as Township Planner. At the re-organization of the Planning Board they will appoint a Planner and it is intended for him to represent both Boards.

**Board Planner-** Meredith Acacia nominated Richard Ragan with the Ragan Design Group as consulting Planner second by Robert Paneque YES: Paneque, Weinstein, Acacia & Sheeran NO: Hampton, Ziobro, Najarian. **Motion Approved**

**Recording Secretary** –Meredith Acacia nominated the re-appointment of Dawn D’Agostino as recording secretary, second by Scott Weinstein YES: Hampton, Paneque, Weinstein, Acacia, Sheeran, Ziobro & Najarian. **Motion Approved**

## **Page 2- Zoning Minutes of 1/8/03 (continued)**

**Recording Firm-** Ron Hampton nominated McCrystal Reporting, Steve McCrystal as the Board’s recording firm, second by Sheeran YES: Hampton, Paneque, Weinstein, Acacia, Sheeran, Ziobro & Najarian. **Motion Approved**

**Approved Newspapers-** Meredith Acacia motioned to approve the approve the Asbury Park Press and the Ocean County Observer as the approved newspapers, second by Adam Ziobro YES: Hampton, Paneque, Weinstein, Acacia, Sheeran, Ziobro & Najarian. **Motion Approved**

**2003 Meeting Dates and Time-** Scott Najarian discussed changing the start time of the meeting to 7:30 pm due to the quantity of applications being heard. After Board discussion Meredith Acacia pointed out that she has small children and it would be hard for her to attend at that time. Ron Hampton motioned to keep the meeting time at 8:00pm and approve the dates as submitted, second by Weinstein YES: Hampton, Paneque, Weinstein, Acacia, Sheeran, Ziobro & Najarian. **Motion Approved**

**ANNOUNCEMENT:** Mr. Megill stated that the January 15<sup>th</sup> 2003 meeting was noticed to start at 7:30pm and would be the only meeting to start at that time applications will be heard at 8:00 pm.

Greg Mc Guckin addressed the Board he thanked them and stated it had been a pleasure working with everyone. He also told the Board that the newly appointed attorney and firm is well qualified for the position and would do a good job. Scott Najarian thanked Greg and stated he and his firm had done a wonderful job in the past years representing the Board.

Jeromie Lange addressed the Board he thanked them and stated that he enjoyed representing the Board as Engineer and felt they had been a very professional and fair Board. Scott Najarian thanked Jeromie for all the work he and his firm has done for the Board.

Larry Hartman was appointed by the Township Committee as Alternate #2. Scott Najarian asked Valter Must to swear in Mr. Hartman as a Board member and welcomed him to the Board. Scott Najarian explained that if any member could not make a meeting they must contact himself, Mr. Megill or Dawn D’Agostino prior to the meeting.

Newly appointed Mike Kafton, Mayor of Jackson Township congratulated the Board and Professionals on their appointments and asked them to remember to always put the residents of Jackson Township first in making their decisions.

**ADJOURNMENT:** Motion to adjourn meeting at 8:30 p.m. by: SHEERAN/Weinstein  
YES: UNANIMOUS

**Next meeting of the Zoning Board of Adjustment to be January 15<sup>th</sup> 2003 at 7:30 pm at the Municipal Building.**

Respectfully Submitted,

Dawn D'Agostino, Recording Secretary