

**JACKSON TOWNSHIP PLANNING BOARD**  
**PUBLIC MEETING AGENDA**  
**FEBRUARY 7, 2005**  
**MEETING STARTS AT 7:00 PM**

- A. Call to Order**
- B. Salute to Flag**
- C. Open Public Meeting Statement**
- D. Roll Call**
- E. Payment of Vouchers**
- F. Approval of Minutes**
- G. Engineering Matters**

- 1. Waiver Requests
- 2. Administrative Approvals
  - a. **Jackson Baptist Church**  
Decrease in square footage of approved addition
- 3. Matters for Discussion

**H. Legal Matters**

- 1. Resolutions
  - a. #2005-08 – PLANNING BOARD PROCEDURES
- 2. Changes to Agenda Schedule
- 3. Miscellaneous Legal Matters

**I. Board Matters for Discussion**

**J. Applications**

- 1. **Block 145.01, Lot 32.02 – Walgreens Drug Store**  
Location: County Line Road and Harmony Road  
Preliminary and Final Site Plan  
Engineer: Maser Consulting, P.A.  
Attorney: Steven Leone, Esq.  
Date Complete: 6/25/04; carried from 11/15/04  
Decision Due Date: Time Waiver granted through 2/7/05  
Hearing Status: Public testimony taken; driveway location to be determined  
  
Eligible to vote: Krubner, Matusz, Reina, Millemann
  
- 2. **Block 82.01, Lot 1 – Wawa**  
Location: Corner of Bennetts Mills Road & Rte. 527  
Amended Final Site Plan for additional parking  
Engineer: Bohler Engineering  
Attorney: Stephen Kotzas, Esq.  
Date Complete: 1/27/05  
Decision Due Date: 3/13/05  
Hearing Status: Initial Testimony

- K. Public Session**
- L. Adjournment**

UPCOMING PLANNING BOARD MEETINGS:

CAUCUS HEARING – FEBRUARY 22, 2005

ENGINEERING MATTERS

1. Waiver Request
  - a. **Block 155 Lots 20.02, 51 & 52 – Charles Baker**  
2 lot major subdivision on an unimproved road

BOARD MATTERS FOR DISCUSSION

1. Green Acres Open Space Plan – Andrew Strauss, Strauss & Associates

APPLICATIONS

- 1, **Block 9.01, Lots 170 & 171 – Pine Knoll Manor**  
Location: South Stump Tavern & Toms River Roads  
Final Major Subdivision – 17 lots (16 residential, 1 stormwater)  
Engineer: Property Development Services  
Attorney: Ray Shea, Esq.  
Date Complete: 1/13/05  
Decision Due Date: 2/27/05  
Hearing Status: Initial Testimony
2. **Block 9.01, Lots 173.02, 174.01, & 174.02 – Maplewood Estates**  
Location: Toms River Road & Benz Lane  
Final Major Subdivision – 13 lots (12 new residential & 1 existing)  
Engineer: Property Development Services  
Attorney: Sam Brown, Esq.  
Date Complete: 1/27/05  
Decision Due Date: 3/13/05  
Hearing Status: Initial Testimony
3. **Block 84.01, Lots 3, 4.01, 4.02, 5.01 – 4G's Land LLC**  
Location: West Pleasant Grove Road  
Preliminary Major Subdivision  
Engineer: East Coast Engineering  
Attorney: Stephen Pepe, Esq.  
Date Complete: 1/7/05  
Decision Due Date: 4/12/05  
Hearing Status: Initial Testimony

## PUBLIC HEARING - MARCH 7, 2005

1. **Block 75.01, Lot 2.02 – Armstrong Capital**  
Location: Villanova Drive  
Preliminary Major Subdivision-31 lots, R-9 standards  
Engineer: D. W. Smith  
Attorney: John P. Doyle  
Date Complete: 11/5/04  
Decision Due Date: Time Waiver granted to 3/7/05  
Hearing Status: Some testimony given  
Eligible to vote: Crocitto, Krubner, Matusz, Reina,  
Giblin, Millemann, Krakower
  
2. **Block 56.19 & 56.20, Lots 1-4, 15-17 & 1-7, 30-34 – Paul & Brenda Ciribassi**  
Location: Edison Avenue  
Amended Site Plan  
Engineer: Templin Engineering Associates  
Attorney: Steven Leone, Esq.  
Date Complete: 12/21/04  
Decision Due Date: 4/20/05  
Hearing Status: Initial Testimony
  
3. **Block 123.01, Lots 8 & 9 – Sam Pollina**  
Location: County Line and Steuben Lane  
Preliminary & Final Site Plan  
Engineer: J.K.R. Engineering, P.C.  
Attorney: Wayne Peck, Esq.  
Date Complete: 1/21/05  
Decision Due Date: 3/7/05  
Hearing Status: Initial Testimony

## CAUCUS HEARING MARCH 21, 2005

## PUBLIC HEARING – APRIL 4, 2005

1. **Block 9.01, Lot 180.01 – Thomas Bergstrom**  
Location: Toms River and Stump Tavern Road  
Final Major Subdivision – 8 lots (7 residential, 1 basin)  
Engineer: O'Donnell, Stanton & Associates  
Attorney: James Gluck, Esq.  
Date Complete: 10/14/04; carried from 11/15/04  
Decision Due Date: Time Waiver *requested* to 4/15/05  
Hearing Status: Initial Testimony
  
2. **Block 70, Lot 17.01 – Michael Rottenberg**  
Location: Clear Stream Road  
Preliminary Major Subdivision – 5 lots (4 residential, 1 basin)  
Engineer: Flannery, Webb and Hansen  
Attorney: Ray Shea, Esq.  
Date Complete: 1/7/05  
Decision Due Date: 5/7/05  
Hearing Status: Initial Testimony