

JACKSON TOWNSHIP BOARD OF ADJUSTMENT
NOTICE

OFFICE OF PLANNING AND ZONING
MUNICIPAL BUILDING
95 WEST VETERANS HIGHWAY
JACKSON, NEW JERSEY 08527
TEL. # (732) 928-1200 ext 1242 FAX # (732) 928-1397

LYNNE BRADLEY, CHAIR
SHELDON HOFSTEIN, VICE CHAIR
MOSHE HEIMAN, SEC'Y
CHRYSTABEL ROSAL, Acting Sec'y
CARLOS V. MARTINS
LAYA CUSANO

RAYMOND TREMER JR.
ALT.#1 JAMES SILECCHIA
ALT.#2 VACANT
KATHLEEN BIBZA (REC, SEC'Y)
GINA TUMOLO (Acting Rec, Sec'y)
PINELANDS COMMISSION

ENGINEER/MARK ROHMEYER
ATTORNEY/JEAN CIPRIANI
PLANNER/ERNIE PETERS
CONFLICT ENG/ R & V
TRAFFIC ENG/CME
CONFLICT ATTORNEY/ R. SHEA
ENVIRONMENTAL COMM

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT
RE-ORGANIZATION AND REGULAR MEETING**

JANUARY 7, 2026
MEETING STARTS AT 7:00 p.m.

NOTICE TO APPLICANTS:

Generally, the Board will take no further testimony after 10:30 p.m. The Board does its best to accommodate all applications; however, the Board reserves the right to carry an application.

- A. Call to Order
- B. Flag Salute
- C. Open Meeting Statement
- D. Roll Call
- E. Approval of Resolutions
- F. Approval of Minutes
- G. Payment of Vouchers
- H. Announcements
- I. Executive Session- RE-ORGANIZATION OF ZONING BOARD PROFESSIONALS FOR 2026
- J. Matters for Discussion
- K. Administrative Approvals
- L. Applications-

1. **APPLICANT: 889 GREEN VALLEY ROAD LLC/CYTRYN (VARIANCE 3545)**
BLOCK: 13691 LOT: 1 ZONE: R-3
LOCATION: 889 GREEN VALLEY ROAD
ATTORNEY: SALVATORE ALFIERI **ENGINEER: PDS/GRAHAM MACFARLANE**

APPLICANT IS SEEKING A VARIANCE FOR A NEW 2 STORY SINGLE FAMILY DWELLING, VARIANCE FOR LOT AREA, LOT DEPTH, FRONT AND SIDE YARD SETBACKS.

2. **APPLICANT: MOSHE AND LISA WEISS (VARIANCE 3502-1)**
BLOCK: 13601 LOT: 3 ZONE: R-3
LOCATION: 486 CLEARSTREAM ROAD
ATTORNEY: SALVATORE ALFIERI **ARCHITECT: GARFINKEL ARCHITECTS/LEWIS GARFINKEL**

APPLICANT IS SEEKING AN AMENDED VARIANCE TO FINISH THE BASEMENT AND MAKE IMPROVEMENTS TO THE DECK ON AN EXISTING HOME. PRIOR VARIANCE V3502 APPROVED PER RESOLUTION 2024-45.

(TO BE CARRIED TO MARCH 4, 2026, MEETING No additional notice)

3. **APPLICANT: FALZARANO GROUP LLC/ ENZO'S RESTAURANT (PRELIMINARY AND FINAL SITE PLAN 938 W/ USE VARIANCE 3525)**
BLOCK: 2507 LOT: 25 ZONE: LC
LOCATION: 237 W. COMMODORE BLVD
ATTORNEY: SALVATORE ALFIERI **ENGINEER: PDS/GRAHAM MACFARLANE**

APPLICANT IS SEEKING PRELIMINARY AND FINAL SITEPLAN WITH USE VARIANCE TO RETAIN RESTARUANT USE, CONVERT SINGLE FAMILY DWELLING TO SALES OFFICE, OUTDOOR SHED SALES, CONVERT THE BUILDING TO MULTI-TENANT WAREHOUSE AND ON-SITE LEASED PARKING. **(CARRIED FROM 8/6/25 and NOVEMBER 5, 2025, MEETING) Testimony given 8/6/25 Will re-notice.**

All Documents relating to the application may be inspected by the public between hours of 10:00 am thru 4:00 pm Monday through Friday in the office of Planning and Zoning located 65 Don Connor Boulevard. Also you can review the documents closer to the meeting date at, Document link- [Zoning Board Applicant Related Documents | Jackson Township, NJ](#)