

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
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ALT.#2 VACANT
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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](#)