

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 FAX # (732) 928-1397

SCOTT NAJARIAN, CHAIR  
LYNNE BRADLEY, VICE CHAIR  
CARL BOOK JR, SEC'Y  
JEANINE FRITCH, Acting Sec'y  
JAMES HURLEY  
STEVE COSTANZO

VACANT  
ALT.#1 JOSEPH RICCARDI  
ALT.#2 RAYMOND LOVACCO  
KING REPORTING (REC, SEC'Y)  
KING REPORTING  
PINELANDS COMMISSION

ENGINEER/EVAN HILL  
ATTORNEY/Ryan MURPHY  
PLANNER/ERNIE PETERS  
CONFLICT ENG  
TRAFFIC ENG  
ENVIRONMENTAL COMM

JACKSON TOWNSHIP BOARD OF ADJUSTMENT  
RESERVE MEETING  
JANUARY 18, 2023

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
- J. Matters for Discussion-
- K. Administrative Approvals-
- L. Applications-

1. **APPLICANT: SHINDEL GOLDMAN (VARIANCE 3445)**  
**BLOCK: 16801 LOT: 26 ZONE: RD**  
**LOCATION: 302 HARDING COURT**

APPLICANT IS SEEKING A VARIANCE FOR A PROPOSED ACCESSORY USE (INGROUND POOL) AND 5' OPEN FENCE IN THE FRONT YARD AREA WHERE IT IS PROHIBITED. (CARRIED FROM JANUARY 4, 2023 MEETING) Testimony given 1/4/23 No additional notice

2. **APPLICANT: SAVVAS AND CRYSTALLA KYRIACOU (VARIANCE 3451)**  
**BLOCK: 2101 LOT: 30 ZONE: HC**  
**LOCATION: 329 JACKSON MILLS ROAD**  
**ATTORNEY: N/A ENGINEER: N/A PLANNER: N/A**

APPLICANT IS SEEKING A VARIANCE FOR AN EXPANSION OF NON CONFORMING USE, PROPOSED RESIDENTIAL EXPANSION USE IN A COMMERCIAL ZONE.

3. **APPLICANT: CHANA SIEGEL/YOTZER OHR LAKEWOOD A NJ NON PROFIT (USE VARIANCE 3411)**  
**BLOCK: 21501 LOT: 26 ZONE: I**  
**LOCATION: 950 MAPLEHURST AVE**  
**ATTORNEY: DONNA JENNINGS ENGINEER: N/A PLANNER: ANDREW JANIW**

APPLICANT IS SEEKING A USE VARIANCE FOR A SMALL HIGH SCHOOL IN THE INDUSTRIAL ZONE.  
(CARRIED FROM 8/17/22, 9/21/22 AND NOVEMBER 16, 2022 MEETING) No additional notice  
**TO BE CARRIED TO MARCH 15, 2023 No additional notice**

4. **APPLICANT: MOSHE ROZANSKY (VARIANCE 3426)**  
**BLOCK: 6111 LOT: 3 ZONE: R-15**  
**LOCATION: 19 VERMONT AVENUE**  
**ATTORNEY: ADAM PFEFFER ENGINEER: PDS/BILL STEVENS**

APPLICANT IS SEEKING A VARIANCE FOR A NEW SINGLE FAMILY DWELLING ON AN UNDERSIZED LOT  
(CARRIED FROM THE NOVEMBER 16, 2022 MEETING) Testimony given 11/16/22 No additional notice

5. **APPLICANT: GREEN APPLE HOLDINGS LLC (USE VARIANCE 3328)**  
**BLOCK: 12004 LOT: 62.01 ZONE: R-3**  
**LOCATION: 32 BENNETTS MILLS ROAD**  
**ATTORNEY: ADAM PFEFFER ENGINEER: FWH/BRIAN FLANNERY**

APPLICANT IS SEEKING A USE VARIANCE TO ALLOW RETAIL/COMMERCIAL USE.  
PREVIOUSLY HEARD 2/17/21. (CARRIED FROM 6/1/22, 8/3/22, 9/21/22 AND NOVEMBER 30, 2022 MEETING) Notice required  
**TO BE CARRIED TO MARCH 15, 2023 Notice required**

6. **APPLICANT: SWANBORNE LLC (PRELIMINARY/ FINAL SITE PLAN 869 HOUSE OF WORSHIP)**  
**BLOCK: 20701/20801 LOT: 3/1,8,9,10,11,12,15,16,17,18,28 ZONE: RG-2**  
**LOCATION: WHITESVILLE AND EAST VETERANS HIGHWAY**  
**ATTORNEY: JOHN GIUNCO ENGINEER: PDS/ WILLIAM STEVENS**

APPLICANT IS SEEKING PRELIMINARY/ FINAL SITE PLAN FOR HOUSE OF WORSHIP  
(CARRIED FROM 3/2/22, 5/4/22, 6/15/22, 9/7/22 AND DECEMBER 7, 2022, MEETING) Testimony given 6/15/22, 9/7/22, 12/7/22. No additional notice.

All Documents relating to the application may be inspected by the public between hours of 8:30 am thru 4:10 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-<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/>