

**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
REGULAR MEETING
FEBRUARY 1, 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: MARCELLUS AND ALYSSA BRANDON (VARIANCE 3447)
BLOCK: 10002 LOT: 24 ZONE: R-3
LOCATION: 445 FREEHOLD ROAD**

APPLICANT IS SEEKING A VARIANCE FOR PLACED POOL EQUIPMENT AT 13' TO SIDE YARD PROPERTY LINE, WHERE 20' MINIMUM IS REQUIRED.

- 2. APPLICANT: MATZLIACHS/28 ASHFORD (INTERPRETATION V3431)
BLOCK: 6202 LOT: 15 ZONE: R-20
LOCATION: 28 ASHFORD ROAD
ATTORNEY: CHRISTOPHER COSTA ENGINEER: NEW LINES/GLENN LINES**

APPLICANT IS SEEKING AN INTERPRETATION OF USE OF DETACHED GARAGE AS A RECREATION AREA FOR FAMILY AND AREA FOR HOME WORSHIP.
(CARRIED FROM 11/2/22 AND DECEMBER 7, 2022 MEETING) Notice required
TO BE CARRIED TO THE APRIL 19, 2023 MEETING No additional notice

- 3. APPLICANT: WHITE OAK PROPERTIES/RENTAL PROPERTY HOLDINGS LLC (PRELIMINARY FINAL SITE PLAN 875)
BLOCK: 11501 LOT: 7.02 ZONE: R-3
LOCATION: 130 PUSHKIN LANE
ATTORNEY: PETER VAN DYKE ENGINEER: MORGAN/MATHEW WILDER**

APPLICANT IS SEEKING PRELIMINARY/ FINAL SITE PLAN FOR IN-PATIENT DRUG AND ALCOHOL TREATMENT FACILITY WHICH ALREADY RECEIVED USE VARIANCE PER RESOLUTION 2020-21,
(CARRIED FROM JANUARY 4 2023 MEETING) Testimony given 1/4/23. No additional notice

- 4. APPLICANT: JOHN AND TRACY DEROUVILLE (PRELIMINARY/FINAL SITE PLAN 862)
BLOCK: 23202 LOT: 31 ZONE: RD-1
LOCATION: 1435 TOMS RIVER ROAD
ATTORNEY: STEVEN LEONE ENGINEER: PDS/WILLIAM STEVENS**

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN TO ALLOW CONTINUED USE OF SECOND RESIDENCE AND TO ALLOW COMMERCIAL USE FOR PROPOSED BLDG #4, RECONSTRUCTION OF THE EXISTING STABLE BLDG FOR COMMERCIAL USE. USE VARIANCE GRANTED PER RESOLUTION 2017-52 DATED 8/2/17
(CARRIED FROM 7/20/22, 9/21/22 AND NOVEMBER 30, 2022 MEETING) Testimony given 7/20/22. Notice required
TO BE CARRIED TO MARCH 1, 2023 MEETING Notice required

- 5. APPLICANT: MC CRYSTAL (PRELIMINARY/FINAL MAJOR SUBDIVISION 665 WITH VARIANCE 3439)
BLOCK: 2110 LOT: 2 & 3 ZONE: R-1
LOCATION: 60 & 44 NORTH HOPE CHAPEL ROAD
ATTORNEY: DENNIS GALVIN ENGINEER: SHORE POINT/KEVIN SHELLY**

APPLICANT IS SEEKING PRELIMINARY/ FINAL MAJOR SUBDIVISION WITH VARIANCES TO SUBDIVIDE PROPERTY INTO 6 ONE ACRE LOTS IN THE R-1 ZONE WITHOUT SEWER.
TO BE CARRIED TO THE APRIL 5, 2023 MEETING No additional notice

- 6. APPLICANT: KHAL HAMPSHIRE HILLS INC. SYNAGOGUE (USE VARIANCE 3436)
BLOCK: 5202 LOT: 1 ZONE: HC
LOCATION: N. COUNTY LINE ROAD
ATTORNEY: DONNA JENNINGS ENGINEER: PDS/GRAHAM MACFARLANE**

APPLICANT IS SEEKING A USE VARIANCE FOR A HOUSE OF WORSHIP IN THE HC ZONE, FROM 244-115 WHERE NOT ALL CONDITIONS CAN BE MET.

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/>

UPDATED 1/27/23