

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  
REGULAR MEETING  
FEBRUARY 4, 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-
- J. Matters for Discussion- RE-ORGANIZATION OF ZONING BOARD TRAFFIC ENGINEER FOR 2026
- K. Administrative Approvals
- L. Applications-

1. MEIR AND FRAYDA STOLLMAN (VARIANCE 3547)  
BLOCK: 12912 LOT: 4 ZONE: R-9  
LOCATION: 68 S. COOKS BRIDGE ROAD

APPLICANT IS SEEKING A VARIANCE FOR A 6’ IN HEIGHT SOLID FENCE IN THE FRONT YARD AREA, WHERE IT IS NOT PERMITTED.  
(CARRIED FROM DECEMBER 17, 2025, MEETING) Testimony given 12/17/25 No additional notice  
TO BE CARRIED TO FEBRUARY 18, 2026, No additional notice

2. APPLICANT: JAMES HUGHES/ 280 FARADAY AVE. (AMENDED SITE PLAN 261-1 W/ USE VARIANCE 3479)  
BLOCK: 22112 LOT: 2 ZONE: I  
LOCATION: 280 FARADAY AVE.  
ATTORNEY: PETER LOFFREDO ENGINEER: LINO DEALMEIDA III

APPLICANT IS SEEKING AN AMENDED SITE PLAN WITH USE VARIANCE FOR OFF STREET PARKING FOR TRAILER, VEHICLES AND HEAVY EQUIPMENT.  
(CARRIED FROM 2/7/24, 3/20/2, 5/15/24, 5/21/25, 7/16/25, 9/17/25 AND DECEMBER 3, 2025, MEETING) Testimony given 3/20/24 , Notice Required.

3. 51 PROGRESS PLACE LLC (USE VARIANCE 3546)  
BLOCK: 2401 LOT: 8 ZONE: LM  
LOCATION: 51 PROGRESS PLACE  
ATTORNEY: SALVATORE ALFIERI ENGINEER: PDS/ BILL STEVENS

APPLICANT IS SEEKING A USE VARIANCE FOR A MOBILE CONCRETE BATCH PLANT ON A SITE THAT WAS PREVIOUSLY GRANTED SITE PLAN WITH VARIANCE APPROVAL PER RESOLUTION 2022-41.  
(CARRIED FROM DECEMBER 17, 2025, MEETING) Testimony given 12/17/25 No additional notice

4. ZYSR LLC (USE VARIANCE 3542)  
BLOCK: 2202 LOT: 3 ZONE: HC  
LOCATION: 156 E. COMMODORE BLVD  
ATTORNEY: ADAM PFEFFER ENGINEER. PDS/ GRAHAM MACFARLANE

APPLICANT IS SEEKING A USE VARIANCE FOR OUTSIDE STORAGE OF GOODS, MATERIALS AND EQUIPMENT FOR A CONTRACTORS OFFICE, SHOWROOM, WAREHOUSE AND GARAGE BUILDING.  
(CARRIED FROM DECEMBER 17, 2025, MEETING) No additional 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](#)