

OFFICE OF PLANNING AND ZONING
MUNICIPAL BUILDING
95 WEST VETERANS HIGHWAY
JACKSON, NEW JERSEY 08527
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ALT.#1 JEANINE FRITCH
ALT.#2 NINO BORRELLI
DANIELLE SINOWITZ (REC, SEC'Y)
TORRO REPORTING
PINELANDS COMMISSION

ENGINEER/EVAN HILL
ATTORNEY/SEAN GERTNER
PLANNER/ERNIE PETERS
CONFLICT ENG./
TRAFFIC ENG./ FRANK MISKOVICH
ENVIRONMENTAL COMM

JACKSON TOWNSHIP BOARD OF ADJUSTMENT
REGULAR MEETING
FEBRUARY 5, 2020

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

1. **APPLICANT: YAAKOV SALOMON (VARIANCE 3318)**
BLOCK: 20201 LOT: 32 ZONE: R-1
LOCATION: 6 BEAR TRAIL

APPLICANT IS SEEKING A VARIANCE FOR AN INSTALLED A SPORTS COURT AT 16' FROM SIDE YARD PROPERTY LINE, WHERE 20' MINIMUM IS REQUIRED.

2. **APPLICANT: AHARON LEEDER (VARIANCE 3319)**
BLOCK: 7801 LOT: 9 ZONE: R-9
LOCATION: 36 VILLANOVA DRIVE

APPLICANT IS SEEKING A VARIANCE FOR A PROPOSED DETACHED GARAGE AT 2' FROM SIDE AND REAR YARD PROPERTY LINES, WHERE 10' MINMUM IS REQUIRED FOR EACH.

3. **APPLICANT: HYSON ESTATES, LLC/ GRANDE HARMONY (USE VARIANCE 3228)**
BLOCK: 4801 LOT: 5, 6, 8, 9, 10 ZONE: LC
LOCATION: HARMONY ROAD

APPLICANT IS SEEKING A USE VARIANCE TO CONSTRUCT 25 TOWNHOUSE BUILDINGS (214 UNITS) "GRANDE HARMONY" IN THE LC ZONE. (CARRIED FROM THE 8/1/18, 10/17/18, 1/16/19, 4/3/19, 5/15/19, 7/17/19 AND NOVEMBER 6, 2019 MEETING) Testimony given 8/1/18, 4/3/19 **No additional notice.**

4. **APPLICANT: PHILS TREE SERVICE LLC/PHILIP LEWIS (USE VARIANCE 3278)**
BLOCK: 23108 LOT: 5 ZONE: RD-1
LOCATION: 539 VATH STREET

APPLICANT IS SEEKING A USE VARIANCE TO OPERATE A TREE SERVICE BUSINESS IN THE RD-1 ZONE, WHICH IS NOT A PERMITTED USE. (CARRIED FROM THE 2/6/19, 5/1/19, 7/17/19 AND NOVEMBER 6, 2019) **Notice is required.** Testimony given 2/6/19 (TO BE CARRIED TO APRIL 1, 2020 NOTICE IS REQUIRED)

5. **APPLICANT: WSNP LLC (USE VARIANCE 3316)**
BLOCK: 6401 LOT: 22 ZONE: R-1
LOCATION: 146 S. NEW PROSPECT ROAD

APPLICANT IS SEEKING A USE VARIANCE APPROVAL FOR A SYNAGOGUE ON AN UNDERSIZED LOT WHICH IS A PERMITTED CONDITIONAL USE, WHERE NOT ALL CONDITIONS CAN BE MET.

UPDATED 1/29/20