

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**Monday, February 9, 2026**

**MEETING STARTS AT 6:30 P.M.**

- A. Call to Order**
- B. Salute to Flag**
- C. Open Public Meetings Act Statement**
- D. Roll Call**
- E. Executive Session**
- F. Payment of Voucher for Recording Secretary – February 9, 2026**
- G. Approval of Minutes of January 12, 2026 – Reorganization Meeting**
- H. Engineering/Planning Matters**
- I. Legal Matters**

**1. Resolutions**

**2. Changes to Agenda Schedule**

Block: 1102; Lot: 24.02 – WB Ocean 26, LLC – Carry from 1/26/26 to 2/23/26  
*No Notice Required*

Block: 8901; Lot: 5 (Additional Lot 4) – Yosef Haim Minzberg – Carry from 3/9/26 to 3/23/26  
*Notice Required*

Block: 8901; Lot: 19 – Yosef Haim Minzberg – Carry from 3/9/26 to 3/23/26  
*Notice Required*

Block: 20901; Lot: 15 – Hope Commercial Holdings – Move from 4/6/26 to 3/9/26  
*No Further Notice Required*

**3. Miscellaneous Legal Matters**

**J. Board Matters for Discussion**

**K. Applications**

**Block: 10201; Lot: 8 – Mocreia Motor & Marine, LLC**

Location: 608 Oakwood Avenue

Home Occupation Application to Provide Mechanical and Maintenance Services in Detached Garage

Attorney: Jeffrey Donner, Esq.

Date Complete: 11/5/25

Hearing Status: Initial Testimony

## **FUTURE PLANNING BOARD MEETINGS**

### **FEBRUARY 23, 2026**

#### **Block: 1102; Lot: 24.02 – WB Ocean 26, LLC**

Location: 1020 Farmingdale Road

1 Year Time Extension for the Construction of Private Schools

Engineer: Newlines Land Consultants

Attorney: Donna M. Jennings, Esq.

Date Complete: 12/3/25

Hearing Status: Initial Testimony

#### **Block: 22401; Lots: 7, 8, 9, 10, 11 and 12 – 510 Whitesville, LLC**

Location: 510 Whitesville Road

P/F Major Site Plan for a 3 Story 15,000 Square Foot Office and a 12,750 Square Foot Warehouse

Engineer: Civil Core Consulting

Attorney: Donna M. Jennings, Esq.

Date Complete: 9/11/25

Hearing Status: Initial Testimony

### **MARCH 9, 2026**

#### **Block: 8901; Lot: 5 (Additional Lot 4) – Yosef Haim Minzberg**

Location: 156 Willow Drive

Minor Subdivision for New Proposed Lots 5.01 and 5.02

Engineer: Charles Surmonte, P.E., P.L.S.

Attorney: Salvatore Alfieri, Esq.

Date Complete: 12/10/25

Hearing Status: Initial Testimony

#### **Block: 8901; Lot: 19 – Yosef Haim Minzberg**

Location: 53 Magnolia Drive

Minor Subdivision for New Proposed Lots 19.01 and 19.02

Engineer: Charles Surmonte, P.E., P.L.S.

Attorney: Salvatore Alfieri, Esq.

Date Complete: 12/10/25

Hearing Status: Initial Testimony

#### **Block: 18701; Lot: 40 – 789 Toms River Road, LLC**

Location: 789 Toms River Road

Minor Subdivision for 2 Conforming Lots

Engineer: Dynamic Engineering

Attorney: Sara R. Werner, Esq.

Date Complete: 12/11/25

Hearing Status: Initial Testimony

### **MARCH 23, 2026**

#### **Block: 19703; Lot: 29 – Nefesh Hachaim, Inc.**

Location: 49 Grand Boulevard

P/F Major Site Plan for a 31,143 Square Foot Private High School

Engineer: Haler Consulting

Attorney: Donna M. Jennings, Esq.

Date Complete: 1/14/26

Hearing Status: Initial Testimony

**APRIL 6, 2026**

**Block: 20901; Lot: 15 – Hope Commercial Holdings**

Location: 30 South Hope Chapel Road

P/F Major Site Plan for a 3 Story 16,500 Square Foot Business Office

Engineer: Dynamic Engineering

Attorney: Salvatore Alfieri, Esq.

Date Complete: 10/2/25

Decision Due Date: Time Waived

Hearing Status: Testimony Given 11/3/25

**Eligible: Bressi, Heller, Rogers, Weingart, Sullivan and Campbell**

**APRIL 20, 2026**

No applications at this time

**MAY 4, 2026**

No applications at this time

**MAY 18, 2026**

No applications at this time

**JUNE 1, 2026**

No applications at this time

**JUNE 15, 2026**

No applications at this time

**JULY 6, 2026**

No applications at this time

**JULY 20, 2026**

No applications at this time

**AUGUST 3, 2026**

No applications at this time

**AUGUST 17, 2026**

No applications at this time

**SEPTEMBER 14, 2026**

No applications at this time

**OCTOBER 5, 2026**

No applications at this time

**OCTOBER 19, 2026**

No applications at this time

**NOVEMBER 2, 2026**

No applications at this time

**NOVEMBER 16, 2026**

No applications at this time

**DECEMBER 7, 2026**

No applications at this time

**DECEMBER 21, 2026**

No applications at this time

**JANUARY 11, 2027 – Reorganization Meeting**