

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**February 22, 2021**

**MEETING STARTS AT 7:30 P.M.**

You are invited to a Zoom webinar.

When: Feb 22, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board 02-22-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82615002426?pwd=TGZaVWUwazRUZVI2T3Ezb2diK3IJUT09>

Passcode: 594655

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- A. Call to Order
- B. Salute to Flag
- C. Open Public Meetings Act Statement
- D. Roll Call
- E. Executive Session
- F. Payment of Voucher-Recording Secretary – February 22, 2021
- G. Approval of Minutes of January 25, 2021 - Regular Meeting  
Approval of Minutes of February 1, 2021 – Regular Meeting  
Approval of Minutes of February 8, 2021 – Regular Meeting
- H. Engineering/Planning Matters
- I. Legal Matters
  - 1. Resolutions – pending review circulation & approval
    - Block: 7204; Lot: 1 – Ocean County Utilities Authority – Courtesy Review
    - Location: Brookwood Parkway
    - Installation of below grade wastewater, metering pump station
    - Engineer: O'Donnell, Stanton & Associates, Inc.
    - Hearing Status: Approved
    - Eligible: Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Riccardi, Haring, Hudak
  - 2. Changes to Agenda Schedule
  - 3. Miscellaneous Legal Matters
- I. Board Matters for Discussion

**J. Applications****Block: 3101; Lot: 19 – Lirama, LLC JB's Diner**

P/F Major Site Plan – 6500 SF Diner with parking

Location: Monmouth Road

Engineer: Environmental Resolutions, Inc.

Attorney: David Galvin, Esq.

Date Complete: 10/15/20

Hearing Status: Initial Testimony

**Block: 4101; Lot: 20.02 – Jackson Woods Southeast**

Amended Preliminary Subdivision approval for the entire Jackson Woods Southeast consisting of 465 residential townhome units along with roadways, a clubhouse, bike trail, utilities, landscaping and lighting. Seeking Final Major Subdivision approval for Section 1 which includes 186 of the townhome units

Engineer: Maser Engineering

Attorney: Ronald L. Shimanowitz, Esq.

Date Complete: 10/5/20

Decision Due Date: 1/8/21

Hearing Status: Testimony given 12/21/20

**Eligible: Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak**

**PLANNING BOARD MEETING MARCH 1, 2021****Block: 4201; Lot: 3 – Cedar Swamp Plaza, LLC**

Location: Cedar Swamp Road

P/F Major Site Plan – to construct 5 self storage facility buildings and associated infrastructure. Applicant to correct the testimony of Traffic Engineer providing a Certified Traffic Expert on this application which was approved on 5/20/19

Engineer: Matrix Newworld Engineering

Attorney: Timothy B. Middleton, Esq.

Decision Due Date: Time waived to 3/1/21

Hearing Status: Initial Testimony

**Block: 6501; Lot: 42.04 – Dubin Contracting, LLC**

Location: 2180 W. County Line Road

P/F Minor Site Plan – to construct a new two-story 6,000 SF office building with associated off street parking space, lighting, landscaping, stormwater management facilities

Engineer: DW Smith

Attorney: Salvatore Alfieri, Esq.

Date Complete: 11/19/20

Hearing Status: Initial Testimony

**Block: 5601; Lot: 65 – Centrastate Healthcare System**

Location: Bartley Road

P/F Major Site Plan seeking amended Major Site Plan approval – to construct 2,964 SF addition to existing medical office building

Engineer: Maser Consulting

Attorney: Michael Vitiello, Esq.

Date Complete: 12/2/20

Hearing Status: Initial Testimony

**PLANNING BOARD MEETING MARCH 1, 2021 (CONTD.)****Block: 19501; Lot: 35 – Solomon Zolty Investments**

Location: Grawtown Road

P/F Major Subdivision – Proposal to subdivide the existing lot into 21 SFD to include 4 Affordable Housing &amp; 1 Storm Water Lot

Engineer: PDS  
 Attorney: Adam Pfeffer, Esq.  
 Date Complete: 12/4/20  
 Decision Due Date: 3/9/21  
 Hearing Status: Initial Testimony

**FUTURE PLANNING BOARD MEETINGS (CONTD.)****PLANNING BOARD MEETING MARCH 15, 2021****Block: 10401; 17802 Lots: 5.04; 57.01 – Jackson Parke (South Section)  
(Continuation)**

Residential development for 549 single and multi-family units

Engineer: Partner Engineering & Science, Inc.  
 Attorney: Jason R. Tuvel, Esq.  
 Date Complete: 8/22/19  
 Decision Due Date: Per Court order 11/16/20  
 Hearing Status: Testimony given 11/16/20, 12/7/20, 12/21/20, 2/1/21,  
 2/8/21

**Eligible: Dolan, Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Riccardi, Haring, Hudak****PLANNING BOARD MEETING MARCH 22, 2021****Block: 8601; Lot: 41 – 28 North Cooks Bridge Road, LLC**

P/F Major Site Plan to construct 11,305 SF two story professional office

Engineer: Haler Consulting  
 Attorney: Salvatore Alfieri, Esq.  
 Date Complete: 11/5/20  
 Decision Due Date: Time waived to 3/22/21  
 Hearing Status: Initial Testimony

**PLANNING BOARD MEETING APRIL 5, 2021****Block: 3601; Lots: 2, 3, 5 & 6 – Macedonia Baptist Church**

Location: Cassville Road

P/F Major Site Plan with Minor Subdivision for Lot Consolidation

Engineer: Insite Engineering, LLC  
 Attorney: David J. Leone, Esq.  
 Date Complete: 7/17/20  
 Decision Due Date: Time waived to 4/5/21  
 Hearing Status: Testimony given 1/25/21

**Eligible: Dolan, Campbell, Riker, Jozwicki, Luisi, Brito, Wall, Flemming, Riccardi, Haring, Hudak**

**PLANNING BOARD MEETING APRIL 5, 2021 (CONTD.)****Block: 3001; Lots: 5, 6, 19 and 20 – Adventure Crossing Phase 2**

Location: Monmouth Road

Amended S/P Phase 2 – Amended warehouse development consistent with HCMU Zone regulations

Engineer: PDS

Attorney: Salvatore Alfieri, Esq.

Date Complete: 1/6/21

Decision Due Date: 4/11/21

Hearing Status: Testimony given 1/25/21

**Eligible: Dolan, Campbell, Riker, Jozwicki, Luisi, Brito, Wall, Flemming, Riccardi, Haring, Hudak****PLANNING BOARD MEETING APRIL 19, 2021****Block: 4201; Lots: 1 & 2 – Dreamview, LLC**

Location: 584 Cedar Swamp Road

P/F Major Subdivision and Major Site Plan

Engineer: Stonefield Engineering &amp; Design, LLC

Attorney: Dennis Collins, Esq.

Date Complete: 1/27/21

Decision Due Date: 5/2/21

Hearing Status: Initial Testimony

**Block: 4801; Lot: 24 – Ehrman Family Investment Co., LLC**

Location: 440 N. County Line Road

P/F Major Site Plan – (7) contractor warehouses – 115,800 SF total warehouse area

Engineer: FWH Associates

Attorney: Salvatore Alfieri, Esq.

Date Complete: 1/27/21

Decision Due Date: 5/2/21

Hearing Status: Initial Testimony

**PLANNING BOARD MEETING APRIL 26, 2021**

No applications at this time

**PLANNING BOARD MEETING MAY 3, 2021**

No applications at this time

**PLANNING BOARD MEETING MAY 10, 2021**

No applications at this time

**PLANNING BOARD MEETING MAY 17, 2021**

No applications at this time

**PLANNING BOARD MEETING JUNE 7, 2021**

No applications at this time

**PLANNING BOARD MEETING JUNE 21, 2021**

No applications at this time

**PLANNING BOARD MEETING JULY 19, 2021**

No applications at this time

**PLANNING BOARD MEETING AUGUST 2, 2021**

No applications at this time

**PLANNING BOARD MEETING AUGUST 16, 2021**

No applications at this time

**PLANNING BOARD MEETING SEPTEMBER 20, 2021**

No applications at this time

**PLANNING BOARD MEETING OCTOBER 4, 2021**

No applications at this time

**PLANNING BOARD MEETING OCTOBER 18, 2021**

No applications at this time

**PLANNING BOARD MEETING NOVEMBER 1, 2021**

No applications at this time

**PLANNING BOARD MEETING NOVEMBER 15, 2021**

No applications at this time

**PLANNING BOARD MEETING DECEMBER 6, 2021**

No applications at this time

**PLANNING BOARD MEETING DECEMBER 20, 2021**

No applications at this time