

**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
STEVE COSTANZO, VICE CHAIR
CARL BOOK JR, SEC'Y
JEANINE FRITCH
JAMES HURLEY
VACANT, Acting Sec'y**

**MICHELLE RUSSELL
ALT.#1 LYNNE BRADLEY
ALT.#2 JOHN SPALTHOFF
FRANCESCA DI BELLA (REC, SEC'Y)
FRANCESCA DI BELLA REPORTING
PINELANDS COMMISSION**

**ENGINEER/EVAN HILL
ATTORNEY/SEAN GERTNER
PLANNER/ERNIE PETERS
CONFLICT ENG
TRAFFIC ENG
ENVIRONMENTAL COMM**

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT
REGULAR MEETING**

APRIL 6, 2022

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- **TIFFANY CERVASIO (V3403) B. 2701 L.6 -730 W. COMMODORE BLVD-
(CARRIED FROM MARCH 16, 2022, AND TO BE CARRIED TO THE APRIL 20, 2022 MEETING). No additional notice.**

- I. Executive Session
- J. Matters for Discussion- **APPLICANT: COUNTYLINE HOLDINGS LLC (USE VARIANCE 3362)
BLOCK: 2101 LOT: 16, 17 ZONE: HC
LOCATION: NORTH COUNTY LINE ROAD**

APPLICANT IS SEEKING A RECONSIDERATION OF DENIAL FOR A USE VARIANCE FOR THE PROPOSED
WAREHOUSE 397,495 SF AND OFFICE SPACE 34,800 SF IN FOUR BUILDINGS IN HC ZONE.
(CARRIED FROM THE MARCH 2, 2022, MEETING) No additional notice

- K. Administrative Approvals-
- L. Applications-

- 1. **APPLICANT: HENNA AND SHABSAI NEUSTADT (VARIANCE 3400)
BLOCK: 6103 LOT: 23 ZONE: R-15
LOCATION: 9 NEW JERSEY AVENUE**

APPLICANT IS SEEKING A VARIANCE FOR A 6' (IN HEIGHT) SOLID FENCE IN THE FRONT YARD AREA, WHERE IT IS NOT PERMITTED.

- 2. **APPLICANT: DONALD BREHM JR (VARIANCE 3405)
BLOCK: 17802 LOT: 34 ZONE: R-5
LOCATION: 1 BISCAYNE COURT**

APPLICANT IS SEEKING A VARIANCE FOR AN IN-GROUND POOL IN THE FRONT YARD OF A CORNER LOT WHERE IT IS PROHIBITED.

- 3. **APPLICANT: HIGHLAND DEVELOPMENT VENTURES LLC (PRELIMINARY/FINAL SITE PLAN 849 W/ MINOR SUBDIVISION 1414
AND USE VARIANCE 3384
BLOCK: 21103 LOT: 1, 2, 3, 18, 19, 20 ZONE: HC/R-20
LOCATION: N. HOPE CHAPEL & MAY BLVD.**

APPLICANT IS SEEKIN PRELIMINARY/FINAL SITE PLAN W/ MINOR SUBDIVISION AND USE VARIANCE FOR A SELF STORAGE FACILITY.
(CARRIED FROM THE 11/3/21, 12/15/21 AND FEBRUARY 2, 2022 MEETING) Testimony given 2/2/22 No additional notice

- 4. **APPLICANT: A & A TRUCK PARTS INC (PRELIMINARY/FINAL SITE PLAN 841 W/ USE VARIANCE 3370)
BLOCK: 2401 LOT: 8 ZONE: LM
LOCATION: PROGRESS PLACE**

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN W/ USE VARIANCE FOR A CONTRACTOR STORAGE FACILITY.
(CARRIED FROM THE 10/20/21, 12/1/21, 2/2/22 AND MARCH 2, 2022 MEETING) . Testimony given 3/2/22 No additional notice.

- 5. **APPLICANT: MILES II LLC (PRELIMINARY/FINAL SITE PLAN 833 W/ USE VARIANCE 3360)
BLOCK: 2603 LOT: 18 ZONE: HC
LOCATION: 470 W. COMMODORE BLVD**

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN W/ USE VARIANCE TO CONVERT EXISTING NON-CONFORMING (KENNEL) INTO
CONFORMING USE (USED AUTO SALE
TO BE CARRIED TO APRIL 6, 2022. No additional notice.
(CARRIED FROM 6/2/21, 7/21/21, 10/6/21, 11/17/21, 12/1/21, 1/5/22, 2/2/22 AND MARCH 2, 2022 MEETING) No additional notice

- 6. **APPLICANT: MICHAEL ROSENBERG (VARIANCE 3399)
BLOCK: 13601 LOT: 22 ZONE: R-3
LOCATION: 6 DENMARK LANE**

APPLICANT IS SEEKING A VARIANCE FOR A NEW SINGLE FAMILY DWELLING ON A LOT THAT HAS DEFICIENT FRONT AND SIDE YARD
SETBACKS, ALSO LOT AREA AND WIDTH.
(CARRIED FROM THE FEBRUARY 16, 2022 MEETING) No additional notice

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 3/17/22