

**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  
LYNNE BRADLEY, Acting Sec'y**

**VACANT  
ALT.#1 JOHN SPALTHOFF  
ALT.#2 SAMARA O'NEILL  
KING REPORTING (REC, SEC'Y)  
KING REPORTING  
PINELANDS COMMISSION**

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

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**JACKSON TOWNSHIP BOARD OF ADJUSTMENT  
REGULAR MEETING**

**JUNE 1, 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-
- I. Executive Session
- J. Matters for Discussion-
- K. Administrative Approvals-
- L. Applications-

- 1. APPLICANT: MICHAEL ROSENBERG (VARIANCE 3399)  
BLOCK: 13601 LOT: 22 ZONE: R-3  
LOCATION: 6 DENMARK LANE  
ATTORNEY: SALVATORE ALFIERI ARCHITECT:SFA&D/FLIGMAN**

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 2/16/22, 4/6/22 AND MAY 18, 2022 MEETING) Testimony given 5/18/22. No additional notice

- 2. APPLICANT: KARINA AND EDWARD HERNANDEZ (V3412)  
BLOCK: 11803 LOT: 5 ZONE:R-3  
LOCATION: 20 ARROWSHEAD CIRCLE**

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

- 3. APPLICANT: RACHEL AND IGNACIO JR CRUZ (V3413)  
BLOCK: 9901 LOT: 40.01 ZONE: R-5  
LOCATION: 156 W. PLEASANT GROVE ROAD**

APPLICANT IS SEEKING A VARIANCE, PROPOSING AN IN-GROUND SWIMMING POOL AT 10' TO SIDE YARD PROPERTY LINE, WHERE 50' MINIMUM IS REQUIRED.

- 4. APPLICANT: BAILA AND YITZCHOK SCHWARTZ (V3414)  
BLOCK: 7214 LOT: 22 ZONE: R-9  
LOCATION: 6 LOUISIANA PARKWAY**

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

- 5. APPLICANT: YECHEZKEL AND YOCHEVED MUNK (V3415)  
BLOCK: 5810 LOT: 47 ZONE: R-15  
LOCATION: 8 JUNIPER LANE**

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

- 6. APPLICANT: MILES II LLC (PRELIMINARY/FINAL SITE PLAN 833 W/ USE VARIANCE 3360)  
BLOCK: 2603 LOT: 18 ZONE: HC  
LOCATION: 470 W. COMMODORE BLVD  
ATTORNEY: ADAM PFEFFER ENGINEER:WJH/WALTER HOPKINS**

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN W/ USE VARIANCE TO CONVERT EXISTING NON-CONFORMING (KENNEL) INTO CONFORMING USE (USED AUTO SALE (CARRIED FROM 6/2/21, 7/21/21, 10/6/21, 11/17/21, 12/1/21, 1/5/22, 2/2/22, 3/2/22 AND APRIL 6, 2022 MEETING) Testimony given 4/6/22 No additional notice

7. **APPLICANT: GREEN APPLE HOLDINGS LLC (USE VARIANCE 3328)**  
**BLOCK: 12004**                      **LOT: 62.01**                      **ZONE: R-3**  
**LOCATION: 32 BENNETTS MILLS ROAD**  
**ATTORNEY: ADAM PFEFFER**                      **ENGINEER: FWH/BRIAN FLANNERY**

APPLICANT IS SEEKING A USE VARIANCE TO ALLOW RETAIL/COMMERCIAL USE.  
PREVIOUSLY HEARD 2/17/21.

8. **APPLICANT: 508 BURKE LLC (MAJOR SUBDIVISION 652)**  
**BLOCK: 3601**                      **LOT: 19, 33, 34, 35, 40**                      **ZONE: R-3**  
**LOCATION: BURKE ROAD**  
**ATTORNEY: SALVATORE ALFIERI**                      **ENGINEER: PDS/GRAHAM MACFARLANE**

APPLICANT IS SEEKING PRELIMINARY/ FINAL MAJOR SUBDIVISION FOR PREVIOUSLY APPROVED DENSITY VARIANCE TO ALLOW 13 RESIDENTIAL LOTS AND 2 STORM WATER LOTS PER RESOLUTION 2020-39. (CARRIED FROM THE 11/17/21, 1/19/22, 3/2/22 AND MAY 4, 2022 MEETING) **Notice required**

9. **APPLICANT: 26 WHITESVILLE ROAD LLC (MINOR SITE PLAN 853)**  
**BLOCK: 19501**                      **LOT: 21**                      **ZONE: RG-2**  
**LOCATION: 26 WHITESVILLE ROAD**  
**ATTORNEY: DONNA JENNINGS**                      **ENGINEER: PDS/IAN BORDEN**

APPLICANT IS SEEKING MINOR SITE PLAN FOR A CONDITIONAL USE –HOUSE OF WORSHIP, WHICH THE PROPERTY HAS PREVIOUS APPROVAL WITH THE ZONING BOARD FOR SINGLE FAMILY DWELLING AND CANINE CARE FACILITY. (CARRIED FROM 3/2/22 AND MARCH 16, 2022 MEETING). **Testimony given. 3/16/22. 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/> **5/19/22**