

OFFICE OF PLANNING AND ZONING  
MUNICIPAL BUILDING  
95 WEST VETERANS HIGHWAY  
JACKSON, NEW JERSEY 08527  
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CARL BOOK JR, CHAIR  
STEVE COSTANZO., VICE CHAIR  
KATHRYN MCILHINNEY, SEC'Y  
PETER MAHER  
JAMES HURLEY  
SCOTT NAJARIAN

GARY MILLER  
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  
RESERVE MEETING  
JUNE 17, 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- **After applications (1, 2 & 3)**
- 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, ALSO AN INSTALLED SOLID FENCE AT 79" (INCHES) IN HEIGHT, WHERE 72" (INCHES) IS THE MAXIMUM HEIGHT. (CARRIED FROM THE MARCH 18, 2020 MEETING) No additional notice (TO BE CARRIED TO NEXT AVAILABLE MEETING)

2. **APPLICANT: EMANUEL ESTEVES- (VARIANCE 3326)**  
**BLOCK: 15805 LOT: 1 ZONE: R-3**  
**LOCATION: 1 MORNING STAR LANE**

APPLICANT IS SEEKING A VARIANCE FOR AN ACCESSORY STRUCTURE (SHED) AND 6' (IN HEIGHT) SOLID FENCE IN THE FRONT YARD AREA, WHERE IT IS NOT PERMITTED. (TO BE CARRIED TO NEXT AVAILABLE MEETING)

3. **APPLICANT: WHITE OAK CENTER LLC (USE VARIANCE 3255)**  
**BLOCK: 11501 LOT: 7.02 ZONE: R-1**  
**LOCATION: 130 PUSHKIN ROAD**

AS PER COURT REMAND.APPLICANT IS SEEKING A USE VARIANCE FOR A USE NOT PERMITTED IN THE R-1 ZONE, AS WELL AS NOT MEETING THE INTENT OF NJSA 40. (CARRIED FROM THE FEBRUARY 19, 2020 MEETING) Notice required.

**Zoning Board Pending application due to cancelled meeting**

Scheduled meeting date before cancelled meetings

- 3/18/20 **APPLICANT: JOSEPH SEBBAG (PRELIM/FINAL MAJOR SUBDIVISION 648)**  
**BLOCK: 13601 LOT: 9 & 10 ZONE: R-3**  
**LOCATION: CLEARSTREAM AND N. HOPE CHAPEL ROAD**

APPLICANT IS SEEKING PRELIMINARY FINAL MAJOR SUBDIVISION FOR 6 SINGLE FAMILY LOT CUL DE SAC PREVIOUSLY RECEIVED APPROVAL FOR USE VARIANCE 3225 AND MINOR SUBDIVISION 1396 (CARRIED FROM THE 9/4/19, 10/16/19, 12/4/19 AND MARCH 4, 2020 MEETING) No additional notice

- 3/18/20 **APPLICANT: COUNTY LINE CONSTRUCTION INC. (USE, DENSITY AND BULK VARIANCE 3306)**  
**BLOCK: 4402 LOT: 73 ZONE: R-3**  
**LOCATION: FRANK APPELEGATE ROAD**

APPLICANT IS SEEKING A USE, DENSITY AND BULK VARIANCE TO EXTEND MARYBETH LANE FOR 9 SINGLE FAMILY DWELLING LOTS AND 1 STORMWATER LOT. (CARRIED FROM THE 9/4/19, 10/16/19 AND JANUARY 15, 2020 MEETING) No additional notice

- 3/18/20 **APPLICANT: GRAWTOWN ACRES LLC (PRELIMINARY/FINAL MAJOR SUBDIVISION 651 W/ VARIANCE 3325)**  
**BLOCK: 19403 LOT: 8 ZONE: RG-2**  
**LOCATION: GRAWTOWN ROAD**

APPLICANT IS SEEKING PRELIMINARY/FINAL MAJOR SUBDIVISION W/ VARIANCE FOR 9 RESIDENTIAL LOTS, 2 AFFORDABLE HOUSING UNITS AND 1 STORMWATER LOT. (CARRIED FROM THE MARCH 18, 2020 AND APRIL 1, 2020 MEETING) No additional notice

- 4/1/20 **APPLICANT: RENEE BOGART/GLENN KNOWLES (USE VARIANCE 3303)**  
**BLOCK: 18502 LOT: 55 ZONE: FA-6**  
**LOCATION: 485 TOMS RIVER ROAD**

APPLICANT IS SEEKING A USE VARIANCE APPROVAL FOR A SMALL SCALE WOODWORKING BUSINESS. (CARRIED FROM THE 1/15/20 AND FEBRUARY 19, 2020 MEETING) No additional notice.

## Zoning Board Pending application due to cancelled meeting (continued)

### Scheduled meeting date before cancelled meetings

**4/1/20**    **APPLICANT: JENNIFER VAN SCHOICK (AMENDED APPROVAL FOR VARIANCE 3193-1)**  
**BLOCK: 2201**                      **LOT: 47**                      **ZONE: MF**  
**LOCATION: 636 WILLIAM STREET**

APPLICANT IS SEEKING AMENDED APPROVAL FOR VARIANCE 3193-1 TO ADD GOATS TO VARIANCE AS EMOTIONAL SUPPORT ANIMALS PER PRESCRIPTION AND SERVICE DOGS AS NOT TO BE INCLUDED IN THE THIRTY DOGS.

**5/6/20**    **APPLICANT: DAVID S JR AND ROBYN REYNOLDS (VARIANCE 3327)**  
**BLOCK: 12002**                      **LOT: 5**                      **ZONE: R-3**  
**LOCATION: 66 CEDAR SWAMP ROAD**

APPLICANT IS SEEKING A VARIANCE FOR A DETACHED GARAGE AND SHED ON AN UNDERSIZED LOT IN THE R-3 ZONE THAT DOES NOT MEET THE INTENT OF THE "LOT OF RECORD" PROVISIONS.

**5/6/20**    **APPLICANT: PETER & KRISTINA CACCESE (VARIANCE 3328)**  
**BLOCK: 15803**                      **LOT: 6**                      **ZONE: R-3**  
**LOCATION: 4 SIENA DRIVE**

APPLICANT IS SEEKING A VARIANCE FOR A 6' (IN HEIGHT) SOLID FENCE IN FRONT YARD AREA, WHERE SUCH FENCES ARE PROHIBITED,

**5/6/20**    **APPLICANT: CRAIG & KATHERINE POWALIE (VARIANCE 3329)**  
**BLOCK: 1220**                      **LOT: 1**                      **ZONE: R-1**  
**LOCATION: 158 FRANK APPLGATE ROAD**

APPLICANT IS SEEKING A VARIANCE FOR A 5' (IN HEIGHT) OPEN STYLE FENCE IN THE FRONT YARD AREA, WHERE SUCH FENCES ARE PROHIBITED.

## UPCOMING SCHEDULED ZONING BOARD MEETING DATES

January 15 (2020) Re-organization- only one meeting this month  
February 5 & 19 (2020)  
March 4 & 18 (2020)  
April 1 & 15 (2020)  
May 6 & 20 (2020)  
June 3 & 17 (2020)  
July 15 (2020) Re-organization - only one meeting this month

The July 2019 and July 2020 meetings will be for re-organization. Also, January 2020 will be for re-organization.

The following meeting dates are tentative need to be approved at re-organization in July.

August 5 & 19 (2020)  
September 2 & 16 (2020)  
October 7 & 21 (2020)  
November 4 & 18 (2020)  
December 2 & 16 (2020)