

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**August 3, 2020**

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

**You are invited to a Zoom webinar. For Public Participation  
When: August 3, 2020 7:30 PM Eastern Time (US and Canada)  
Topic: Planning Board 08-03-2020**

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/83981545367?pwd=Lys2WTVFSEdOKV9xQjBBMU1acEhhZz09>**

**Password: 594655**

**Or iPhone one-tap :**

**US: +13126266799,,83981545367#,,,,0#,,594655# or +19292056099,,83981545367#,,,,0#,,594655#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

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**Webinar ID: 839 8154 5367**

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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 – August 3, 2020**
- G. Approval of Minutes of July 27, 2020 – Special Meeting**
- H. Engineering/Planning Matter**

**I. Legal Matters**

**1. Resolutions**

**Block: 4801; Lots: 22.01 & 23.01 – Jackson Storage of New Jersey, LLC**

**Location: 400 North County Line Road**

**Minor Subdivision – Time Extension**

**Engineer: Dynamic Engineering**

**Attorney: Jennifer Krimko, Esq.**

**Date Complete: 6/5/20**

**Hearing Status: Approved**

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

**Block: 3001; Lots: 5, 6, 19 & 22 – Adventure Crossing Phase 2 S/P**

**Location: Monmouth Road**

**P/F Major Site Plan for Adventure Crossing Phase 2 proposed improvement Warehouse and a recreational development consistent with HCMU zone Requirements**

**Engineer: Professional Design Services, LLC**

**Attorney: Salvatore Alfieri, Esq.**

**Date Complete: 7/14/20**

**Hearing Status: Approved**

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

**2. Changes to Agenda Schedule**

**3. Miscellaneous Legal Matters**

**I. Board Matters for Discussion**

**J. Applications**

**Block: 6501; Lot: 42.03 – SAFStor Land Co., LLC**

Location: 2160 W, County Line Road

P/F Site Plan - to construct a 104,211 SF proposed three-story self-storage building.

Engineer: Bohler Engineering

Attorney: Henry-Kent Smith, Esq.

Date Complete: 1/17/20

Decision Due Date: Time waived to 8/3/20

Hearing Status: Initial Testimony

The files were uploaded to the township website;

<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/430>

**Block: 22010; Lot: 6 – Berk Holdings, LLC**

Location: Faraday Avenue

Amended Approval P/F Major Site Plan

Engineer: Professional Design Services, LLC

Attorney: Adam Pfeffer, Esq.

Date Complete: 11/25/19

Hearing Status: Testimony given 3/2/20

**Eligible: Dolan, Campbell, Nigro, Inzelbuch, Wall, Flemming, Haring, Hudak**

The files were uploaded to the township website;

<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/431>

**Block: 7001; Lot: 23 - Moshe Rozsansky**

Location: 84 Valley Road

Minor Subdivision – one lot to two residential lots – Time Extension

Engineer: Professional Design Services, LLC

Attorney: Adam Pfeffer, Esq.

Date Complete: 6/15/20

Hearing Status: Initial Testimony

The files were uploaded to the township website;

<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/432>

**Block: 2004; Lot: 2 – Allen Morgan**

Location: Harmony Road

Minor Subdivision – one lot to two residential lots

Engineer: Professional Design Services, LLC

Attorney: Adam Pfeffer, Esq.

Date Complete: 6/23/20

Decision Due Date: 8/7/20

Hearing Status: Initial Testimony

The files were uploaded to the township website;

<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/433>

**Block: 21202; Lots: 6.01 & 7 – Aisle 9 Grocery Store**

Location: East Veterans Highway

Amended P/F Site Plan

Engineer: Dynamic Engineering  
 Attorney: Adam Pfeffer, Esq.  
 Date Complete: 12/4/19  
 Decision Due Date: Time waived to 7/31/20  
 Hearing Status: Initial Testimony

The files were uploaded to the township website;

<https://nj-jacksonstownship.civicplus.com/DocumentCenter/Index/429>**FUTURE PLANNING BOARD MEETINGS****PLANNING BOARD MEETING AUGUST 17, 2020****Block: 10401; 17802 Lots: 5.04; 57.01 – Jackson Parke (South Section)**

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 to 8/27/20  
 Hearing Status: Testimony given 6/15/20

**PLANNING BOARD MEETING SEPTEMBER 21, 2020****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 9/21/20  
 Hearing Status: Initial Testimony

**Block: 20101; Lot: 30 – Sam's Road Subdivision**

Location Sam's Road

P/F Major Subdivision – to subdivide 1 lot into 6 residential lots

Engineer: Boro Engineering, LLC  
 Attorney: Salvatore Alfieri, Esq.  
 Date Complete: 2/14/20  
 Decision Due Date: Time waived to 9/21/20  
 Hearing Status: Initial Testimony

**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: 10/20/20  
 Hearing Status: Initial Testimony

**FUTURE PLANNING BOARD MEETINGS (CONTD)**

**PLANNING BOARD MEETING OCTOBER 5, 2020**

No applications at this time

**PLANNING BOARD MEETING OCTOBER 19, 2020**

No applications at this time

**PLANNING BOARD MEETING NOVEMBER 2, 2020**

No applications at this time

**PLANNING BOARD MEETING NOVEMBER 16, 2020**

No applications at this time

**PLANNING BOARD MEETING DECEMBER 7, 2020**

No applications at this time

**PLANNING BOARD MEETING DECEMBER 21, 2020**

No applications at this time