

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT
NOTICE**

Please take notice that the Jackson Township Board of Adjustment will hold its reserve meeting on October 21, 2020 at 7:00 p.m. in the Municipal Building, 95 West Veterans Highway, Jackson, NJ. Public access will be virtually through Zoom. The foregoing Electronic Public Meeting is recommended due to the current COVID-19 pandemic in accord with directives and guidance from State officials.

**OFFICE OF PLANNING AND ZONING
MUNICIPAL BUILDING
95 WEST VETERANS HIGHWAY
JACKSON, NEW JERSEY 08527
TEL. # (732) 928-1200 FAX # (732) 928-1397**

**CARL BOOK JR, CHAIR
SCOTT NAJARIAN, VICE CHAIR
KATHRYN MCILHINNEY, SEC'Y
PETER MAHER
JAMES HURLEY
STEVE COSTANZO**

**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**

**OCTOBER 21, 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
- J. Administrative Approvals
- K. Applications-

Any person (s) affected by this appeal/application may have an opportunity to be heard and are invited to a Zoom webinar/ meeting.

You are invited to a Zoom webinar.

When: Oct 21, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Zoning Board 10-21-2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82215962119?pwd=ZGFTQzh6dIYweENJaGxHZ2VoUVdTZz09>

Passcode: 594655

Or iPhone one-tap:

US: +19292056099,,82215962119#,,,,,0#,,594655# or +13017158592,,82215962119#,,,,,0#,,594655#

Or Telephone:

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

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 822 1596 2119

Passcode: 594655

Document link-<https://njacksontownship.civicplus.com/DocumentCenter/Index/411>

- 1. APPLICANT: SOLOMON BREZNER (V3339)
BLOCK: 7214 LOT: 36 ZONE: R-9
LOCATION: 30 CALIFORNIA DRIVE**

APPLICANT IS SEEKING A VARIANCE TO CONSTRUCT AN ACCESSORY (MEMBRANE) STRUCTURE AT LESS THAN 10' TO DWELLING AND LESS THAN 10' TO SIDE YARD PROPERTY LINE, WHERE 10' MINIMUM IS REQUIRED FOR EACH.

- 2. APPLICANT: JOHN ROSZKO (V3340)
BLOCK: 2801 LOT: 55 ZONE: R-3
LOCATION: 8 JASON COURT**

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

- 3. APPLICANT: JOHN BELLINA (V3341)
BLOCK: 2005 LOT: 10 ZONE: R-1
LOCATION: 1 FEATHER LANE**

APPLICANT IS SEEKING A VARIANCE FOR AN ACCESSORY STRUCTURE IN THE FRONT YARD AREA, WHICH IS NOT PERMITTED.

- 4. APPLICANT: ISRAEL ROTTENSTEIN (V3342)
BLOCK: 16005 LOT: 13 ZONE: RG-2
LOCATION: 1 QUEENS COURT**

APPLICANT IS SEEKING A VARIANCE TO CONSTRUCT PRIVACY PLANTINGS, 6' (IN HEIGHT) SOLID FENCE WITH 4' (IN HEIGHT) OPEN FENCE BEHIND IT, IN THE FRONT YARD AREA ON A CORNER LOT.

5. **APPLICANT: 528 LLC (USE VARIANCE 3333)**
BLOCK: 13801 **LOT: 4.01, 5, 6.01** **ZONE: I**
LOCATION: 1235 E. VETERANS HIGHWAY

APPLICANT IS SEEKING A USE VARIANCE APPROVAL FOR (3) BUILDINGS- 12,800SF RETAIL/OFFICE BUILDING W/ RESTAURANT, 5,525 SF MINIMART CONVENIENCE STORE/GAS STATION AND 16,000SF RETAIL BUILDING W/ RESTAURANT.
(CARRIED FROM THE OCTOBER 7, 2020 AGENDA) Notice Required

6. **APPLICANT: DENTON HOLDINGS LLC (PRELIMINARY/ FINAL MAJOR SUBDIVISION 655)**
BLOCK: 20701 **LOT: 2** **ZONE: RG-2**
LOCATION: DENTON LANE

APPLICANT IS SEEKING PRELIMINARY/ FINAL MAJOR SUBDIVISION FOR 23 LOTS TOTAL.
(21 RESIDENTIAL LOTS, 1 AFFORDABLE HOUSING LOT AND 1 STORMWATER LOT). PREVIOUSLY RECEIVED APPROVED CONDITIONAL USE, LOT DEPTH, WIDTH AND FRONTAGE VARIANCE.

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.

Document link-<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/411>

UPDATED 10/6/20