

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

**JOHN SPALTHOFF  
ALT.#1 JOSEPH RICCARDI  
ALT.#2 RAYMOND LOVACCO  
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  
NOVEMBER 2, 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: SIMON AND AGNES WACHSLER (VARIANCE 3437)  
BLOCK: 7806                      LOT: 34                      ZONE: R-9  
LOCATION: 2 COLUMBIA COURT**

APPLICANT IS SEEKING A VARIANCE FOR A SHED AT 2' TO THE SIDE PROPERTY LINE AND AT 6' TO THE REAR PROPERTY LINE, WHERE 10' IS REQUIRED FOR EACH.

- 2. APPLICANT: NICHOLAS AND KENNETH PIPHER (VARIANCE 3433)  
BLOCK: 11404                      LOT: 91                      ZONE: R-1  
LOCATION: 617 OAK LEAF STREET**

APPLICANT IS SEEKING A VARIANCE FOR A 6' (IN HEIGHT) SOLID FENCE IN THE FRONT YARD AREA, WHERE IT IS NOT PERMITTED. (IMPROPER NOTICE FOR OCTOBER 5, 2022 MEETING) NOTICED FOR THE NOVEMBER 2, 2022 MEETING)

- 3. 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, 4/6/22, 6/1/22 8/3/22 AND OCTOBER 19, 2022 MEETING) Testimony given 4/6/22 No additional notice

- 4. APPLICANT: DEBOWS UNITED METHODIST CHURCH (VARIANCE 3438)  
BLOCK: 101                      LOT: 1                      ZONE: HC  
LOCATION: 509 MONMOUTH ROAD  
ATTORNEY: N/A                      ENGINEER: N/A**

APPLICANT IS SEEKING A VARIANCE FOR A CHANGEABLE COPY SIGN, WHERE SUCH SIGNS ARE NOT PERMITTED. (DUE TO LACK OF NOTICE APPLICATION WILL NOTICE FOR THE DECEMBER 21, 2022 MEETING)

- 5. APPLICANT: MATZLIACHS/28 ASHFORD (INTERPRETATION V3431)  
BLOCK: 6202                      LOT: 15                      ZONE: R-20  
LOCATION: 28 ASHFORD ROAD  
ATTORNEY: CHRISTOPHER COSTA                      ENGINEER: NEW LINES/GLENN LINES**

APPLICANT IS SEEKING AN INTERPRETATION OF USE OF DETACHED GARAGE AS A RECREATION AREA FOR FAMILY AND AREA FOR HOME WORSHIP. TO BE CARRIED TO DECEMBER 7, 2022 MEETING. No additional notice

- 6. APPLICANT: DUBIN CONTRACTING LLC/ABRAHAM JACOBS (VARIANCE 3394)  
BLOCK: 7501                      LOT: 4                      ZONE: R-1  
LOCATION: 283 METEDECONK TRAIL  
ATTORNEY: SALVATORE ALFIERI                      ENGINEER: NEWLINES/ GLENN LINES**

APPLICANT IS SEEKING A VARIANCE FOR A NEW SINGLE FAMILY DWELLING ON A LOT THAT LACKS THE REQUIRED LOT WIDTH 150'. (CARRIED FROM 2/16/22, 3/16/22, 5/18/22, 6/15/22 AND SEPTEMBER 7, 2022 MEETING). Testimony given 3/16/22, 5/18/22. Must 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 10/28/22