

**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  
RESERVE MEETING**

**NOVEMBER 16, 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: MORDECHAY TZABARI (VARIANCE 3407)  
BLOCK: 6702 LOT: 13 ZONE: R-15  
LOCATION: 12 HARVEST COURT**

APPLICANT IS SEEKING A VARIANCE FOR A CHANGE OF USE OF A STRUCTURE THAT IS A NON-COMPLIANT LOCATION. (CARRIED FROM 5/4/22, 7/20/22 AND SEPTEMBER 7, 2022, MEETING) Testimony given 5/4/22, 7/20/22. No additional notice

2. **APPLICANT: CHANA SIEGEL/YOTZER OHR LAKEWOOD A NJ NON PROFIT (USE VARIANCE 3411)  
BLOCK: 21501 LOT: 26 ZONE: I  
LOCATION: 950 MAPLEHURST AVE  
ATTORNEY: DONNA JENNINGS ENGINEER: N/A PLANNER: ANDREW JANIW**

APPLICANT IS SEEKING A USE VARIANCE FOR A SMALL HIGH SCHOOL IN THE INDUSTRIAL ZONE. (CARRIED FROM 8/17/22 AND SEPTEMBER 21, 2022 MEETING) No additional notice

3. **APPLICANT: EARLE INVESTMENTS LLC (PRELIMINARY/ FINAL SITE PLAN 857)  
BLOCK: 23001 LOT: 20.05, 20.06, 20.07. ZONE: PM-1  
LOCATION: EARLE WAY  
ATTORNEY: ROBERT SHEA ENGINEER: CHRISTOPHER ROSATI**

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN FOR PROPOSED 4 WAREHOUSES WITH PARKING AND ASSOCIATED SITE IMPROVEMENTS. (CARRIED FROM THE 8/17/22 OCTOBER 5, 2022 MEETING) No additional notice

4. **APPLICANT: COUNTYLINE HOLDINGS LLC (USE VARIANCE 3362)  
BLOCK: 2101 LOT: 16, 17 ZONE: HC  
LOCATION: NORTH COUNTY LINE ROAD  
ATTORNEY: ADAM PFEFFER ENGINEER: FWH/BRIAN MURPHY**

APPLICANT IS SEEKING A RECONSIDERATION OF DENIAL FOR A USE VARIANCE FOR THE PROPOSED WAREHOUSE 397,495 SF AND OFFICE SPACE 34,800 SF IN FOUR BUILDINGS IN HC ZONE. (CARRIED FROM 3/2/22, 4/6/22, 5/18/22, 8/3/22 AND OCTOBER 19, 2022, MEETING) No additional notice

5. **APPLICANT: MOSHE ROZANSKY (VARIANCE 3426)  
BLOCK: 6111 LOT: 3 ZONE: R-15  
LOCATION: 19 VERMONT AVENUE  
ATTORNEY: ADAM PFEFFER ENGINEER: PDS/BILL STEVENS**

APPLICANT IS SEEKING A VARIANCE FOR A NEW SINGLE FAMILY DWELLING ON AN UNDERSIZED LOT

6. **APPLICANT: HOME TRIM LLC (VARIANCE 3427)  
BLOCK: 4402 LOT: 12 ZONE: R-3  
LOCATION: 514 FRANK APPLGATE ROAD  
ATTORNEY: JOHN JACKSON III ENGINEER: KBA/JOSEPH KOCIUBA**

APPLICANT IS SEEKING A VARIANCE FOR A NEW SINGLE FAMILY DWELLING WITH INSUFFICIENT LOT AREA, WIDTH AND SIDE YARD SETBACK.

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 10/20/22