

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

VACANT  
ALT.#1 JOHN SPALTHOFF  
ALT.#2 SAMARA O'NEILL  
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  
RE-ORGANIZATION AND RESERVE MEETING  
JULY 20, 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- **RE-ORGANIZATION OF BOARD MEMBER, RECORDING SECRETARY, RECORDING FIRM AND OFFICAL NEWSPAPER.**
- K. Administrative Approvals-
- L. Applications-

1. **APPLICANT: JOHN & STACEY REILLY (VARIANCE 3417)**  
**BLOCK: 17301                      LOT: 5                      ZONE: R-1**  
**LOCATION: 760 W. VETERANS HIGHWY**

APPLICANT IS SEEKING A VARIANCE FOR A PROPOSED DETACHED GARAGE AT 10' TO THE REAR YARD, WHERE 50' MINIMUM IS REQUIRED AND 10' TO SIDE YARD, WHERE 20' MINIMUM IS REQUIRED.  
(CARRIED FROM JUNE 15, 2022) Testimony given 6/15/22. No additional notice

2. **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 THE MAY 4, 2022, MEETING) Testimony given 5/4/22. No additional notice

3. **APPLICANT: SHIRA & SHNEUR VERSCHLEISER (VARIANCE 3204-1)**  
**BLOCK: 21501                      LOT: 15                      ZONE: R-1**  
**LOCATION: 109 WHITE ROAD**

APPLICANT IS SEEKING A VARIANCE FOR PROPOSED FENCE OR WALL TALLER THAN 6' IN HEIGHT, WHERE 6' IN HEIGHT IS THE MAXIMUM HEIGHT. (CARRIED FROM JUNE 15, 2022) Testimony given 6/15/22. No additional notice

4. **APPLICANT: RACHEL AND IGNACIO JR CRUZ (V3413)**  
**BLOCK: 9901                      LOT: 40.01                      ZONE: R-5**  
**LOCATION: 156 W. PLEASANT GROVE ROAD**

APPLICANT IS SEEKING A VARIANCE, PROPOSING AN IN-GROUND SWIMMING POOL AT 10' TO SIDE YARD PROPERTY LINE, WHERE 50' MINIMUM IS REQUIRED. (CARRIED FROM THE JUNE 1, 2022, MEETING)No additional notice

5. **APPLICANT; EFRAIM RUTTA (VARIANCE 3418)**  
**BLOCK: 5104                      LOT: 1                      ZONE: R-20**  
**LOCATION: 1 HASTINGS COURT**

APPLICANT IS SEEKING A VARIANCE FOR A PROPOSED 5' (IN HEIGHT) OPEN FENCE AND 6'(IN HEIGHT) SOLID FENCE, EACH WITH PLANTINGS, IN THE FRONT YARD AREA, WHERE SUCH IMPROVEMENTS ARE PROHIBITED.

6. **APPLICANT; KARIN WORM AND AXEL METZGER (VARIANCE 3419)**  
**BLOCK: 17501                      LOT: 1                      ZONE: FA-2**  
**LOCATION: 177 SOUTH STUMP TAVERN ROAD**

APPLICANT IS SEEKING A VARIANCE FOR A PROPOSED ACCESSORY STRUCTURE IN THE FRON YARD AREA, WHERE IT IS NOT PERMITTED.

7. **APPLICANT: JOHN AND TRACY DEROUVILLE (PRELIMINARY/FINAL SITE PLAN 862)**  
**BLOCK: 23202                      LOT: 31                      ZONE: RD-1**  
**LOCATION: 1435 TOMS RIVER ROAD**  
**ATTORNEY: STEVEN LEONE                      ENGINEER: PDS/WILLIAM STEVENS**

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN TO ALLOW CONTINUED USE OF SECOND RESIDENCE AND TO ALLOW COMMERCIAL USE FOR PROPOSED BLDG #4, RECONSTRUCTION OF THE EXISTING STABLE BLDG FOR COMMERCIAL USE. USE VARIANCE GRANTED PER RESOLUTION 2017-52 DATED 8/2/17

8. **APPLICANT: BELLEVUE ESTATES LLC (VARIANCE 3422)**  
**BLOCK: 3902                      LOT: 58                      ZONE: R-3**  
**LOCATION: LEESVILLE ROAD**

APPLICANT IS SEEKING A DENSITY VARIANCE TO DEVELOP 48 SINGLE FAMILY RESIDENTIAL LOTS, WHERE 10 LOTS ARE PERMITTED IN THE R-3 ZONE.

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 7/7/22**