

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**November 21, 2022**

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

- 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 – November 21, 2022**
- G. Approval of Minutes of August 15, 2022 – Regular Meeting  
Approval of Minutes of September 19, 2022 – Executive Session  
Approval of Minutes of September 19, 2022 – Regular Meeting  
Approval of Minutes of October 3, 2022 – Regular Meeting  
Approval of Minutes of November 7, 2022 – Regular Meeting**
- H. Engineering/Planning Matters**
- I. Legal Matters**
  - 1. Resolutions**
    - 2022-24 – Block: 8401; lot: 8 – R&K Jordan Realty, LLC**
    - 2022-25 – Block: 18401; Lot: 4 – Ocean County Vocational Technical School**
  - 2. Changes to Agenda Schedule**
    - Withdrawal of Application for Block: 22009; Lot: 2 – A to Z Site Contractors, Inc.**
    - Carry Applications for Block: 3902; Lots: 58 and 58.01-58.04 – Bellevue Estates, LLC**
    - Carry Application for Block: 2501; Lot: 3 – 340 West Commodore, LLC**
    - Carry Application for Block: 19501; Lot: 29.05 – Yerek Jackson 46, LLC**
  - 3. Miscellaneous Legal Matters**
- J. Board Matters for Discussion**
  - Proposed Meeting Schedule for 2023**

## K. Applications

### **Block: 22009; Lot: 2 – A to Z Site Contractors, Inc./Shimmy Tessler**

Location: 55 Houston Avenue

Amended Site Plan for Ground Mounted Solar Energy

Engineer: PDS

Attorney: Adam Pfeffer, Esq.

Other: James A. Clancy, PE

Decision Due Date: Time Waived 11/30/22

Hearing Status: Testimony Given 8/15/22

**Eligible: Campbell, Riker, Herman, Canderozzi, Flemming, DeMarzo, Hudak**

### **Block: 2501; Lot: 3 – 340 West Commodore, LLC**

Location: 340 West Commodore Boulevard

Amended Existing Site Plan Approval for Consolidation of 2 Warehouse Buildings into 1

Engineer/Planner: PDS

Attorney: Salvatore Alfieri, Esq.

Decision Due Date: Time Waived 11/30/22

Hearing Status: Testimony Given 9/19/22

**Eligible: Campbell, Riker, Burnstein, Herman, Wall, Flemming, DeMarzo, Haring, Hudak**

### **Block: 19501; Lot: 29.05 – Yerek Jackson 46, LLC**

Location: 16 Accurate Way

Approval Amendment for Cluster Mailbox Addition to Previously Approved Pinerock Walk

Engineer: Dynamic Engineering

Attorney: Amie Kalac, Esq.

Date Complete: 10/7/22

Hearing Status: Initial Testimony

### **Block: 401; Lot: 9 – Wright Debow Road**

Location: Wright Debow Road

P/F Major Site Plan

Engineer: PDS

Attorney: Salvatore Alfieri, Esq.

Date Complete: 7/27/21

Decision Due Date: Time Waived

Hearing Status: Preliminary Approval 5/2/22

**Eligible: Riker, Burnstein, Herman, Wall, Flemming, Haring, Hudak**

### **Blocks: 5101, 5201, 5301; Lots: 52 and 53, 1, 1 – Hampshire Hills**

Location: Victoria Circle and Piccadilly Drive / Piccadilly Drive / Hampshire Boulevard

Amended Site Plan for Removal of Wooden Fences Surrounding Basins

Engineer: None

Attorney: Joseph A. Kutschman III, Esq./Christopher Lugara, Esq.

Decision Due Date: Time Waived

Hearing Status: Testimony Given 8/1/22

**Eligible: Campbell, Riker, Burnstein, Herman, Canderozzi, Wall, Flemming, DeMarzo, Haring, Hudak**

## **FUTURE PLANNING BOARD MEETINGS**

### **DECEMBER 5, 2022**

#### **Block: 8701; Lots: 18, 22 and 23 – 680 Bennetts Mills Road, LLC**

Location: Bennetts Mills Road

P/F Major Site Plan to Construct 75,000 Square Foot Office Building

Engineer: PDS

Attorney: Adam Pfeffer, Esq.

Date Complete: 9/28/22

Hearing Status: Initial Testimony

**Block: 2101; Lots: 16 and 17 – Mary Jackson, LLC**

Location: North County Line Road  
P/F Major Site Plan to Construct 4 1-Story Contractor Warehouses  
Engineer: PDS  
Attorney: Adam Pfeffer, Esq.  
Date Complete: 9/28/22  
Hearing Status: Initial Testimony

**Block: 2401; Lot: 6 – Progress Jackson, LLC**

Location: Cedar Swamp Road  
P/F Major Site Plan to Construct 60,023 Square Foot Warehouse  
Engineer/Architect: Feltz Collins Architecture, LLC  
Planner: Dynamic Engineering  
Attorney: Jeffrey R. Chang, Esq.  
Date Complete: 6/9/22  
Hearing Status: Initial Testimony

**DECEMBER 12, 2022**

**Block: 3902; Lot: 58 – Bellevue Estates, LLC**

Location: 443 Leesville Road  
P/F Major Subdivision to Subdivide into 4 Lots  
Engineer: PDS  
Attorney: Donna Jennings, Esq.  
Decision Due Date: Time Waived 1/31/23  
Hearing Status: Testimony Given 10/3/22  
**Eligible: Campbell, Burnstein, Herman, Wall, Flemming, DeMarzo, Haring, Hudak**

**Block: 3902, Lots: 58.01, 58.02, 58.03 and 58.04 – Bellevue Estates, LLC**

Location: 443 Leesville Road  
P/F Major Site Plan to Construct 4 Private Schools  
Engineer: PDS  
Attorney: Donna Jennings, Esq.  
Decision Due Date: Time Waived 1/31/23  
Hearing Status: Testimony Given 10/3/22  
**Eligible: Campbell, Burnstein, Herman, Wall, Flemming, DeMarzo, Haring, Hudak**

**Block: 1701; Lot: 35 – Boris Iron Works, Inc.**

Location: 674 Hyson Road  
Home Occupation Application to Provide Welding Services  
Applicant: Boris Beygelman  
Date Complete: 11/8/22  
Hearing Status: Initial Testimony

**Block: 2701; Lots: 32 and 33 – Jackson One, LLC**

Location: West Commodore Boulevard  
P/F Major Site Plan to Construct 154,700 Square Foot Warehouse  
Engineer: Kimley-Horn  
Attorney: Salvatore Alfieri, Esq.  
Date Complete: Time Waived 12/31/22  
Hearing Status: Testimony Given 11/7/22  
**Eligible: Campbell, Riker, Burnstein, Canderazzi, Wall, Flemming, DeMarzo, Haring, Hudak**

**APPLICATION CARRIED FOR SCHEDULING (2023)**

**Block: 19403; Lot: 4 – GM Grawtown, LLC**

Location: 233 Grawtown Road

P/F Major Subdivision to Create 48 Residential Lots, 1 AH Lot and 1 SW Lot

Engineer: PDS

Attorney: Adam Pfeffer, Esq.

Date Complete: Time Waived

Hearing Status: Testimony Given 11/7/22

**Eligible: Campbell, Riker, Burnstein, Canderozzi, Wall, Flemming, DeMarzo, Haring, Hudak**