

**JACKSON TOWNSHIP PLANNING BOARD REORGANIZATION MEETING
MONDAY, JANUARY 10, 2022**

The January 10, 2022 meeting of the Jackson Township Board was called to order at 7:32 p.m. by Planning Board Secretary, Denise Buono with a salute to the flag by all present. Attorney Sean Gertner read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

ROLL CALL:

Tim Dolan	Terence Wall, Township Representative
Dr. Michele Campbell	Martin Flemming, Councilman
Jeffrey Riker	Joseph Riccardi, Mayor's Designee
Mordechai Burnstein	Len Haring, Board Vice Chairman
Tsvi Herman- Alt #1	Robert Hudak, Board Chairman
Noah Canderozzi- Alt #2	

Absent: *Laura Morrison, Planning Board Secretary*

Also Present: Planning Board Attorney Sean Gertner, Ernie Peters, Board Planner, Doug Klee, Board Engineer, Anthony Jacob, Township I.T. representative, and Danielle Sinowitz, Planning Board Recording Secretary.

Motion for Executive Session to discuss Personnel Matters at 7:34 p.m. by RIKER/ Riker. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

8:05 p.m. - Motion to enter into public meeting by FLEMMING/ Campbell. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

REORGANIZATION AND APPOINTMENT OF PROFESSIONALS

Mr. Hudak in the absence of Laura Morrison, Planning Board Secretary, asked for nominations for Board Chairman.

Motion for Robert Hudak as Planning Board Chairman by CAMPBELL/ Riker. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion for Len Haring as Planning Board Vice-Chairman by FLEMMING/ Riker. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion for Laura Morrison as Planning Board Secretary by CAMPBELL/ Flemming. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion for Danielle Sinowitz as Planning Board Recording Secretary by FLEMMING/ Wall. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion for Sean Gertner as Planning Board Attorney by FLEMMING/ Campbell. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion for Owen Little as Planning Board Engineer by CAMPBELL/ Flemming. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion for Remington & Vernick as Planning Board Planner by FLEMMING/ Haring. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion for Remington & Vernick as Planning Board Traffic Engineer by HARING/ Flemming. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion for Asbury Park Press, Tri-Town News, Jackson Times as Official Newspaper(s) by FLEMMING/ Campbell. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Payment of Recording Secretary, Danielle Sinowitz, for 1/10/2022 motioned by FLEMMING/ Campbell. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Approval of 12/6/21 Planning Board Minutes by RIKER/ Dolan. Yes: Dolan, Campbell, Riker, Burnstein, Herman, Wall, Flemming, Riccardi, Haring, Hudak

1. W. Commodore Business Park, Block 2603, Lot 13, West Commodore Blvd- Mr. Klee stated this is an application with history, it's the West Commodore Business Park and there was an approval from 2008 and there was an extension granted and all the extensions have been provided which relates to the protection in the change in zoning as well as the design standards and there are no extensions left and there was a modification in the storm water and there would be an extension given based on the current rules. Mr. Peters confirmed the zone has not changed since this was approved and reminded the Board that the applicant is required to prove the reasonable satisfaction on the basis of the extension requested.

Adam Pfeffer- attorney for the applicant- advised there have been 3 extensions granted and the statute does give the Board an opportunity to extend this, and this would go through June 30, 2020 and there was nothing able to be done and the applicant is seeking an extension through June 30, 2022 which only gives another 6-7 months and there are some lenders being spoken with, and although it's been explained because there is no zone change this can be built however a confirmation is being sought and the new regulations will be agreed too for storm water. Mr. Hudak asked if that is adequate time. Mr. Pfeffer advised the project is ready to go and it will have to go into compliance and the project can be started once a building permit is obtained and the length of time is for that building permit and that

is why the June 30, 2022 is being sought. Dr. Campbell asked if this could be the last extension as this has been a long haul, and sooner or later it has to be done. Mr. Gertner asked for the change in storm water, have all outside agency approvals been obtained. Mr. Pfeffer stated there were some requests with the JTMUA and the applicant is working with them to get those changes obtained. Mr. Riker mentioned this has been floating around since 08', what has been happening since the approval. Mr. Pfeffer stated in 2008 the approval was with the previous owner who has the first extension, and the new owner came in and the facility was half vacant and the site was brought to what it should be and this is the second phase of the project. Mr. Riker asked if the Board is permissible to extend this past June. Mr. Gertner advised it could be however the attorney confirmed this is the last extension and should there be no shovel in the ground there would have to be a new application. Mr. Pfeffer stated the protections would not be in place any longer, and if the zone changes between now and then there would be a need for a new application.

Opened public comment; seeing no one come forward, Motion to close public comment by FLEMMING/ Campbell. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion to approve by FLEMMING/ Riker. Yes: Dolan, Campbell, Riker, Burnstein, Wall, Flemming, Riccardi, Haring, Hudak.

Motion to at 8:19 p.m. adjourn by RIKER/ Flemming. Yes: All in favor among those present

Respectfully submitted by,

Danielle Sinowitz
Planning Board Recording Secretary