

JACKSON TOWNSHIP PLANNING BOARD MEETING
MONDAY, JUNE 1, 2020

The June 1, 2020 meeting of the Jackson Township Board was called to order at 7:33 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
Paul Nigro	Joseph Riccardi, Mayor's Designee
Andrew Jozwicki - Alt #1	Len Haring, Board Vice Chairman
	Robert Hudak, Board Chairman

Absent: *Jeffrey Riker, David Inzelbuch - Alt #2*

Also Present: Planning Board Attorney Sean Gertner, Ernie Peters, Board Planner, Doug Klee, Board Engineer, Denise Buono, Planning Board Secretary and Danielle Sinowitz, Planning Board Recording Secretary.

Payment of Recording Secretary, Danielle Sinowitz, for 6/1/2020 motioned by FLEMMING/ Campbell. Yes: Dolan, Campbell, Nigro, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

Approval of 5/18/20 Planning Board Minutes by CAMPBELL/ Flemming. Yes: Dolan, Campbell, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

Engineering/ Planning Matters: Jackson Township, Block 2603, Lot 1, Patterson Road- Mr. Klee stated the 180' tower on Patterson road, which was here before the Board previously. **Captain John Giovanetti- Jackson Police Department, overseeing the police radio system- Sworn-** Mr. Hudak asked for an over view of the project. Captain Giovanetti thanked the Board for this opportunity, and mentioned that Jackson's current radio system is currently at its end, and it's been around since 2005, and each system can't be replaced as parts have been discontinued and there is interruption due to HD-TV, and there are issues with connecting to the system, and Jackson will not be licensed to use the radio currency past 2020 which is this year, and it's used by the fire department, Police Department and EMS and on emergent as well. Captain Giovanetti advised the Board that Jackson is a sub system which allows increased opportunity for the new system, and in order for this to come together there have been 4 repairs requested specific to Jackson Township, and Ocean County has built a radio tower on Don Connor that Jackson Township will use and in order for Township wide coverage, and the tower requested is 180', and will be almost identical to the approved tower near the Fire house, and there is the possibility of 1 or 2 cell phone users to rent space. Captain Giovanetti noted there has been notice provided, and there was some questions about the property, and advised there are other representative present to answer questions should there be any. Mr. Gertner asked if there any questions or necessity for testimony from the representative in attendance. Mr. Hudak asked the Board if there were any questions. Mr. Dolan stated the officer is doing the right thing and the technically is required. Mr. Peters mentioned that this follows the municipal land use laws and the testimony follows the requirements and it's an important thing to master, and suggested the Board recommend the approval of this. Mr. Gertner suggested this be opened to the public.

Opened to public comment; seeing no comments come forward all those present were in favor to close the public portion.

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

Legal matters- Mr. Gertner stated that the current return date is scheduled for this Friday June 5th at 1:30 p.m., however there won't be information until later as to whether or not the Jackson Parke south section hearing will be June 15, 2020 or if it will be pushed to July.

Mr. Gertner swore in the Board's professionals

Mr. Gertner announced that application **3. Berk Holdings, LLC, Block 22010, Lot6, Faraday Avenue**, is off for this meeting because the applicant hasn't provided additional information, and the applicant understands they can be a back up to the June 15, 2020 meeting along with the self-storage application. Mr. Hudak asked if there is any action necessary. **Adam Pfeffer- attorney for the applicant-** asked that the Board carry this matter without any additional notices. Mr. Gertner noted there will need to be notice provided as it will be a virtual meeting.

Applications: 1.Kolel Shah Yiden, Block 19703, Lot 2, 518 E. Veterans Highway Mr. Klee stated this is a time extensions for a preliminary final site plan from back in 2018 for a 2 story house of worship, and there would also be 2 one year extensions available and the application was resolution compliant, and there should be testimony to assure there are no changes. Mr. Peters added the application is in the RG-2 original growth zone, and it doesn't appear the zone has changed, however the uses should be gone through to assure the place of worship can still be done in this zone. **Adam Pfeffer- attorney for the applicant-** stated this is an application for extension of time and the application is resolution compliant and was completed in February of this year and technical questions will be addressed.

Ian Borden- Professional Design Services, president of PFS, licensed professional, presented the original application before the Board- credentials accepted- sworn- stated the project is located on the Southern side of East Veterans Highway just east of Grant Blvd, and it was granted preliminary and final site plan approval, and the applicant is seeking a one year extension, the project is in the RG-2 zone

and the application is permitted as a conditional use, and all conditions have been met, and there are no changes from the presentation from 2018 and there was a certificate of compliance, and all outside agencies have been approved and imply a one year extension to post bonds. Mr. Gertner asked if this extension runs to June 3, 2021. Mr. Klee agreed with the statement.

Opened public comment; seeing no comments come forward Mr. Dolan motion to close the public comment, and approve the application.

Motion to close public comment by DOLAN/ Flemming. Yes: Dolan, Campbell, Nigro, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

Motion to approve by DOLAN/ Flemming. Yes: Dolan, Campbell, Nigro, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

2. Pinerock Walk at Jackson (Yerek Jackson 46, LLC), Block 19501, Lots 29 & 30, Whitesville Road- Mr. Klee stated this is a time extension from resolution 2016-10 where there was final subdivision approval, and that original approval would be protected and there is a one year extension being requested which would go through June 2021, and there should be testimony heard about the changes if any. Mr. Peters stated the property is in the RG-2 zone as it was originally, and there was approval in 2016 and the extension would put this through to 2021 and there should be testimony about the original approval and what is being requested. **Mr. Nieli- attorney for the applicant-** advised there is one witness, Mr. Ian Borden.

Ian Borden- Professional Designs Services-sworn- advised this subdivision was approved in 2016 and is located on Whitesville Road and is south of East Veterans Highway, and there have been no changes made since this was approved in 2016 and the zone is still an RG-2 zone, however the conditional use standards have changed, and that applies to these smaller lots which has changed the since zone was amended, and the applicant is purposing to maintain the original ordinance standards from 2018, as well as holding the original approval from 2016, and there are 2 other applications that are similar to this and one, one is right across the street, and the reason for the time extensions is because it's become a design site for water and sewer which was sought by the JTMUA, and an approval was just made and an extension is being sought to June 2021 to allow for the continued permits and the protected period has just expired, so there are 3 one year extensions being sought. Mr. Peters stated the original approval went back to 2006 and the conditional use standards have changed, so the questions is how COAH is handled, and the way credits have been changed, can it please be gone over what is being request. Mr. Borden stated under the original approval there was no COAH obligation or pineland credit obligation and the affordable housing is being taken care of, and the amended 2018 approval does require affordable housing and pineland credits to be obtained, the applicant would be obligated to pay the adorable housing fees. Mr. Peters noted there are no exceptions taken however there are members familiar with the regional growth zone, and there is agreeance with the 3 extension and the final extension would take the application to 2021. Mr. Dolan asked if this is the last extension, and what would happen if another is sought. Mr. Borden stated the applicant would need to apply for another application. Mr. Peters concurred with Mr. Borden's statement. Mr. Gertner asked for clarification is all information speaks about 48 lots, 1 storm water management lot, and 1 pump station. Mr. Borden stated in accordance to the resolution it is 48 lots, 1 storm water management lots, and 1 pump station which would be dedicated to the Township.

Opened public comment; seeing no comments come forward;

Motion to close public comment by DOLAN/ Jozwicki. Yes: Dolan, Campbell, Nigro, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

Motion to approve by CAMPBELL/ Dolan. Yes: Dolan, Campbell, Nigro, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

Motion to adjourn by RICCARDI/ Haring. Yes: All in favor among those present.

Adjourned: 8:25 p.m.

Respectfully submitted,

Danielle Sinowitz,
Planning Board Recording Secretary