

**JACKSON TOWNSHIP PLANNING BOARD MEETING  
MONDAY, JUNE 15, 2020**

The June 15, 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:**  
Representative Tim Dolan- *arrived at 7:47 p.m.* Terence Wall, Township  
Dr. Michele Campbell Martin Flemming, Councilman  
Jeffrey Riker Joseph Riccardi, Mayor's  
Designee Paul Nigro Len Haring, Board Vice Chairman  
Robert Hudak, Board Chairman

**Absent:** Andrew Jozwicki - Alt #1, 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.

*Mr. Hudak announced before the meeting gets under way that Mr. Inzelbuch has resigned from the Planning Board.*

**Payment of Recording Secretary, Danielle Sinowitz, for 6/15/2020 motioned by FLEMMING/ Riccardi. Yes:** all those in attendance.

**Approval of 6/1/20 Planning Board Minutes by HARING/ Flemming. Yes:** Dolan, Campbell, Nigro, Wall, Flemming, Riccardi, Haring, Hudak.

*Mr. Gertner announced that the Board will now be entering into executive session*

**Motion to enter into executive session at 7:42 p.m. by RICCARDI/ Campbell. Yes:** Campbell, Riker, Nigro, Wall, Flemming, Riccardi, Haring, Hudak.

**Motion to close executive session at 8:33 p.m. by RICCARDI/ Nigro. Yes:** Dolan, Campbell, Riker, Nigro, Wall, Flemming, Riccardi, Haring, Hudak.

**Matters for Discussion: 2020-10: RG2 Associates-** Mr. Gertner stated this is to fix the resolution, and to correct an error.

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

Mr. Hudak advised that the Board is not going to be able to get to some applications, **3. Berk Holdings, LLC, Block 22010, Lot 6, and 2. SAFStor Land Co., LLC, Block 6501, Lot 42.03.**, and advised that another date will be needed. Ms. Buono advised that August 3, 2020 would be the next available date. Mr. Hudak announced that application **2. SAFStor Land Co., LLC, Block 6501, Lot 42.03,** and application **3. Berk Holdings, LLC, Block 22010,** Lot 6 will be heard on the August 3, 2020 meeting.

Motion to carry applications **2. SAFStor Land Co., LLC, Block 6501, Lot 42.03 and 3. Berk Holdings, LLC, Block 22010 to August 3, 2020 by RIKER/ Dolan. Yes:** Dolan, Campbell, Riker, Nigro, Wall, Flemming, Riccardi, Haring, Hudak.

**Resolutions: 2020-07:** Jackson Township, Block 2603, Lot 1- **Motion to approve by CAMPBELL/ Haring. Yes:** Dolan, Campbell, Nigro, Wall, Flemming, Riccardi, Haring, Hudak.

**2020-08:** Kloel Shah Yiden, Block 19703, Lot 2- **Motion to approve by FLEMMING/ Wall. Yes:** Dolan, Campbell, Nigro, Wall, Flemming, Riccardi, Haring, Hudak.

**2020-09:** Pinerock Walk @ Jackson, Block 19501, Lots 29 & 30- **Motion to approve by FLEMMING/ Wall. Yes:** Dolan, Campbell, Nigro, Wall, Flemming, Riccardi, Haring, Hudak.

**Applications: 1. Jackson Park (South Section), Block 10401, 17802, Lots 5.04, 57.01-** Mr. Klee stated this is an application for preliminary and final site plan approval, and there are recreation amenities, and it is in the zoning requirements, and there is variance relief required, building side to side setbacks, and design waivers. There is a pump station lot, and there should be comments heard about the usage, and there is a lot of ground to cover, and there are some points from the engineers review which should be addressed, and the first item is regarding the site development, and the single family homes, and who will own each road, and lastly testimony should be heard as to which roads will be private and which roads will be made public. Mr. Klee stated for this evening the utilities seem to be the concern, and although it's the JTMUA who will review and approve, there should be testimony on how the responsibilities will get to the development. Mr. Peters stated there is a report from July 31, 2019 regarding the property, and there is a thorough report that goes through traffic.

**Jason Tuvel- attorney for the applicant-** stated this is a project with a tract of 129.21 acres and the application is for preliminary and final approval, and other forms of relieve, and the project fronts on West Veterans Highway, and the application will comply with the zoning ordinance, and there are conditional use requirements and there is soil importation as part of this project. Mr. Tuvel stated the review letters from Mr. Peters' office, and Mr. Klee's office have been reviewed and all comments can be complied with, and this evening the direct testimony will be done with as many witnesses as possible, and the application will come back when the meeting can be done in

person. Mr. Tuvel noted that the witnesses are similar to the Jackson Parke North application however this is a new application and will remain separate. Mr. Tuvel stated that Daphne Galvin, Nick Vederse, Mitch Newman, and Creigh Rahenkamp, are in attendance, and they are the same witnesses that were qualified previously, however they can be re qualified if the Board wishes. Mr. Tuvel noted for another housekeeping item is with regards to the project as this is subject to litigation, and there is waiting in regards to the motion of litigations rights, and the decision has not been received, however the court is guiding the Board in the direction to move forward with the application and this meeting should be moved forward as scheduled, and the applicant reserves all rights. Mr. Gertner stated the Board also reserves its right.

**Daphne Galvin- Engineer-bachelor in science and engineering, license obtained in 1989, previously accepted as an expert witness-credentials accepted- sworn-**Mr. Tuvel noted that Ms. Galvin has visited the site and the surrounding area on numerous occasions, and prepared the sub division and site plans submitted to the Board. Ms. Galvin advised that information is correct and presented **Exhibit A-1**, which is an expanded Ariel exhibit dated March 19, 2019 and is date stamped April 20, 2020 which is the original hearing date. Ms. Galvin note that the north section is in the upper right hand corner, and to the center is also the North section of the Jackson Parke project, and the north section is only noted for orientation purposes. Mr. Tuvel asked Ms. Galvin to please describe the roadway network and uses. Ms. Galvin stated the lower portion of the Exhibit shows West Veterans Highway, Ocean County route 528, and Prosper town road which cuts through the South section which is a Township owned roadway, and over the center is Perrineville road.

*-A brief break was taken to make an external phone call to the applicant's attorney. The presentation did freeze, and the meeting was in audible to those in attendance-*

Mr. Gertner stated for those tuned in, that a cell phone call is being done to the applicants attorney, and as everyone can tell there is technical issues and there is trouble overcoming it, the Board has asked if there can be a special meeting where the public can zoom in and given the governors directive, the applicant can come and present live. Mr. Tuvel advised there needs to be a minute to speak with the client, and a phone call will be returned momentarily. Mr. Gertner stated the Board will have to move this application, and its rights to waive this objection, and the Board is willing to sponsor a special meeting on June 22, 2020. Mr. Tuvel asked if the Board will supply technology, and asked what form is the public participating. Mr. Hudak stated the public will participate via zoom, and noted the public has been heard, and the Board is going with June 22, 2020, and Mr. Tuvel will come in person along with the application's witnesses, and the public will have the opportunity to witness this via zoom, and noted at this time it is un sure how public comment will be handled, however zoom is just not working at this time. Mr. Tuvel asked are the plans going to still be on file at the same website and will the zoom instructions be the same. **Christian David- Jackson Township I.T.** - advised that's correct. Mr. Tuvel asked if the phone number, password and the plans be the same as it is this evening. Mr. David said that is correct yes. Mr. Tuvel stated since all the procedures will be the same, can the chairman adjourn the matter and ask that all technical remain the same as this evening. Mr. Gertner stated it has been heard from the I.T. professional who has indicated the zoom information will remain the same, along with the site plans and files, and will be remaining the same on June 22, 2020 and will begin at 7:30 pm., and the representation and the dynamic link on the township website will remain accessible.

**Motion to carry to June 22, 2020 by RIKER/ Dolan. Yes:** Dolan, Campbell, Riker, Nigro, Wall, Flemming, Riccardi, Haring, Hudak.

**Motion to adjourn at 9:26 p.m. by CAMPBELL. Yes:** All in favor among those present.

Respectfully submitted,

Danielle Sinowitz,  
Planning Board Recording Secretary