

**JACKSON TOWNSHIP PLANNING BOARD MEETING
MONDAY, JULY 20, 2020**

The July 20, 2020 meeting of the Jackson Township Board was called to order at 7:31 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	Len Haring, Board Vice Chairman
	Paul Nigro	Robert Hudak, Board Chairman
	Andrew Jozwicki - Alt #1	

Absent: *Joseph Riccardi, Mayor's Designee*

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. Gertner announced that the Board will be entering into executive session which is allowed by law where the Board can discuss pending and anticipating litigation without the public's participation. Mr. Hudak announced to the public that the session should take about 30 minutes.

Motion to enter into executive session at 7:35 p.m. by RIKER/ Dolan. Yes: Dolan, Campbell, Riker, Nigro, Jozwicki, Wall, Flemming, Haring, Hudak

Motion to close executive session at 8:12 p.m. by RIKER/ Haring. Yes: Dolan, Campbell, Riker, Nigro, Jozwicki, Wall, Flemming, Haring, Hudak

Payment of Recording Secretary, Danielle Sinowitz, for 7/20/2020 motioned by DOLAN/ Campbell. Yes: Dolan, Campbell, Riker, Nigro, Jozwicki, Wall, Flemming, Haring, Hudak

Approval of 6/15/20 Planning Board Executive Minutes and 6/15/20 Planning Board Minutes by CAMPBELL/ Flemming. Yes: Dolan, Campbell, Riker, Nigro, Wall, Flemming, Haring, Hudak

Approval of 6/22/20 Planning Board Special Meeting Minutes by FLEMMING/ Haring. Yes: Campbell, Riker, Nigro, Jozwicki, Wall, Flemming, Haring, Hudak.

Changes to the Agenda: Mr. Hudak advised there is a special meeting taking place on July 27, 2020 that will be held in the Jackson Memorial High school at 7:30 p.m. for the Adventure Crossing phase 2 hearing. Ms. Buono noted there are 2 applications listed on tonight's agenda, **1. Cedar Swamp Plaza, LLC, Block 4201, Lot 3, Cedar Swamp Road** and **2. Sam's Road Subdivision, Block 20101, Lot 30, Sam's Road**, and both applicants have asked to waive time and be heard September 21, 2020. Mr. Hudak announced that application **1. Cedar Swamp Plaza, LLC, Block 4201, Lot 3, Cedar Swamp Road** and **2. Sam's Road Subdivision, Block 20101, Lot 30, Sam's Road** have been requested to be carried to the September 21, 2020 meeting. - **Motion to carry both applications to September 21, 2020 by DOLAN/ Campbell. Yes:** Dolan, Campbell, Riker, Nigro, Jozwicki, Wall, Flemming, Haring, Hudak

Applications:**3. Jackson Storage of New Jersey, LLC, Block 4801, Lots 22.01, 23.01, 400 North County Line Road-** Mr. Klee stated this is a time extension application from a resolution in 2019 to create a major site plan and modification for a mini warehouse facility, and the general terms are protected until March 20, 2021, and there should be some testimony heard to support the time extensions. Mr. Peters stated the property remains in the same zone, and there is no issue with zone change information. **Jennifer Krimko- attorney for the applicant-** stated the applicant did secure all outside agency approvals and the time ran to September 24, 2021 which is 190 days to the August 19th date and everything was completed in time and although the Ocean County Planning Board approved this project, when the final plans were submitted there was a change in plans by the county and before the application could go before the Planning Board again the time frame had been exceeded and the time frame is requested to obtain the plat that is being asked for by the county. Ms. Krimko stated that everything possible is being done, and the project is very close to the resolution compliance, and although the extension is necessary if the Board would like to apply that 190 day time extension as well, there is no objection. Mr. Gertner advised there is no objection to that request. Ms. Krimko stated that the request is for a 1 year extension, and a 190 day extension as it relates to the minor subdivision, which will allow for the plat to be completed and signed by the Ocean County Planning Board. Mr. Haring asked why both extensions can't be combined into one request. Ms. Krimko advised that the statute provides for a statutory time frame which is in 1 year increments, so the full year is being requested and the 190 days would be separate.

Opened public comment; seeing no comments or raise hand functions come through;

Motion to close public comment by CAMPBELL/ Dolan. Yes: All in favor among those present.

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

4. Aisle 9 Grocery Store, Block 21202, Lots 6.01 & 7, East Veterans Highway- Adam Pfeffer- attorney for the applicant- advised that there was a miss communication, and the applicants professionals were at different locations awaiting to present via zoom, however should the Board chose to carry the application, new notice will be provided. Mr. Gertner asked when the next available meeting date would be. Ms. Buono advised that August 3, 2020 did have other applications being represented by Mr. Pfeffer. Mr. Pfeffer stated that August 3, 2020 would be fine, and if adjustments needed to be made with other clients it will be done.

Motion to carry to August 3, 2020 by DOLAN/ Campbell. Yes: Dolan, Campbell, Riker, Nigro, Jozwicki, Wall, Flemming, Haring, Hudak

Motion to adjourn at 8:49 p.m. by FLEMMING/ Campbell. Yes: All in favor among those present.

Respectfully submitted,

Danielle Sinowitz,
Planning Board Recording Secretary