



MORGANMUNICIPAL
engineering services

FILE

3/10/25
for for
2B PILOT
→
Amandel SP
261-1
w/ use V 3479

March 7, 2025

Via E-Mail Only

Ms. Dawn D'Agostino, Board Secretary (planningzoning@jacksonwpnj.net)
Jackson Township Zoning Board of Adjustment
95 West Veterans Highway
Jackson, New Jersey 08527

SP 261-1
w/ V 3479

Re: Escrow #: Z32505
Completeness Review #1
Morgan Municipal Project No. JKZB-Z32505
Applicant: James Hughes
Application: Amended Site Plan and Use Variance Approval
Block(s)/Lot(s): 22112/2
Site Address: 280 Faraday Avenue
Zone: "I" (Industrial)
Jackson Township, Ocean County, NJ 08527

Dear Ms. D'Agostino,

In response to your request, we have reviewed the above-mentioned application for completeness in accordance with the Township's Municipal Land Use & Development Regulations.

The following items have been submitted:

1. Jackson Township Planning and Zoning Board Letter of Transmittal, prepared by Dawn D'Agostino, Jackson Township Zoning Board Clerk, dated 09/27/2023;
2. (2) Checks in the amount of \$1,000.00 each made payable to the Township of Jackson for the Planning Board Escrow Fee, dated 09/12/2023;
3. Fee Schedule and Work Sheet, unsigned, undated;
4. Certificate of Zoning/ Development Permit, signed 08/11/2023;
5. Statement of Work Proposed prepared by Applicant, signed by applicant, dated 07/31/2023;
6. Jackson Township Land Development Application, unsigned, undated;
7. Variance Application, signed by Applicant, dated 07/19/2023;
8. Certification by Owner and/or Applicant, signed by Applicant, dated 07/19/2023;
9. Consent of Owner Form, signed by Applicant, dated 07/19/2023;
10. Escrow Agreement, signed by Applicant & Notary Public, dated 07/19/2023 & 11/14/2024, respectively;
11. Right of Entry Consent Form, signed by Applicant, dated 07/19/2023;
12. Outside Agency Approvals Contact Information, unsigned, undated;
13. Jackson Township Partnership Disclosure Form, signed by Notary Public, dated 09/13/2023;
14. Jackson Township Corporate Disclosure Form, signed by Notary Public, dated 09/13/2023;
15. Certificate of Incorporation, signed by Applicant, dated 04/09/1990;

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16. Jackson Township Land Use Disclosure Statement, signed by Applicant & Applicant's Engineer, undated;
17. Proof of Taxes Paid through 08/01/2023;
18. 200 FT Property and Utility Owners List, certified by Township Tax Assessor, dated 09/28/2023;
19. Amended Site Plan and Use Variance Application Review Letter, prepared by Board Planner, Remington & Vernick Engineers, signed by Ernest J. Peters, Jr., P.P., P.E., C.M.E., dated 01/30/2024;
20. **Stormwater Report** entitled, "Stormwater Management Report, Prepared for 280 Faraday Ave, Jackson, NJ 08527 (Block 22112, Lot 2)", consisting of (128) sheets, unsigned, dated April 2024, last revised November 2024;
21. **Site Plan** entitled, "Township of Jackson, Ocean County, New Jersey, 280 Faraday Avenue, Block 22112, Lot 2, Proposed: Use Variance", consisting of (5) sheets, prepared by 3-D Engineering & Construction, signed by Lino DeAlmeida III, P.E., last revised 01/07/2025.

Based upon our review, we recommend that this application be deemed **TECHNICALLY COMPLETE** subject to the applicant paying all applicable fees and complying with all applicable notification requirements as set forth in the Municipal Ordinance and the Municipal Land Use Law. **Applicant to contact Zoning Board Secretary, Dawn D'Agostino planningzoning@jacksontwpnj.net, to be placed on the next available hearing date.**

We note a Technical Review Letter prepared by our office will be provided under separate cover at a later date.

Very truly yours,
Morgan Municipal, LLC



MARK ROHMEYER, P.E., P.P., C.M.E.
ZONING BOARD ENGINEER
TOWNSHIP OF JACKSON

MR:CJA

cc: Jeffrey Purpuro, Zoning Officer (jpurpuro@jacksontwpnj.net)
James Hughes, Applicant (jmhughesp1bg@aol.com)
Lino DeAlmeida III, P.E., Applicant's Engineer (ldealmeida@3dengineering.com)