

**FILE**

November 13, 2025

\*\*\* Submitted Via E-Mail Only\*\*\*

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

*use variance  
V 3546*

Re: **Completeness Review Letter #1**  
Morgan Municipal Project No. JKZB-Z32635  
Escrow #: Z32635  
Applicant: 51 Progress Place, LLC  
Application: Use Variance Relief - 'Mobile Concrete Plant'  
Block(s)/Lot(s): 2401/8  
Site Address: #51 Progress Place  
Zone: "LM" (Commercial Office/Light Industrial)  
Jackson Township, Ocean County, New Jersey

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 Applicant has submitted the following information:

1. Jackson Township Planning and Zoning Board Letter of Transmittal, prepared by Dawn D'Agostino, Zoning Board Clerk, dated 10/16/25;
2. Escrow Account Summary, dated 10/15/25;
3. Zoning Board Fee Schedule and Work Sheet, undated;
4. Certificate of Zoning/ Development Permit, signed 09/23/25;
5. Statement of Operations, dated 10/08/25;
6. Resolution No. 2022-41, granting preliminary and final site plan approval with use variance approval, adopted on 03/02/22 and 04/06/22, memorialized on 09/07/22;
7. Land Development Application and Checklist, signed by 51 Progress Place, LLC, undated;
8. Jackson Township Variance Application, signed by 51 Progress Place, LLC, dated 09/05/25;
9. Jackson Township Land Use Disclosure Statement, signed by 51 Progress Place, LLC, Applicant, Salvatore Alfieri, Esq., Applicant's Attorney, and Ian M. Borden, P.P., Applicant's Engineer, undated;
10. Jackson Township Corporate Disclosure Form, signed by Zev Spira (51 Progress Place, LLC), dated 10/09/25;
11. Letter of Consent, signed by 51 Progress Place, LLC, dated 09/05/25;
12. Certification by Owner and/or Applicant, signed by 51 Progress Place, LLC, dated 09/05/25;
13. Consent of Owner Form, signed by 51 Progress Place, LLC, dated 09/05/25;
14. Escrow Agreement, signed by 51 Progress Place, LLC, Property Owner/Applicant, and Ari Sobel, Notary Public of New Jersey, dated 09/05/25;
15. Right of Entry Consent Form, signed by 51 Progress Place, LLC, dated 09/05/25;
16. Ocean County Document Summary Sheet for Deed, recorded by Scott M. Colabella, County Clerk, dated 04/26/23;
17. Property Deed, prepared by Adam D. Pfeffer, Esq., dated 04/26/23;
18. Schedule A Legal Description of Property, undated;

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19. Seller's Residency Certification/Exemption, signed by John O'Connell, President, and Jean M. Reagan, Notary Public of New Jersey, dated 04/25/23;
20. Cover Letter for List of Property Owners within 200 Feet, certified and signed by Peter Maher, C.T.A., dated 06/07/23;
21. Jackson Township Parcel Offset List, undated;
22. Request for List of Property Owners within 200 Feet, signed by Michelle Allen, dated 05/31/23;
23. Request for List of Property Owners within 200 Feet, signed by Emily Coughlan, dated 10/09/25;
24. Proof of Taxes Paid for subject property through 07/24/25;
25. Cover Letter for submission of application materials to Jackson Zoning Board, prepared and signed by Ian M. Borden, P.P., dated 09/08/25;
26. Letter of Transmittal to Jackson Township Zoning Board for application documents, sent by Ian M. Borden, P.P., dated 10/09/25;
27. Letter of Transmittal to Jackson Township Zoning Board for more application documents, sent by Ian M. Borden, P.P., dated 10/13/25;
28. **Survey** entitled, "Map of Survey for Tax Block 2401 - Tax Lot 8, Township of Jackson, Ocean County, New Jersey", consisting of (1) sheet, prepared by Professional Design Services, LLC, signed by Steven Metelski, Jr., P.L.S., dated 04/06/23;
29. **Preliminary & Final Major Site Plan** entitled, "Preliminary & Final Major Site Plan, Site Plan of Tax Lot 8 - Tax Block 2401, Township of Jackson, Ocean County, New Jersey", consisting of (1) sheet, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 12/16/20, **last revised 12/07/23**;

**The Applicant, 51 Progress Place, LLC, is the owner of the property located at 51 Progress Place, also identified as Block 2401, Lot 8, within the "LM" (Commercial Office/Light Industrial) Zone.**

**The property has previously been the subject of Board action. Resolution No. 2022-41 granted preliminary and final site plan approval with use variance relief to permit the operation of a contractor storage facility, including the parking and storage of trucks, construction equipment, and materials.**

**The Applicant now seeks Use Variance Relief to permit the installation and operation of a mobile concrete batch plant with a 35-foot-tall cement silo for loading concrete trucks. The Applicant asserts that this use qualifies as "light manufacturing" under §244-62(8) of the Township Code.**

**This application was submitted as a request for Use Variance Relief in accordance with the application documents. Upon review of the submitted materials, our office agrees with the requested application type.**

Based upon our review of the submitted application documents compared to the 2016 Jackson Township Land Development Checklist, 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](mailto:planningzoning@jacksontwpnj.net), to be placed on the next available hearing date.***

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Very truly yours,  
**Morgan Municipal, LLC**



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

MR:JAS

cc: Jeffrey Purpuro, Zoning Officer ([jpurpuro@jacksonwpnj.net](mailto:jpurpuro@jacksonwpnj.net))  
Jean Cipriani, Board Attorney ([jcipriani@rmshe.law](mailto:jcipriani@rmshe.law))  
51 Progress Place, LLC, Applicant ([droth@dmsserviceus.com](mailto:droth@dmsserviceus.com))  
Salvatore Alfieri, Esq., Applicant's Attorney ([salfieri@cgajlaw.com](mailto:salfieri@cgajlaw.com))  
William A. Stevens, P.E., P.P., Applicant's Engineer ([bstevens@pds-nj.com](mailto:bstevens@pds-nj.com))