

November 13, 2025

*** Submitted 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

*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@jacksonwpnj.net, to be placed on the next available hearing date.*



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Very truly yours,
Morgan Municipal, LLC

A handwritten signature in black ink, appearing to read 'Mark Rohmeyer'.

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)
Jean Cipriani, Board Attorney (jcipriani@rmshc.law)
51 Progress Place, LLC, Applicant (droth@dmserviceus.com)
Salvatore Alfieri, Esq., Applicant's Attorney (salfieri@cgaillaw.com)
William A. Stevens, P.E., P.P., Applicant's Engineer (bstevens@pds-nj.com)