



SP 938
FILE

January 2, 2025

Submitted Via E-Mail Only

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

Re: **Engineering Technical Review Letter #2**
Morgan Municipal Project No. JKZB-Z32607
Escrow #: Z32607
Applicant: Falzarano Group, LLC/ Enzo's Restaurant
Application: Preliminary & Final Minor Site Plan w/ Use Variance -
Block(s)/Lot(s): 2507/25
Site Address: 237 W. Commodore Blvd.
Zone: "LC" (Limited Commercial)
Jackson Township, Ocean County, New Jersey

Dear Ms. D'Agostino,

Pursuant to your request, we have reviewed the above-referenced application for technical completeness in accordance with the provisions of the Townships Municipal Land Use & Development Regulations.

A. COMPLETENESS

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 11/21/2025;
2. Submission Cover Letter, prepared by Professional Design Services, LLC, signed by Graham J. Macfarlane, P.E., P.P., C.M.E., dated 11/14/2025;
3. Statement of Operations for Enzo's Pizza Restaurant, unsigned, dated 10/15/2025;
4. Jackson Township Planning Board Resolution No. 88-38, signed by Board Secretary, adopted on 03/08/1988 and memorialized on 03/22/1988;
5. Jackson Township Planning Board Resolution No. 88-60, signed by Board Secretary, adopted on 04/12/1988 and memorialized on 04/26/1988;
6. Jackson Township Zoning Board Resolution No. 2022-20, signed by Board Secretary, adopted on 02/06/2002 and memorialized on 03/06/2002;
7. **Stormwater Management Report**, prepared by Professional Design Services, LLC, signed by Graham J. Macfarlane, P.E., P.P., C.M.E., dated 10/06/2025;
8. **Architectural Plans** entitled, "Changes of Use & Alterations to: 237 W. Commodore Blvd., Jackson, New Jersey, 08527, Block 2507, Lot 25," consisting of (3) sheets, prepared by Tokarski + Millemann Architects, LLC, unsigned by Richard P. Tokarski, Jr., A.I.A., dated 10/23/2025
9. **Survey** entitled, "Boundary & Topographic Survey for Tax Block 2507 – Tax Lot 25, (Reference Tax Map Sheet No. 25), 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 10/06/2022;
10. **Site and Variance Plan** entitled, "Site and Variance Plan for Enzo's Pizza / 237 West Commodore Boulevard, Tax Block 2507 – Tax Lot 25, Township of Jackson, Ocean County, New Jersey", consisting of (10) sheets, prepared by Professional Design Services, LLC, signed by Graham J. Macfarlane, P.E., P.P., C.M.E., dated 10/09/2024, last revised **10/14/2025**;

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B. SUMMARY

The subject property, located at 237 West Commodore Blvd, Block 2507, Lot 25, is situated within the LC (Limited Commercial) zoning district. The property fronts on both West Commodore Blvd & West Fish Rd, with 281.31 feet & 25 feet, respectively. The property is currently developed with a commercial restaurant (pizzeria), storage shed, a one-story framed dwelling, a garage, wooded areas, and a gravel drive aisle (Broadway Avenue). NJDEP regulated wetlands exist on the rear of the site.

The Applicant is seeking preliminary and final minor site plan approval, along with a use variance, to retain the existing restaurant use, convert a single-family dwelling (SFD) to a sales office, allow outdoor shed sales, and add parking areas, a refuse enclosure, and vinyl fencing in the rear of the property. Additionally, the Applicant proposes converting the existing garage into a multi-tenant warehouse, along with the creation of on-site leased parking.



Google Earth excerpt as of 05/13/25

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C. PLANNING & ZONING

~With exception of the following, the Planning & Zoning matters are deferred to the Board Planner.~

D. ENGINEERING COMMENTS

1. We note that as a part of this submission, the Applicant has proposed a refuse dumpster enclosure for the proposed warehouse, delineated & added fencing for the areas proposed to be used as leased parking, delineated the portion of site proposed to be used as landscaping material storage, added a small scale infiltration basin along the end of the gravel drive aisle, revised parking tabulation, proposed an 8-foot-tall chain link privacy fence along the western property boundary, extend concrete walkway & handicapped ramp to proposed sales office.
2. Applicant shall provide testimony on the accuracy and completeness of the survey provided.
3. Applicant shall provide testimony on all previous approvals for the subject lot.
4. Applicant shall provide testimony on all existing or proposed easements.
5. Applicant shall provide testimony on any active or anticipated approvals from outside agencies.
6. We note the following Township Ordinances are applicable, and the Applicant shall provide testimony on compliance with each of the following:

a. **Ch. #244-174 Wetlands:**

- A. *In the non-Pinelands portion of the Township, no lot shall be created unless a minimum of 75% of the required minimum lot area of the particular zone within which it is located is situated outside of any wetlands, and further provided that a minimum of 50% of the required minimum lot area shall be situated outside of any wetlands and wetlands transition (buffer) area.*
- B. *All such wetlands shall be properly delineated by field measurements and after field verification by the appropriate qualified professional and as approved by the NJDEP.*

We note that, based on the submitted plans, approximately 20% of the property contains wetlands and their associated 50-foot buffer. No construction or disturbance is proposed within these areas. The Applicant shall provide testimony confirming that this estimate is accurate, and that no development will occur within any delineated wetlands or wetland buffer areas. Additionally, we note the plan provides a 300-foot CI Riparian buffer extending into the site from the southern portion of the property.

b. **Ch. #244-190D Fences and Walls:**

- D. *Fences and walls shall not exceed six feet in height above ground level when located in any side or rear yard, except as follows:*
 1. *In any business zone, fences or walls not exceeding eight feet in height may be erected in the rear or side yard areas and behind the front building line.*

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2. *On public park, recreation or school properties, open wire fences not exceeding eight feet may be erected, except that fences enclosing outdoor tennis courts, baseball backstops and other fences normally provided with recreation facilities may be open wire fences not exceeding 12 feet in height.*
3. *Fences specifically required by other provisions of this chapter and other municipal and state regulations.*

The Applicant complies with this requirement. We note several 6-foot-tall solid vinyl fences are proposed around the outdoor shed sales area, leased parking areas, & landscaping sales section in the rear yard of the property. Additionally, an 8-foot-tall chain link fence with privacy slats is proposed along the border of the subject property with lots 20-23, as requested previously at hearing dated 08/06/2025.

c. **Ch. #244-193 Landscaping and Buffer Areas:**

A. *Landscaping.*

Applicant shall provide testimony. We note that no landscaping is currently proposed on the subject property, and no tree removal is indicated. The Applicant should confirm whether any new landscaping is anticipated or if existing vegetation will be preserved. If applicable, protection measures for existing trees and vegetation shall be detailed.

B. *Buffer Areas.*

The Applicant complies with this requirement. We note (2) buffer areas are proposed & delineated on the plan for a 50-foot wetlands buffer & 300-foot CI Riparian buffer. It appears that no disturbance of existing vegetation within any potential buffer zones is indicated.

The Applicant has correctly indicated that the subject property does not abut any areas zoned for residential use; therefore, a buffer is not required under Township standards. However, for the Board's consideration, it is noted that a residential dwelling exists within approximately (90) feet of the subject property line and a buffer could be deemed a condition of approval.

d. **Ch. #244-197 Off-Street Parking:**

A. *Type of Parking Permitted.*

Not Applicable.

B. *Stall Size.*

The Applicant complies.

C. *Aisle Widths.*

The Applicant complies.

D. *Access Drives.*

The Applicant complies.

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E. Paint Striping.

Applicant to provide testimony. While parking stall striping is shown on the plan, no additional striping, lane lines, directional arrows, etc., appear to be proposed within the gravel driveway aisle and parking areas located behind the restaurant building. We recommend delineating stripes to clarify circulation and parking layout in the gravel driveway and rear areas.

F. Traffic Signs.

The Applicant complies.

G. Curbing.

The Applicant does not comply. The Applicant has requested a waiver for this requirement.

H. Paving.

The Applicant has requested a waiver for this requirement.

- a. We note that the engineering "Site and Variance Plan" indicates on the subject property various materials for vehicles such as "Asphalt Parking Lot" and "Gravel Drive Aisle". The Board should discuss whether the entire drive aisle and parking areas should be paved, and how parking spaces can be delineated. The plan shall be revised to clearly indicate the proposed limits of paving.
- b. Testimony shall be provided on the adequacy of the current gravel parking area's composition to service vehicle circulation.

I. Location of Parking.

Applicant to provide testimony. The Applicant complies with all applicable provisions of the ordinance related to the location of parking, apart from subsection 3(d): safety island landscaping. The Applicant is requesting a waiver from providing landscaped safety islands, testimony shall be provided regarding this waiver request.

J. Number of Parking Spaces.

Applicant to provide testimony.

- a. There is a discrepancy in the number of parking spaces proposed: the Applicant indicates (44) spaces are proposed (including EV credits) in the "Parking Tabulation" on sheet 2 of the Site and Variance Plan, while we physically counted (38) parking stalls delineated on the submitted plans, with only one EV space called out, which would result in (2) EV parking credits and a total proposed parking count of (39) spaces. Additional testimony is required on the amount of EV credits obtained with the current parking layout proposed. We note the (44) spaces stated is (5) more than the (39) spaces shown on the plan.
- b. Testimony is also required to clarify compliance with required access drive design and lighting standards, for which waivers have been requested.

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- c. The Applicant shall provide testimony on the existing site lighting, including the type, location, and adequacy of any fixtures currently in use. We note existing lighting is shown on the plans submitted.
- d. We note per 244-197J(1)(f), a minimum lighting level of 0.5 horizontal footcandles must be provided throughout parking lots and access drives. No lighting details have been proposed as part of the current submission. The Applicant shall provide lighting plans and details to demonstrate adequate site lighting and compliance with Township requirements.
- e. Applicant to provide testimony on handicapped access to the proposed warehouse building & the existing "Enzo's Pizza" building.

K. Parking Area Landscaping.

The Applicant is requesting a waiver for the need of landscaped safety islands.

L. Retaining Walls/ Embankment Slopes.

Not Applicable.

M. Access to Adjoining Properties.

Not Applicable.

N. Required Parking Spaces.

The Applicant does not comply with this section and must comply with State Code (Board Cannot Grant Variance). Per New Jersey State "Model Statewide Electric Vehicle (EV)" Ordinance, the Applicant is required to make 15% of the total off-street parking spaces to be EV "make ready" spaces and 5% of the total parking spaces to be initially equipped with EV charging equipment.

- i. Applicant is required to provide at least (6) parking spaces that are EV "make ready" and at least (2) parking spaces that are initially equipped with EV charging equipment. Only (1) EV parking space is proposed for the site, adjacent to Enzo's Pizzeria.

e. Ch. #244-198 - Parking and Loading Requirements

Applicant shall provide testimony. The Applicant will address whether the existing driveway aisle and parking can accommodate visitors, employees and/or business partners. If additional parking or loading space is needed, the Applicant will explain how the site will be modified to comply with zoning requirements.

f. Ch. #244-203 – Sidewalks and Curbing

Applicant shall provide testimony. Since no curb or sidewalk exists or is proposed along West Commodore Blvd., the Applicant has requested a waiver. If a waiver is granted, the Applicant will be required to contribute to the Pedestrian Safety Fund.

We note the Applicant has stated that contribution to the Pedestrian Safety Fund will be provided in accordance with local ordinance requirements.

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g. **Ch. #244-207 Signs:**

Applicant shall provide testimony regarding existing sign compliance with all applicable signage standards, including those related to size, location, material, and safety. Testimony shall also address whether any new signage is proposed as part of the application. We note a detail of the existing site identification sign along the property frontage has been provided, which shows the existing & proposed sign area. The site identification sign has 9 ft of clearance from the bottom of the sign to the ground, so this would eliminate any sight concerns for ingress & egress to and from the site. While the location does not meet the required front setback of 25 ft, it appears to be out of the sight triangle area, so we do not see any safety concerns with its current location.

According to Chapter 9 of AASHTO's 2001 Policy on Geometric Design of Highways and Streets, a driver's eye height is typically 3.5 feet above the road surface for passenger vehicles and 7.6 feet for trucks. With a ground clearance of at least 9 ft, clear sight lines are being maintained.

h. **Ch.#244-209 Stormwater Management:**

A. Stormwater Requirements (Stormwater Quantity, Quality, Recharge)

a. **Green infrastructure –**

a. The project is subject to a "major development" as per the Jackson township ordinance and NJAC 7:8-1.2. In accordance with the NJDEP's newly adopted N.J.A.C. 7:8 Stormwater Regulations, a major development shall utilize green infrastructure best management practices. Green infrastructure can improve the appearance and overall function of a site by using a set of stormwater management practices to mimic the natural water cycle by capturing, filtering, absorbing, and/or reusing stormwater. The proposed design incorporates the use of green infrastructure improvements.

b. The soil testing should comply with the NJDEP BMP manual, chapter 12.

i. It appears that the soil testing locations and quantity complies with NJDEP BMP requirements in chapter 12.

ii. The Soil testing information should be revised to include permeability testing to confirm the exfiltration rates used in the routing.

b. **Stormwater Quantity – (peak rate reduction)**

a. The time of concentration for the "Impervious" runoff is modeled as sheet flow through grass: short. Please clarify how the runoff was modeled or obtained through the Stone areas.

b. The stormwater management report indicates a reduction in the peak flows for the current rainfall. The stormwater report should be revised

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to include the future rainfall events for conformance with NJAC 7:8 and the NJDEP BMP manual.

- c. The stormwater basin section on page 3, should show the storm event elevations for the 2-10-100 year storms to match the stormwater management report.
- d. The soil permeability testing should be included in the stormwater management report to verify the exfiltration rates used in the routing and the mounding analysis.
- e. The proposed drainage area map should include a label of the total drainage area and match the stormwater management report.
- c. **Stormwater Quality – (water treatment)**
 - a. We note that the proposed project utilizes green infrastructure approved small-scale infiltration basin. The design complies with the NJDEP's BMP manual, chapter 9.8.
- d. **Stormwater Recharge – (effects of recharge on groundwater)**
 - a. It appears the stormwater management system and the recharge requirements comply for the site's pre- and post-development 2- Year runoff volumes.
- e. **Groundwater Mounding**
 - a. The duration of infiltration (time to drain) calculation should be reviewed for compliance with BMP chapter 13. The volume in the time to drain calculation on page 16 should be the discarded volume from the 100 year post development pond summary.
 - b. The mounding analysis hantush spreadsheet included should be revised to include the "R" factor that matches the exfiltration rate modeled in the report.
 - c. The "T" duration of infiltration for the hantush spreadsheet does not match the time to drain calculation on page 16. Please review and revise.
- f. **Stormwater Operations & Maintenance Manual –**
 - a. An Operations & Maintenance Manual should be provided for the maintenance procedures for stormwater management facilities.
 - b. If the Board looks favorably upon this application, the Operations & Maintenance Manual shall be recorded on the deed.

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g. Grading and Drainage

- a. On the grading and drainage plan sheet 3 additional grade elevations in the proposed stone parking and storage area (motor vehicle surfaces) should be shown.
- b. The stormwater basin section detail of the basin cross section should include storm event elevations, water table and water surface elevations.

7. Traffic and Circulation:

- a. Testimony shall be given to discuss whether the composition and thickness of Broadway Avenue will need to be improved per Township standards due to the proposed change in use.
 - a) We note a detail has been provided for the proposed gravel drive. If the board requires these roads need to be improved, then the design and construction of these roadways are required to be in accordance with the requirements set forth in Township Ordinance Sections **#244-210 & #244-211** for street construction and street design respectively, for a nonresidential development.

1. Per Ordinance Section #244-210(B.2) – Pavement Structure Design,

- i. Pavement shall have an equivalent structural depth of at least 10 inches for local streets and minor collector streets, having a minimum wearing surface of not less than 1 1/2 inches of pavement, Type FABC-1, a minimum bituminous stabilized base course of not less than 2 1/2 inches and a dense graded aggregate base course to provide the remaining six-inch depth.
- 2) Regarding on-site circulation, we note the Applicant has not submitted a traffic & circulation plan, but has submitted a Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc., dated 08/06/2024.
 - a) Applicant shall provide testimony on the Traffic Impact Analysis provided.
 - b) Applicant shall provide testimony on access, circulation and safety for vehicles, including emergency vehicles, accessing and within the site.
 - c) We note that applicant proposes (2) (30' x 100') sight triangles at the drive aisle intersections with W. Commodore Blvd.
 - i. We note the dimensions proposed do not appear to comply with AASHTO guidelines.
 - ii. We note the currently proposed sight triangle areas create an issue with the (2) existing parking spaces adjacent to the island in front of Enzo's Pizzeria.
 - iii. The recommended sight triangle dimensions for this site per AASHTO, would be 15 feet from the edge of the nearest through lane (extending into Broadway Ave), and extend 555 feet from the intersection (along W. Commodore Blvd).

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iv. We note this is ultimately at the discretion of the Ocean County Planning Board.

d) Our office has concerns with the ability for emergency/large vehicles turning around at the southern terminus of the gravel drive. Especially with roll off trucks actively utilizing the site for the landscaping materials in the rear that are "awaiting disposal".

3) Applicant to provide testimony on any correspondence that the Applicant had with the Township Fire Official. We defer all fire prevention, fire lane, and fire safety concerns to the Township Fire Official.

8. Refuse Storage/ Collection:

- a. Applicant shall provide testimony regarding the proposed refuse collection enclosures located on the western side of the restaurant & the northern side of the proposed warehouse, including details on how solid waste and recyclables will be managed and removed from the site.
- b. Applicant shall provide testimony on whether the proposed refuse enclosure and site improvements will alter the current refuse pickup procedures. We note both dumpsters are proposed to be encompassed by a trash enclosure, the detail for which is provided on sheet #4 of the submitted plans.
- c. Applicant to provide testimony as to where the proposed shed sales office will dispose of refuse, will they be utilizing either of the dumpsters next to Enzo's Pizza or proposed warehouse.

E. ENGINEERING PLAN COMMENTS

1. A Township Approval Block should be provided on a future Preliminary and Final Site Plan and should read as follows:

APPROVED AS A MINOR SITE PLAN, WITH USE VARIANCE, TO RETAIN THE EXISTING RESTAURANT USE, CONVERT A SINGLE-FAMILY DWELLING (SFD) TO A SALES OFFICE, ALLOW OUTDOOR SHED SALES AND LEASED PARKING FOR BLOCK 2507, LOT 25 BY THE JACKSON TOWNSHIP ZONING BOARD OF ADJUSTMENT VIA RESOLUTION NO. _____ DATED _____.

BOARD CHAIRMAN

DATE

BOARD SECRETARY

DATE

BOARD ENGINEER

DATE

2. Sheet #2 (Variance Plan):

- a. The plans should be revised to include the septic field & manholes on site that were shown on the original site plan submission & survey.

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- b. The plans shall be revised to show fence gates where the fenced in storage/leased car areas are fenced in.
 - c. There are multiple portions of the proposed 6 ft tall vinyl fence that are not fully connected/delineated on the plans, all fenced in areas should be depicted as such. Applicant to revise accordingly.
 - d. Applicant shall revise parking layout to relocate the (2) parking spaces within the Enzo's parking lot, along the island abutting West Commodore Blvd, that are located within the proposed sight triangle. If the proposed sight triangle were to remain, this would result in what appears to be a reduction of (2) spaces, for a total of (36) delineated parking spaces.
 - e. Applicant shall revise the parking call out within Broadway Ave denoting "25 total parking spaces for restaurant", to state "26 total parking...." to accurately reflect the number of parking spaces.
3. **Miscellaneous Plan Comments:**
 - a. Applicant shall provide a lighting plan with Isolux contours to confirm the extent of lighting within the site, and to confirm there is no spill over into adjacent properties or the right-of-way.
4. **Architectural Plan Comments:**
 - a. We note the footprint of the Shed Sales Office on the architectural plans matches the footprint depicted on the Site & Variance Plan.
 - b. We note the footprint of the Warehouse on the architectural plans matches the footprint depicted on the Site & Variance Plan.
 - c. Applicant to provide a general description of the architectural rendering provided.
5. **Survey Comments:**
 - a. (none).

F. CONDITIONS OF APPROVAL

Should the Board determine that the relief requested should be granted, we recommend that the approval be conditioned on the following;

1. The Applicant shall obtain any and all applicable outside agency approvals, including but not limited to:
 - a. NJDOT
 - b. NJDEP
 - c. Pinelands Commission
 - d. Ocean County Planning Department
 - e. Municipal Building Department
 - f. Municipal Fire Department
2. The Applicant shall submit payment of any and all outstanding professional review fees of the Board and the Township.

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3. The Applicant shall provide all required plans necessary to show compliance with all required building codes and ordinances to the Building Department at the time of the permit application.
4. Any and all damage within the public right of way during construction shall be restored at the owner's expense within the public right-of-way including but not limited to roadway pavement, curbing, sidewalk, drainage facilities, utilities, etc.

We reserve the right to request additional information and/or plans should additional variances or concerns be indicated during the public hearing. If you should have any questions or desire any additional information concerning this matter, please contact my office.

Should you have any questions, please let me know.

Very truly yours,
Morgan Municipal, LLC



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

MR:CJA:JAS

cc: Jeffrey Purpuro, Zoning Officer (jpurpuro@jacksontwpnj.net)
Jean Cipriani, Board Attorney (jcipriani@rmshc.law)
Ernie Peters, P.P. P.E., Board Planner (ernie.peters@rve.com)
Falzarano Group LLC c/o Pasquale Falzarano, Applicant (pasqualefalzarano21@gmail.com)
Sal Alfieri, Esq., Applicant's Attorney (salfieri@cgalaw.com)
Graham J. Macfarlane, P.E., P.P. C.M.E., Applicant's Engineer (graham@pds-nj.com)