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Frank J. Little, Jr., P.E., P.P., C.M.E.
Douglas F. Klee, P.E., P.P., C.M.E.
William J. Berg, P.L.S.

November 6, 2025

Jackson Township Planning Board
95 West Veterans Highway
Jackson, NJ 08527

Re: Conditional Use Approval (Home Occupation)
Applicant: Mocreia Motor & Marine, LLC
Block: 10201
Lot: 8
Location: 608 Oakwood Avenue
Zone: R-1
OLA File No.: JKPB-25-506

Dear Chairman and Board Members:

We have received and reviewed the following material submitted in conjunction with the referenced application:

1. Survey of Property prepared by Morgan Engineering & Surveying signed by David J. Von Steenburg, NJPLS #34500 and dated 09/16/2025 with no revision dates indicated.

The applicant seeks Planning Board approval for a Home Occupation involving a mechanical/motor repair and maintenance facility to be established within an existing 1,200 SF detached garage. Home occupations are listed as a Conditional Use in the R-1 Residential Zoning District.

The 1.01 acre tract is located on the North side of Oakwood Avenue within the R-1 Residential Zoning District. Existing site improvements involve a three-story frame dwelling, in-ground swimming pool, accessory garage and shed structures and paved driveway connection to Oakwood Avenue all of which will remain and no new exterior construction is proposed.

Based on our review of the submitted material, we offer the following for the Board's consideration:

A. Zoning (R-1 Residential)

MINIMUM	REQUIRED	PROVIDED
Lot Area	1.0 Acre	1.5 Acres
Lot Width	150 FT	190 FT
Lot Frontage	75 FT	190 FT
Lot Depth	200 FT	450 FT
Front Setback	40 FT	99.6 FT
Rear Setback	60 FT	>60 FT
Side Setback	35 FT	70 FT
Maximum Building Height	35 FT	<35 FT
Accessory Pool:		
Front Setback	40 FT	>40 FT
Rear Setback	15 FT	>15 FT
Side Setback	20 FT	>20 FT

B. General Comments

1. Conditional Use Requirements and Standards –The applicant must provide testimony indicating how the following specific Conditional Use Requirements and Standards (Ordinance Section 244-121) are satisfied.
 - a. *There shall be no employees other than the bona fide residents of the dwelling.*
 - b. *The portion of the dwelling utilized for the home occupation shall not exceed fifty percent (50%) of the gross first floor area of the dwelling.*
 - c. *The occupation shall be conducted entirely within the dwelling or within an accessory building or buildings.*
 - d. *There is no external display of goods or any outdoor activity or advertising on the premises other than a non-illuminated identification sign not to exceed one hundred fifty (150) square inches.*
 - e. *No noise shall be audible to adjacent property owners or interfere with the quiet enjoyment of their property.*
 - f. *The home occupation shall not adversely affect adjacent property owners or interfere with their quiet enjoyment of their properties.*
 - g. *No use shall require internal or external alterations to the dwelling unit.*
 - h. *No use shall involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure.*
 - i. *No use shall be permitted which exceeds the maximum number of occupants for which the dwelling has been constructed, as determined by all applicable fire codes.*
 - j. *Resident employee parking shall not interfere with residential parking on the street where the home occupation is permitted.*
 - k. *No firearms may be used in any form in said business, including repair of nonfunctioning parts.*
 - l. *Not more than one (1) home occupation shall be permitted per dwelling unit.*
2. The applicant supplied Statement of Operations is attached to this engineering report. Supplementing any specific concerns the Board may have, the applicant should address:
 - a. The nature and extent of any outdoor storage proposals.
 - b. Days and hours of operation.
 - c. Anticipated deliveries and pick-ups.

- d. Overnight vehicle parking.
- e. Proposals for solid waste storage and handling including recyclables and mechanical fluids.
- f. Impacts of the proposed use in conjunction with traffic congestion, noise, glare, air pollution, fire and safety hazards.

Any approval which the Board may grant should be conditioned upon the applicant submitting a formal Description of Operations detailing all applicable operation disclosures as well as any specific use/operation restrictions the Board may impose.

- 3. Conditional Use Guidelines- For the Board's general information, Ordinance Section 244-108 indicates that:

"In acting upon an application for Conditional Use Approval, Planning Board shall be guided by the following standards of principal:"

- a. *The use for which an application is being made is specifically listed as a conditional use within the zone where the property is located.*
- b. *The design, arrangement and nature of the particular use is such that the public health, safety and welfare will be protected and reasonable consideration is afforded to the following:*
 - (1) *The adequacy of the proposed parking and traffic circulation for the use(s) and/or structure(s) and the potential for traffic congestion and/or the creation of undue traffic hazards.*
 - (2) *The adequacy of proposed drainage facilities which will serve the use(s) and/or structure(s).*
 - (3) *The adequacy of plans for screening any adverse aspects of the use(s) and/or structure(s) from adjoining properties.*
 - (4) *The adequacy of proposed outdoor lighting.*
 - (5) *Compliance with the performance standards established in §109-147.*
- c. *All conditional uses shall also be required to obtain site plan approval, unless otherwise specified in this chapter.*
- d. *Conditional uses shall adhere to the standards of the zone in which located and to the additional standards specified for the particular use under this Article, except where no additional standards are specified herein."*

4. Site Plan Considerations- Per 2.c. above, Site Plan approval is required for all conditional uses.

Based on the nature of the home occupation use, developed nature of the site and absence of any proposed improvements, the Board may wish to consider:

- ❖ Waiver of the site plan submission requirement.
- ❖ Providing guidance to the applicant as to the extent of site plan details and specific areas of concern which need to be addressed in conjunction with any formal Site Plan which is required by the Board.

The applicant's attention is directed to Ordinance Section 244-28 detailing specific submission requirement should a complete formal submission be required by the Board.

C. Recommendations- Any approval which the Jackson Township Planning Board may grant should be subject to the following conditions being satisfied:

1. Testimony satisfactory to the Board, supporting the Home Occupation Conditional Use which is proposed.
2. Submission of a formal site plan application for review and approval unless otherwise modified by the Board.

Please be advised that the comments detailed above are based on our initial review of the application. Additional engineering comments may be forthcoming to subsequent to formal presentation by the applicant and any public comment which is received.

Very truly yours,



Douglas F. Klee, P.E., P.P., C.M.E.
Office of the Planning Board Engineer

DFK:caa

Cc: L. Morrison, Planning Board Secretary, (lmorrison@jacksonwpnj.net)
R. Shea, II, Esq., Planning Board Attorney (bcshea@rcshea.com)
P. Warren (pwarren@rcshea.com)
S. Bolinsky, Stormwater & Recycling Coordinator, (sbolinsky@jacksonwpnj.net)
S. Spero, Township Forester (sspero@cmeusa1.com)
E. Peters, P.E., P.P., C.M.E., Township Planner (ernie.peters@rve.com)
Environmental Commission (jjordan@jacksonwpnj.net)
Bureau of Fire Prevention (Bureau@jacksonfirerdist3.org)
S. Rauch, Fire Official (srauch@jacksonfirerdist2.org)
S. O'Brien, Fire Official (sobrienjr@jacksonfirerdist4.org)
Tyler Morcreia, Applicant (Mocreiat@yahoo.com)
J. Donner, Esq., Applicant's Attorney (jdonner@donnerassociates.com)
D. Von Steenburg, PLS, Applicant's Surveyor (dvonsteenborg@morganengineeringllc.com)

Tyler Mocreia

608 Oakwood Ave

Jackson, NJ 08527

Phone: (732) 789-9107

Email: Mocreiat@yahoo.com

7/14/2025

Jackson Township Planning Board

95 W. Veterans Highway

Jackson, NJ 08527

Dear Members of the Planning Board,

I am writing to formally request approval for my home occupation, Mocreia Motor & Marine, located at 608 Oakwood Avenue, Jackson, NJ 08527. I wish to provide a clear explanation of the nature, size, and scope of the business, as well as demonstrate how it complies with the minimum standards required for home occupations within the R-1 zoning district.

Nature of the Business

Mocreia Motor & Marine is a small, part-time business that I, Tyler Mocreia, operate independently. The business provides basic mechanical and maintenance services for motor vehicles and marine equipment. Operations are conducted exclusively within my 1,200-square-foot detached garage, located on my residential property, which includes a 6,000+ square foot driveway that provides

ample parking and access. I service only 1 to 3 vehicles per quarter.

Business hours will be limited to:

- Weekdays: 4:00 PM - 9:00 PM
- Saturdays: 9:00 AM - 9:00 PM

As I am employed full-time (40-60 hours/week) by a utility company, this home occupation is strictly part-time.

Size and Scope of the Operation

The business will be entirely contained within the garage and will not require any external display of goods, outdoor activities, or signage. No construction or modifications will be made to alter the garage's fire rating, expand capacity, or change the existing dwelling. Additionally, the business will operate within the constraints of single occupancy, without the addition of any employees.

I am committed to complying with the Township's requirements for home occupations in the R-1 zone, including:

- No employees will be hired or involved.
- The garage (1,200 sq. ft.) and house (2,800 sq. ft.) together ensure that less than 50% of the gross floor area is used for business.
- All activities will remain within the garage.
- No external signs, goods display, or advertising will be used.
- No noise will be generated that is audible to adjacent property owners.
- No alterations will be made to the garage structure.

- No firearms will be used, repaired, or stored in connection with the business. - Parking related to the business will be on-site and will not impact street parking or residential use. - Only one home occupation will be conducted on the property.

Conclusion

I fully understand and respect the Township's desire to maintain the character and tranquility of its residential neighborhoods. I am committed to operating Mocreia Motor & Marine in a way that is unobtrusive, compliant, and respectful to both the community and township ordinances.

Thank you for considering my application for a conditional use home occupation. If any additional information or clarification is needed, I am happy to provide it. Please feel free to contact me at (732) 789-9107 or Mocreiat@yahoo.com.

Sincerely,

Tyler Mocreia

Owner, Mocreia Motor & Marine