

November 19, 2025

Ms. Laura Morrison, Secretary
Jackson Township Planning Board
95 West Veterans Highway
Jackson Township, New Jersey 08527

Re: **Tyler Mocreia**
Application #945 / Escrow #P32634
Home Occupation - Review #1
608 Oakwood Avenue
Block 10201, Lot 8
Our File: 1512-P-630

Dear Ms. Morrison & Planning Board Members:

REMINGTON & VERNICK has received the above-captioned application for review. The Applicant seeks an approval for a Home Occupation to operate a basic mechanical and maintenance services business for motor vehicles and marine equipment, within a 1,200 sf detached garage in the R-1 Residential Zoning District.

The subject parcel is located on the northerly side of Oakwood Avenue approximately 75 ft east of Crescent Avenue. The 1.55-acre site is located within the R-1 – Residential Zone. The site is not within the Pinelands.

The site is currently developed with a 2 story single-family dwelling with an enclosed rear porch, a detached garage, a paved driveway, concrete walkways, an in-ground pool with concrete surround, and fencing. The site is partially wooded. There is an asphalt pavement/stone encroachment from adjacent Lot 7. No new improvements are proposed as part of this application.

This report consists of our review of the Subject Application for conformance with the Jackson Township Land Use and Development Regulations Ordinance (Chapter 244) and is limited to planning issues. Engineering and legal issues shall be reviewed by the Board Engineer and Solicitor, respectively.

Comments are limited to the information presented to date. The Applicant may present additional information and testimony at the Board hearing.

I. OWNER & APPLICANT INFORMATION

Applicant / Owner
Tyler Mocreia 608 Oakwood Avenue Jackson, NJ 08527 732-789-9107

II. SUBMITTALS

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Letter of Transmittal	Laura Morrison Board Secretary	10/16/2025	
Certificate for Zoning / Development Permit	Jeffrey Purpuro Zoning Officer	10/14/2025	
Escrow Account & Fees	Applicant/Owner	10/10/2025	
Statement of Home Occupation		7/14/2025	
Letter of Consent		10/8/2025	
Right of Entry Consent Form		10/8/2025	
Partnership Disclosure Form		10/8/2025	
Escrow Agreement		10/8/2025	
Land Use Disclosure Statement		Undated	
Submission Letter	Jeffrey Donner, Esq. Donner Law	10/9/2025	
Land Use Disclosure Statement		Undated	
Survey of Property, consisting of 1 sheet	David Von Steenburg, P.L.S. Morgan Engineering & Surveying	9/16/2025	

III. ZONING

A. Use

1. The subject parcel is located in the R-1 Residential Zoning District. The Applicant seeks approval for a Home Occupation to operate a basic mechanical and maintenance services business for motor vehicles and marine equipment, within a 1,200 sf detached garage in the R-1 Residential Zoning District.
2. Per §244-47A mechanical & maintenance service for motor vehicles and marine equipment is not a permitted principal use in the R-1 Zone.
3. Per §244-47C(3) a Home Occupation is a permitted conditional use subject to the requirements of §244-121.
4. Should the requirements of §244-121 not be met, the Applicant may be required to appear before the Zoning Board for conditional use variance relief.

B. Area & Bulk Standards - §244-47D:

	REQUIRED	EXISTING	STATUS
Lot Requirements			
Minimum Lot Area	43,560 SF	85,405 SF	Conforms
Minimum Lot Width	150 FT	190 FT	Conforms
Minimum Lot Frontage	75 FT	190 FT	Conforms
Minimum Lot Depth	200 FT	449.50 FT	Conforms
Principal Building Structure			
Minimum Front Yard Setback	40 FT	99.6 FT	Conforms
Minimum Rear Yard Setback	50 FT	>50 FT	Conforms
Minimum Side Yard Setback	20 FT	>20 FT	Conforms
Maximum Height	35 FT	2 story	Conforms
Maximum Building Coverage	15%	<15%	Conforms
Maximum Lot Coverage	50%	<50%	Conforms

C. Home Occupation - §244-121

1. Per §244-121A there shall be no employees other than the bona fide residents of the dwelling. **The Applicant shall provide testimony to discuss the number of employees and ensure they are residents of the existing dwelling. The Applicant indicates that he operates the business independently. It appears the Applicant complies with this requirement.**
2. Per §244-121B the portion of the dwelling utilized for the home occupation shall not exceed 50% of the gross first floor area of the dwelling. **The Applicant indicates that the business is operated entirely within the detached garage. It appears the Applicant complies with this requirement. Testimony shall be provided.**
3. Per §244-121C the occupation shall be conducted entirely within the dwelling or within an accessory building or buildings. **The Applicant indicates that the business is operated entirely within the detached garage. It appears the Applicant complies with this requirement. Testimony shall be provided.**
4. Per §244-121D 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 150 square inches. **The Applicant shall provide testimony to determine compliance.**
5. Per §244-121E no noise shall be audible to adjacent property owners or interfere with the quiet enjoyment of their property. **The Applicant shall provide testimony to determine compliance.**
6. Per §244-121F the home occupation shall not adversely affect adjacent property owners or interfere with their quiet enjoyment of their properties. **The Applicant shall provide testimony to determine compliance.**
7. Per §244-121G no use shall require internal or external alterations to the dwelling unit. **The Applicant is not proposing any alterations. It appears the Applicant complies with this requirement. Testimony shall be provided.**
8. Per §244-121H no use shall involve construction features or the use of electrical or mechanical

equipment that would change the fire rating of the structure. **The Applicant shall provide testimony to determine compliance.**

9. Per §244-121I 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. **The Applicant shall provide testimony to determine compliance.**
10. Per §244-121J Resident employee parking shall not interfere with residential parking on the street where the home occupation is permitted. **It appears the Applicant complies with this condition. Testimony shall be provided to ensure compliance.**
11. Per §244-121K no firearms may be used in any form in said business, including repair of nonfunctioning parts. **It appears the Applicant complies with this requirement. Testimony shall be provided.**
12. Per §244-121L not more than one home occupation shall be permitted per dwelling unit. **The Applicant shall provide testimony to determine compliance.**

IV. COMMENTS

With the exception of the following, Engineering issues are deferred to the Board Engineer.

- A. The Applicant is seeking approval for a Home Occupation to operate a basic mechanical and maintenance services business for motor vehicles and marine equipment, within a 1,200 sf detached garage. The Applicant shall describe in detail all uses and activities which will take place on-site.
- B. The Applicant shall provide testimony regarding the ownership of the property, who resides in the dwelling and the ownership of the business.
- C. The Applicant shall provide testimony to discuss the home occupation conditions per §244-121 as listed above.
- D. The Applicant should discuss with the Board any previous approvals for this site including any variances and design waivers previously granted.
- E. Commercial uses adjacent to residential uses require a buffer. The width of the buffer is based on the overall building square footage; however, the building on-site is a residential building. There appears to be an existing wooded area along the side and rear lot lines. Testimony shall be provided to discuss the possible need to supplement the existing woods to provide a solid screen.
- F. There appears to be no site improvements proposed as part of this application. Any tree removal is subject to review and approval from the Township Forester for any tree removal.
- G. Our office defers any fire related issues to the Township Fire Official.
- H. The Applicant shall provide testimony to discuss the anticipated number of parking spaces required at the site for customers or storage of vehicles. The Applicant shall indicate the number of parking spaces provided.
- I. Per §244-203A sidewalk and curb shall be required along all street frontages as a condition relating to any development for which approval is granted by the Planning Board or Board of Adjustment, whereas no curb or sidewalk is existing or proposed along Oakwood Avenue. The Applicant is not proposing any site improvements or modifications to the dwelling or garage. A waiver may be required. If a waiver is granted the Applicant may be required to contribute to the Pedestrian Safety Fund. Testimony shall be provided.
- J. Per §244-197G the perimeter of all parking areas and internal islands within all parking areas open to

the general public shall have continuous cast-in-place concrete curbing, whereas based on the information provided, the business is part-time and approximately 1 to 3 vehicles are serviced in a 3 month period of time. Testimony shall be provided to confirm this requirement does not apply.

- K. The Applicant shall provide testimony to indicate how used parts and oil are collected and stored. The testimony shall include how these items are removed from the site.
- L. The Application indicates that the business will not require any external display of goods, outdoor activities, or signage. Testimony shall be provided.

Any resubmissions in response to this report should be accompanied by a point-by-point response to all items, *with revisions on the plans clouded or highlighted to indicate changes*. In order to facilitate the Board's decision-making process, Applicants are strongly encouraged to resolve as many items as possible prior to the hearing on this matter.

As always, Board members, Applicants and their professionals should feel free to contact me if they have any questions or require additional information.

God Bless America,

REMINGTON & VERNICK ENGINEERS



Ernest J. Peters, Jr., PE, PP, CME
Board Planner

MMG/EJP:mr

cc: Mr. Robert Shea II, Esq. – Board Attorney
Ms. Patty Warren, Paralegal
Mr. Doug Klee, P.E. – Board Engineer
Mr. Tyler Mocreia – Applicant/Owner (mocreiat@yahoo.com)
Mr. Jeffrey Donner, Esq. – Applicant's Attorney (jdonner@donnerassociates.com)