

# STATEMENT OF OPERATION

**51 Progress Place Site  
Block 2401, Lot 8  
Jackson Township, Ocean County  
PDS #28037  
January 22, 2026**

Jackson Township Zoning Board Resolution 2022-41 approved a D(1) variance and Major Site Plan to operate the site located in the LM zone as a contractor storage facility permitting the parking and storage of trucks, construction equipment and construction materials and supplies. Development of the site has been completed.

It is proposed to operate a Cemco 275 mobile concrete batch plant (MCPB) on the site. The crushed stone and sand required are approved with 2022-41 including the truck use and storage. A cement silo is required having a height of 35 feet together with the MCPB proposes to dispense the stone, sand, cement powder and water into cement trucks for delivery to off-site construction sites. Light manufacturing *“The fabrication, assembly or processing of goods or materials or the storage of bulk goods and materials where such activities or materials create no hazard from fire or explosion or produce no toxic or corrosive fumes, gas, smoke, obnoxious dust or vapor, offensive noise or vibration, glare, flashes or objectionable effluent”* is permitted in the LM zone pursuant to 244-62(8). No hazardous chemicals or materials are used in the batch plant process. This equipment features a built-in warm pulse jet dust collector and a complete filtration system to ensure that no dust escapes into the air during operation.

All proposed activities will conform to the Performance Standards (Section 244-160) contained in the Jackson Township Land Use and Development Regulations.

The normal hours of operation are typically from 6:00 a.m. until 6:00 p.m. Monday through Saturday. 4 employees are anticipated to be at the site during normal hours of operation. The office trailer will have restroom with storage tank and it will be pumped out twice per week. The trucks and equipment for the operation will be parked on-site overnight. The drivers, no more than 5, will park their personal vehicles on-site and operate their truck transporting concrete and raw materials to and from the site during business hours. The front gate will be accessible only by employees via keycard or password. A knox box will be provided at the gate to ensure emergency services have full access to the site during all times.