

File

V 3542

December 4, 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

Re: **Engineering Technical Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief - Storage of Goods for Contractors Office
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway 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 09/09/25;
2. Escrow Account Summary, dated 08/26/25;
3. Zoning Board Fee Schedule and Work Sheet, undated;
4. Certificate of Zoning/ Development Permit, signed 08/15/25;
5. Statement of Operations, dated 05/30/25;
6. Letter of Consent, signed by Zevi Grunewald, dated 05/30/25;
7. Land Development Application and Checklist, signed by Zevi Grunewald, undated;
8. Right of Entry Consent Form, signed by Zevi Grunewald, dated 05/30/25;
9. Certification by Owner and/or Applicant, signed by Zevi Grunewald, dated 05/30/25;
10. Consent of Owner Form, signed by Zevi Grunewald, dated 05/30/25;
11. Jackson Township Variance Application, signed by Zevi Grunewald, dated 05/30/25;
12. Escrow Agreement, signed by Aryeh Grunewald, Property Owner, and Rachel Lipschutz, Notary Public of New Jersey, dated 06/05/25;
13. Jackson Township Partnership Disclosure Form, signed by Rachel Lipschutz, Notary Public of New Jersey, dated 06/05/25;
14. Jackson Township Land Use Disclosure Statement, signed by Aryeh Grunewald, Applicant, Adam D. Pfeffer, Esq., Applicant's Attorney, and Graham J. Macfarlane, P.E., P.P., Applicant's Engineer, undated;
15. Ocean County Document Summary Sheet for Deed, signed by Walter Toto, Esq., dated 04/05/25;
16. Legal Description of Property, undated;

Re: **Engineering Technical Review Letter #1**
 Morgan Municipal Project No. JKZB-Z32627
 Escrow #: Z32627
 Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
 Application: Use Variance Relief – Storage of Goods for Contractors Office
 Block(s)/Lot(s): 2202/3
 Site Address: 156 E. Commodore Blvd.
 Zone: "HC" (Highway Commercial)
 Jackson Township, Ocean County, New Jersey

December 4, 2025

17. Seller's Residency Certification/Exemption, signed by Mario Reyes, dated 02/23/21;
18. Affidavit of Consideration for Use by Buyer, signed by Aryeh Grunewald and Leah M. Spitz, Notary Public of New Jersey, dated 03/04/21;
19. Affidavit of Consideration for Use by Buyer, signed by Mario Reyes and Lorraine T. Purcell, Notary Public of New Jersey, dated 02/23/21;
20. Cover Letter for List of Property Owners within 200 Feet, certified and signed by Peter Maher, C.T.A., dated 06/02/25;
21. Request for List of Property Owners within 200 Feet, signed by Wendy Schmidt, dated 05/27/25;
22. Proof of Taxes Paid for subject property through 05/01/25;
23. Cover Letter for submission of application materials to Jackson Zoning Board, prepared and signed by Graham J. Macfarlane, P.E., P.P., dated 06/09/25;
24. Letter of Transmittal to Jackson Township Zoning Board for additional application documents, sent by Graham J. Macfarlane, P.E., P.P., dated 07/09/25;
25. Resolution #88-93 approving a conditional use variance and amended site plan, adopted on 07/05/88, memorialized on 07/12/88;
26. Previous Township Engineer's Engineering Review Letter, prepared by Ernst, Ernst Lissenden Engineers, signed by John A. Ernst, III, dated 06/30/88;
27. Resolution #85-42 approving preliminary and final site plan approval, adopted on 05/28/85, memorialized on 06/11/85;
28. Previous Township Engineer's Engineering Review Letter, prepared by Ernst, Ernst Lissenden Engineers, signed by John A. Ernst, III, dated 05/01/85;
29. Planning Board Resolution No. 41-83, adopted on 04/12/83;
30. Previous Engineer's Report, prepared by Ernst, Ernst Lissenden Engineers, dated 04/04/83;
31. Bureau of Fire Prevention Letter, signed by Barry G. Olejarz, dated 03/21/83;
32. Previous Township Engineer's Engineering Review Letter, prepared by Ernst, Ernst Lissenden Engineers, signed by John A. Ernst, III, dated 05/04/87;
33. **Survey** entitled, "Boundary & Topographic Survey for Tax Block 2202 – Tax Lot 3, 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 09/28/25, **last revised 04/21/25**;
34. **Variance Plan** entitled, "Variance Plan for 156 East Commodore Boulevard, Tax Block 2202 – Tax Lot 3, Township of Jackson, Ocean County, New Jersey", consisting of (2) sheets, prepared by Professional Design Services, LLC, signed by Graham J. Macfarlane, P.E., P.P., dated 05/21/25;

B. SUMMARY

The subject property, located at 156 East Commodore Boulevard, is identified as Block 2202, Lot 3. The 2.2-acre site is bounded by East Commodore Boulevard to the south, William Street to the east, and Diana Road to the north, within the Township's "HC" (Highway Commercial) Zone. The property is currently developed with a two-story masonry building, an asphalt parking lot, and a fenced rear yard with a broken asphalt/milling surface and a gravel drive along the eastern portion of the lot.

Previously, Resolution No. 85-42 granted preliminary and final site plan approval for the construction of a one-story masonry addition to an existing van conversion shop. Resolution No. 88-93 granted a conditional use variance

Re: **Engineering Technical Review Letter #1**
 Morgan Municipal Project No. JKZB-Z32627
 Escrow #: Z32627
 Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
 Application: Use Variance Relief – Storage of Goods for Contractors Office
 Block(s)/Lot(s): 2202/3
 Site Address: 156 E. Commodore Blvd.
 Zone: "HC" (Highway Commercial)
 Jackson Township, Ocean County, New Jersey

December 4, 2025

permitting operation of an automotive garage in the former B-3 Zone, along with amended site plan approval providing for access drives onto William Street.

The Applicant now seeks **use variance relief to utilize the site for outdoor storage of building materials in support of the existing multi-tenant warehouse and office spaces**. Since no new site improvements or development are proposed and the application is not defined as an amended site plan, site plan approval may not be required.



Figure 1: Aerial Map of Site

C. PLANNING & ZONING

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

D. ENGINEERING COMMENTS

1. *We note the Applicant is solely seeking Use Variance Approval at this time and is not proposing any new site improvements or development as part of this application.*

Accordingly, this Engineering Review is limited to general concerns related to the requested use variance relief. We also note that the application has been bifurcated; however, since no new site improvements are proposed and the application is not defined as an amended site plan, site plan approval may not be required.

2. *We note that Sheet 2 of the Variance Plan indicates that there exists an area in the rear of the lot designated for "future expansion and additional building." Should this use variance be approved, the Applicant will be required to submit a comprehensive site plan as part of any future site improvement.*
3. The Applicant shall provide testimony on the accuracy and completeness of the survey provided.
4. The Applicant shall provide testimony on all existing or proposed easements.

Re: **Engineering Technical Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief – Storage of Goods for Contractors Office
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
Jackson Township, Ocean County, New Jersey

December 4, 2025

5. The Applicant shall provide testimony on all previous approvals for the subject lot.
6. The Applicant shall provide testimony on any active or anticipated approvals from outside agencies.
7. We defer all fire-related matters to the Township Fire Official.
8. The Applicant shall provide testimony on the presence and/or absence of environmental constraints.
 - a) We note it appears the proposed lots are NOT within a flood zone/ wetlands area.
9. We note the following Township Ordinances are applicable, and the Applicant shall provide testimony on compliance with each of the following:

a) **Ch. #244-57 - HC Highway Commercial Zone:**

B. Permitted accessory uses of building and structures are as follows:

- 1) Bulk storage, subject to the provisions of § 244-152.
- 2) Fences and walls, subject to the provisions of § 244-190.
- 3) Off-street loading, subject to the provisions of § 244-196.
- 4) Off-street parking, subject to the provisions of § 244-197.

b) **Ch. #244-152 - Bulk Storage Area Requirements for Outdoor Storage:**

In zoning districts where bulk storage is a permitted accessory use, the following minimum requirements shall apply:

- A. *No bulk storage of materials or equipment shall be permitted in any required front yard area or within 100 feet of any public street, whichever is greater.*

The Applicant DOES NOT COMPLY with this requirement. The proposed storage of "granite, marble, stone countertop" to the west of the principal structure is (63.6) feet from the R.O.W. limits of East Commodore Blvd., and the proposed flatbed equipment trailers/low boys to be stored in on the eastern side of the property lie only (31) feet from the R.O.W. limits of Willaim Street.

- B. *No bulk storage of materials or equipment shall be permitted between any side or rear lot line and the required side or rear setback line.*

The Applicant DOES NOT COMPLY with this requirement. A large portion of the proposed storage area is within the side yard setback line, though improvements such as gravel surfacing and (6) foot high chain link fencing presently exist in this location.

- C. *All bulk storage areas shall be screened from public view by means of suitable fencing and/or evergreen plantings as required by the municipal agency. Where property is adjacent to a residential zone, the screening shall meet the minimum requirements established by § 244-193.*

The Applicant shall provide testimony. The (6) foot high chain link fencing located around the proposed storage area will have visual screening. No additional fencing or plantings are proposed.

Re: **Engineering Technical Review Letter #1**
 Morgan Municipal Project No. JKZB-Z32627
 Escrow #: Z32627
 Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
 Application: Use Variance Relief – Storage of Goods for Contractors Office
 Block(s)/Lot(s): 2202/3
 Site Address: 156 E. Commodore Blvd.
 Zone: "HC" (Highway Commercial)
 Jackson Township, Ocean County, New Jersey

December 4, 2025

D. No fence used to screen a bulk storage area shall be placed closer to any property line than the distance constituting the required front, side or rear setbacks, and all setback areas shall be landscaped in accordance with the requirements of § 244-193.

The Applicant DOES NOT COMPLY with this requirement. The existing chain link fencing to be used for bulk storage is located on the western property line.

E. All service roads, driveways and bulk storage areas shall be paved with bituminous concrete or other surfacing materials, as required by the municipal agency, which shall be of sufficient strength to handle the anticipated use.

The Applicant DOES NOT COMPLY with this requirement. The proposed storage area surfacing material is broken asphalt/millings.

F. In no instance shall on-site bulk storage of material exceed the height of 10 feet.

The Applicant complies with this requirement.

G. No heavy equipment shall be operated or parked closer to the front property line than the required front setback plus 50 feet, except as the same may be in transit to or from the site.

The Applicant shall provide testimony whether heavy equipment will exist on the property and how far it will be stored from front property line.

c) **Ch. #244-193 - Landscaping, Buffer Areas, & Screening:**

A. Landscaping.

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

B. Buffer Areas.

The Applicant DOES NOT COMPLY with this requirement. A waiver from providing a buffer for the neighboring residential zone has been requested.

C. Screening.

The Applicant DOES NOT COMPLY with this requirement. Buffer areas and their associated screening have been waived.

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

A. Type of Parking Permitted.

Not Applicable.

B. Stall Size.

The Applicant complies with this requirement.

Re: **Engineering Technical Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief – Storage of Goods for Contractors Office
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
Jackson Township, Ocean County, New Jersey

December 4, 2025

C. Aisle Widths.

The Applicant DOES NOT COMPLY with this requirement. A waiver has been sought for an aisle width of (17) feet where (24) feet is required.

D. Access Drives.

The Applicant complies with this requirement.

E. Paint Striping.

The Applicant complies with this requirement.

F. Traffic Signs.

The Applicant to provide testimony. No traffic signage appears on the Variance Plan.

G. Curbing.

Applicant DOES NOT COMPLY with this requirement. No curbing is proposed, and a waiver is being sought.

H. Paving.

The Applicant DOES NOT COMPLY with this requirement. The Applicant is seeking a waiver from providing pavement for the outdoor area, opting to use broken asphalt/millings.

I. Location of Parking.

3. Where parking is permitted between the front building line and the right-of-way line, whether by this chapter or variance, a safety island or raised median separating the public street from the parking area shall be provided in accordance with the following minimum requirements:

a. The width of the safety island shall be that width between the proposed curbline and a point eight feet inside the property line. When this width is less than 18 feet, the parking area shall be reduced to provide a minimum width for the safety island of 18 feet. All required tree and shrub plantings shall be placed on the on-site portion of the safety island.

The Applicant DOES NOT COMPLY. The Applicant has requested a waiver, a safety island width of (5) feet has been provided.

b. When perpendicular or angled parking spaces abut the safety island, the stall depth may be measured from a point one foot outside the face of the curb for perpendicular spaces or angled spaces greater than 60° and two feet outside the face of curb for sixty-degree-angle spaces. Such parking spaces shall be separated from access drives by curbed islands with a minimum width of 10 feet.

The Applicant DOES NOT COMPLY. The Applicant has requested a waiver.

Re: **Engineering Technical Review Letter #1**
 Morgan Municipal Project No. JKZB-Z32627
 Escrow #: Z32627
 Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
 Application: Use Variance Relief – Storage of Goods for Contractors Office
 Block(s)/Lot(s): 2202/3
 Site Address: 156 E. Commodore Blvd.
 Zone: "HC" (Highway Commercial)
 Jackson Township, Ocean County, New Jersey

December 4, 2025

- c. *Safety islands shall be landscaped, topsoiled and be provided with a cover or mulch of maintenance-free materials which provide a clear distinction between the parking area and the safety island.*

The Applicant complies with this requirement.

- d. *Notwithstanding the use of maintenance-free materials, there shall be provided an average of at least one deciduous tree two inches in diameter at breast height every 40 feet, or part thereof, on all safety islands. For each tree provided, a minimum of three shrubs shall also be planted. The portions of the safety island within 25 feet of any access drive or street intersection shall be planted with shrubs less than 30 inches in height. The plantings provided need not be arbitrarily arranged in regular, geometric patterns. Continuous massing of plants of single species and plantings which visually relate and unify the design are preferable. Alternate or additional plantings may be permitted by the municipal agency in accordance with an approved site plan. All parking lot landscaping shall be of such quality as to improve and enhance the site and its surrounding areas. Appropriate places for landscaping include the raised walkways or sidewalk areas at the end of bays and in specific planting islands established throughout the lots. In narrow islands, low-spreading and low-maintenance plants shall be used. Where more space is available, taller shrubs shall be used.*

The Applicant DOES NOT COMPLY. The Applicant has requested a waiver.

- e. *No commercial signs, light standards or other aboveground obstructions other than plantings and traffic control devices and signs shall be permitted within 10 feet of the street right-of-way.*

The Applicant DOES NOT COMPLY. The Applicant has requested a waiver as the existing I.D. sign is (9) feet from public R.O.W.

- 4. *All required parking spaces and facilities shall be located on the same lot or parcel as the structure or use it shall serve. In the case of nonresidential uses, parking facilities may be provided on other lots or parcels within a radius of 300 feet from the boundary of the lot containing the use to which said parking spaces and facilities are accessory, provided that said lots are in the same ownership as the lot containing the principal use and subject to deed restrictions binding the owner and his heirs, successors and assigns to maintain the required number of spaces available and required facilities throughout the life of such use.*

The Applicant complies with this requirement.

- 5. *Required parking spaces for the physically handicapped shall be located to provide convenient access to building entrances by way of depressed curbs and ramps in accordance with state regulations. Parking spaces for the physically*

Re: **Engineering Technical Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief – Storage of Goods for Contractors Office
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
Jackson Township, Ocean County, New Jersey

December 4, 2025

handicapped shall be a minimum of 12 feet in width, and the number of spaces to be provided shall be determined by the following table.

The Applicant complies with this requirement.

J. Number of Parking Spaces.

1. *Parking lots having 50 or fewer spaces shall be designed to provide the following minimum design requirements:*
 - a. *A safety island in accordance with Subsection I above, where parking is provided in the front yard area.*

The Applicant DOES NOT COMPLY. The Applicant has requested a waiver.

 - b. *An unbroken landscaping strip along side and rear property lines a minimum of 10 feet in width. These landscaping strips shall have the same minimum planting requirements as safety islands, except that:*
 - i. *Where screening is required under this chapter, the screening requirements shall take precedence.*
 - ii. *Where the property abuts a lot zoned for nonresidential purposes, but utilized for residential purposes, the municipal agency may also require screening.*

The Applicant DOES NOT COMPLY. The Applicant has requested a waiver.

- c. *Not more than one two-way access drive or two one-way access drives shall be permitted on any street.*

The Applicant shall provide testimony.

- d. *Where possible, access drives shall not be located closer than 100 feet to the nearest right-of-way line of an intersecting street.*

The Applicant to provide testimony.

- e. *No parking stall shall be located to require a vehicle to back into any portion of the right-of-way in order to enter or exit the parking stall.*

The Applicant to provide testimony.

- f. *All parking areas for 10 or more vehicles shall have artificial lighting that will provide a minimum lighting level of 0.5 horizontal footcandle throughout the parking area and access drives. Freestanding light poles shall be no higher than the height of the highest principal building or 30 feet, whichever is less. Shielding shall be required where necessary to prevent light trespass glare upon adjacent properties or streets.*

The Applicant DOES NOT COMPLY. Applicant has requested a waiver of providing parking lighting on site.

Re: **Engineering Technical Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief – Storage of Goods for Contractors Office
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
Jackson Township, Ocean County, New Jersey

December 4, 2025

N. Required Parking Spaces.

Office Spaces are required to have 1 space for each 200 sf of gross floor area.

Warehouses are required to have 1 space for each 1,500 sf of gross floor area, plus 1 for each vehicle used in connection with the business.

The Applicant DOES NOT COMPLY with this requirement, proposing (13) spaces, where (16) are required. Applicant has requested a waiver.

e) **Ch. #244-203 - Sidewalks and Curbing:**

The Applicant DOES NOT COMPLY with this requirement. The Applicant is seeking a waiver from the installation of curbing and sidewalk along the frontage of Cassville Road and shall therefore be required to contribute to the **Jackson Township Pedestrian Safety Fund**.

f) **Ch. 244-207 - Signage:**

The Applicant shall provide testimony regarding signage. The Variance Plan does not indicate any new signage as part of this application, and the Applicant has stated that no signage is proposed. This should be confirmed. If new signage is proposed in the future, compliance with §244-121(d) and §244-197 will be required, and additional Board approval may be necessary.

g) **Ch. 244-208 - Storage of Solid Waste & Recyclable Materials:**

The Applicant shall provide testimony regarding proper storage of waste materials on site. We note that no trash enclosures appear on the Variance Plan.

h) **Ch. 244-213 - Lighting:**

The Applicant shall provide testimony regarding lighting. While a waiver has been requested for parking area lighting, testimony should be provided on whether any other lighting (e.g., for security or operational purposes) is proposed.

i) **Site Circulation:**

The Applicant shall provide testimony regarding internal site circulation. No circulation plan has been provided as part of this application, although trailers and loading vehicles are anticipated to travel on-site. Testimony should confirm whether the existing entrance/exit is sufficient for safe access and turning movements or if modifications would be required under a future site plan application.

j) **Noise:**

The Applicant shall provide testimony regarding noise impacts associated with the proposed use. The Statement of Operations indicates that site operations will occur between 7:00 AM and 7:00 PM. Testimony should clarify whether truck, trailer, or equipment movements during these hours will generate noise audible to adjacent properties.

k) **Public On-Site:**

The Applicant shall provide testimony as to whether members of the public, including customers, vendors, or business partners, will be present on the site in connection with the proposed use. If so, the adequacy of safety measures, circulation, and parking must be addressed.

Re: **Engineering Technical Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief – Storage of Goods for Contractors Office
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
Jackson Township, Ocean County, New Jersey

December 4, 2025

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 USE VARIANCE PLAN FOR STORAGE OF GOODS, MATERIALS, AND EQUIPMENT FOR A CONTRACTORS OFFICE, SHOWROOM, WAREHOUSE, AND GARAGE BUILDINGS FOR BLOCK 2202, LOT 3 BY THE JACKSON TOWNSHIP ZONING BOARD OF ADJUSTMENT VIA RESOLUTION NO. _____ DATED _____.

BOARD CHAIRMAN

DATE

BOARD SECRETARY

DATE

BOARD ENGINEER

DATE

2. Front, side, and rear yard setback lines shall be shown for the property on Sheet 2 of the Variance Plan.
3. The Applicant shall provide a List of Property Owners within 200 Feet on Sheet 1 of the Variance Plan.
4. On Sheet 2 of the Variance Plan, the Zone HC Requirement table shall be changed to reflect front yard setback from William Street, which would make the provided setback (46.6) feet and create another existing nonconformity.
5. On the Variance Plan, all proposed site improvements shall be clearly identified and labeled as "Proposed."
6. A list of requested waivers and variances shall be outlined in the Variance Plan.
7. The Applicant shall provide details on the weight, height, length, and width of anticipated delivery/equipment vehicles to be traveling on the property.
8. We recommend storage be kept a minimum of (5) feet off property line and the Plan be updated accordingly.

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. NJ Department of Environmental Protection
 - b. Ocean County Planning Department
 - c. Ocean County Board of Health
 - d. Ocean County Soil Conservation District
 - e. Municipal Utilities Authority
 - f. Municipal Environmental Commission
 - g. Municipal Fire Department

Re: **Engineering Technical Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief – Storage of Goods for Contractors Office
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
Jackson Township, Ocean County, New Jersey

December 4, 2025

2. The Applicant shall submit payment of any and all outstanding professional review fees of the Board and the Township.
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:JAS

cc: Jeffrey Purpuro, Zoning Officer (jpurpuro@jacksonwpnj.net)
Jean Cipriani, Board Attorney (jcipriani@rmshc.law)
ZYSR, LLC, Applicant (zevi@perfectconcreteconstruction.com)
Adam Pfeffer, Esq., Applicant's Attorney (adampfeffer@lspglegalgroup.com)
Graham J. Macfarlane, Applicant's Engineer (graham@ped-nj.com)

September 26, 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

V 3542

FILE

Re: **Completeness Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
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 09/09/25;
2. Escrow Account Summary, dated 08/26/25;
3. Zoning Board Fee Schedule and Work Sheet, undated;
4. Certificate of Zoning/ Development Permit, signed 08/15/25;
5. Statement of Operations, dated 05/30/25;
6. Letter of Consent, signed by Zevi Grunewald, dated 05/30/25;
7. Land Development Application and Checklist, signed by Zevi Grunewald, undated;
8. Right of Entry Consent Form, signed by Zevi Grunewald, dated 05/30/25;
9. Certification by Owner and/or Applicant, signed by Zevi Grunewald, dated 05/30/25;
10. Consent of Owner Form, signed by Zevi Grunewald, dated 05/30/25;
11. Jackson Township Variance Application, signed by Zevi Grunewald, dated 05/30/25;
12. Escrow Agreement, signed by Aryeh Grunewald, Property Owner, and Rachel Lipschutz, Notary Public of New Jersey, dated 06/05/25;
13. Jackson Township Partnership Disclosure Form, signed by Rachel Lipschutz, Notary Public of New Jersey, dated 06/05/25;
14. Jackson Township Land Use Disclosure Statement, signed by Aryeh Grunewald, Applicant, Adam D. Pfeffer, Esq., Applicant's Attorney, and Graham J. Macfarlane, P.E., P.P., Applicant's Engineer, undated;
15. Ocean County Document Summary Sheet for Deed, prepared and signed by Walter Toto, Esq., dated 04/05/25;
16. Legal Description of Property, undated;
17. Seller's Residency Certification/Exemption, signed by Mario Reyes, dated 02/23/21;

September 26, 2025

Re: **Completeness Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
Jackson Township, Ocean County, New Jersey

18. **Affidavit of Consideration for Use by Buyer**, signed by Aryeh Grunewald and Leah M. Spitz, Notary Public of New Jersey, dated 03/04/21;
19. **Affidavit of Consideration for Use by Buyer**, signed by Mario Reyes and Lorraine T. Purcell, Notary Public of New Jersey, dated 02/23/21;
20. **Cover Letter for List of Property Owners within 200 Feet**, certified and signed by Peter Maher, C.T.A., dated 06/02/25;
21. **Request for List of Property Owners within 200 Feet**, signed by Wendy Schmidt, dated 05/27/25;
22. **Proof of Taxes Paid for subject property through 05/01/25**;
23. **Cover Letter for submission of application materials to Jackson Zoning Board**, prepared and signed by Graham J. Macfarlane, P.E., P.P., dated 06/09/25;
24. **Letter of Transmittal to Jackson Township Zoning Board for additional application documents**, sent by Graham J. Macfarlane, P.E., P.P., dated 07/09/25;
25. **Resolution #88-93 approving a conditional use variance and amended site plan**, adopted on 07/05/88, memorialized on 07/12/88;
26. **Previous Township Engineer's Engineering Review Letter**, prepared by Ernst, Ernst Lissenden Engineers, signed by John A. Ernst, III, dated 06/30/88;
27. **Resolution #85-42 approving preliminary and final site plan approval**, adopted on 05/28/85, memorialized on 06/11/85;
28. **Previous Township Engineer's Engineering Review Letter**, prepared by Ernst, Ernst Lissenden Engineers, signed by John A. Ernst, III, dated 05/01/85;
29. **Planning Board Resolution No. 41-83**, adopted on 04/12/83;
30. **Previous Engineer's Report**, prepared by Ernst, Ernst Lissenden Engineers, dated 04/04/83;
31. **Bureau of Fire Prevention Letter**, signed by Barry G. Olejarz, dated 03/21/83;
32. **Previous Township Engineer's Engineering Review Letter**, prepared by Ernst, Ernst Lissenden Engineers, signed by John A. Ernst, III, dated 05/04/87;
33. **Survey** entitled, "Boundary & Topographic Survey for Tax Block 2202 – Tax Lot 3, 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 09/28/25, **last revised 04/21/25**;
34. **Variance Plan** entitled, "Variance Plan for 156 East Commodore Boulevard, Tax Block 2202 – Tax Lot 3, Township of Jackson, Ocean County, New Jersey", consisting of (2) sheets, prepared by Professional Design Services, LLC, signed by Graham J. Macfarlane, P.E., P.P., dated 05/21/25;

The Applicant, ZYSR, LLC, is the owner of the property located at 156 West Commodore Boulevard, also identified as Block 2202, Lot 3, within the "HC" (Highway Commercial) Zone.

The property has previously been the subject of Board action. Resolution No. 85-42 granted preliminary and final site plan approval to construct a one-story masonry addition to an existing van conversion shop, while Resolution No. 88-93 granted a conditional use variance along with amended site plan approval to permit the operation of an automotive garage in the B-3 Zone and provide two access drives to Williams Street.

The Applicant now seeks Use Variance Relief to permit the "outside storage of goods, materials, and equipment associated with a contractor's office, showroom, warehouse, and garage building" in the "HC" Zone, where this use is not permitted.

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.

September 26, 2025

Re: **Completeness Review Letter #1**
Morgan Municipal Project No. JKZB-Z32627
Escrow #: Z32627
Applicant: ZYSR, LLC c/o Aryeh & Zevi Grunewald
Application: Use Variance Relief
Block(s)/Lot(s): 2202/3
Site Address: 156 E. Commodore Blvd.
Zone: "HC" (Highway Commercial)
Jackson Township, Ocean County, New Jersey

Based upon our review, 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.*

Very truly yours,
Morgan Municipal, LLC



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)
ZYSR, LLC, Applicant (zevi@perfectconcreteconstruction.com)
Adam Pfeffer, Esq., Applicant's Attorney (adampfeffer@spglegalgroup.com)
Graham J. Macfarlane, Applicant's Engineer (graham@ped-nj.com)