

January 30, 2026

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: **Technical Review Letter #2**
Morgan Municipal Project No. JKZB-Z32505
Escrow #: Z32505
Applicant: James Hughes
Application: Amended Site Plan and Use Variance Approval
Block(s)/Lot(s): 22112/2
Site Address: 280 Faraday Avenue
Zone: "I" (Industrial)
Jackson Township, Ocean County, NJ 08527

Dear Ms. D'Agostino,

Enclosed please find a technical review for the above-referenced application.

A. COMPLETENESS

The following documents were reviewed in support of this report:

1. Jackson Township Planning and Zoning Board Letter of Transmittal, prepared by Dawn D'Agostino, Jackson Township Zoning Board Clerk, dated 09/27/2023;
2. (2) Checks in the amount of \$1,000.00 each made payable to the Township of Jackson for the Planning Board Escrow Fee, dated 09/12/2023;
3. Fee Schedule and Work Sheet, unsigned, undated;
4. Certificate of Zoning/ Development Permit, signed 08/11/2023;
5. Statement of Work Proposed prepared by Applicant, signed by applicant, dated 07/31/2023;
6. Jackson Township Land Development Application, unsigned, undated;
7. Variance Application, signed by Applicant, dated 07/19/2023;
8. Certification by Owner and/or Applicant, signed by Applicant, dated 07/19/2023;
9. Consent of Owner Form, signed by Applicant, dated 07/19/2023;
10. Escrow Agreement, signed by Applicant & Notary Public, dated 07/19/2023 & 11/14/2024, respectively;
11. Right of Entry Consent Form, signed by Applicant, dated 07/19/2023;
12. Outside Agency Approvals Contact Information, unsigned, undated;
13. Jackson Township Partnership Disclosure Form, signed by Notary Public, dated 09/13/2023;
14. Jackson Township Corporate Disclosure Form, signed by Notary Public, dated 09/13/2023;
15. Certificate of Incorporation, signed by Applicant, dated 04/09/1990;
16. Jackson Township Land Use Disclosure Statement, signed by Applicant & Applicant's Engineer, undated;
17. Proof of Taxes Paid through 08/01/2023;

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18. 200 Foot Property and Utility Owners List, certified by Township Tax Assessor, dated 09/28/2023;
19. **Stormwater Report** entitled, "Stormwater Management Report, Prepared for 280 Faraday Ave, Jackson, NJ 08527 (Block 22112, Lot 2)", consisting of (128) sheets, unsigned, dated April 2024, **last revised November 2024**;
20. **Survey** entitled, "Survey of Property, 280 Faraday Avenue, Lot 2, Block 22112, Tax Map Sheet No. 221, Situated in Jackson Township, Ocean County, New Jersey" consisting of (1) sheet, signed by William P. Schemel, P.L.S., dated 01/24/2023;
21. **Plot Plan** entitled, "Plot Plan, Township of Jackson, Ocean County, New Jersey, 280 Faraday Avenue, Block 22112, Lot 2, Proposed: Use Variance", consisting of (1) sheet, signed by Lino Dealmeida III, P.E., dated 09/28/2023;
22. **Site Plan** entitled, "Township of Jackson, Ocean County, New Jersey, 280 Faraday Avenue, Block 22112, Lot 2, Proposed: Use Variance", consisting of (7) sheets, prepared by 3-D Engineering & Construction, signed by Lino DeAlmeida III, P.E., dated 05/14/2024, **last revised 01/22/2026**;

B. SUMMARY

The subject property is located on the southwestern intersection of Faraday Avenue and Sterling Avenue. The property also abuts Edison Avenue in the rear unimproved portion of the site. The total tract area of the site is (2.34) acres. The current parcel is situated entirely within the "I" (Industrial Zone) District. The site is currently developed with (2) one-story metal buildings. The existing improvements include a paved parking area, concrete walkway, and bollards in the front of the building along Faraday Avenue and a fenced in gravel parking areas along Sterling Avenue. There are (2) site entrances; (1) on Faraday Avenue and (1) on Sterling Avenue (gravel road).

The Applicant is seeking Amended Site Plan & Use Variance Approval to propose a second use on the property in order to permit the parking and storage of vehicles, heavy equipment and storage trailers within a leased portion of the property. Site improvements include tree clearing of approximately (0.93) acres (40,500 sf), the re-grading of the northwestern portion of the site and installation of a third entrance to the proposed parking/storage area from Edison Avenue (gravel road). The site is serviced by a private septic system.

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Figure 1: Subject Property and Surrounding Area

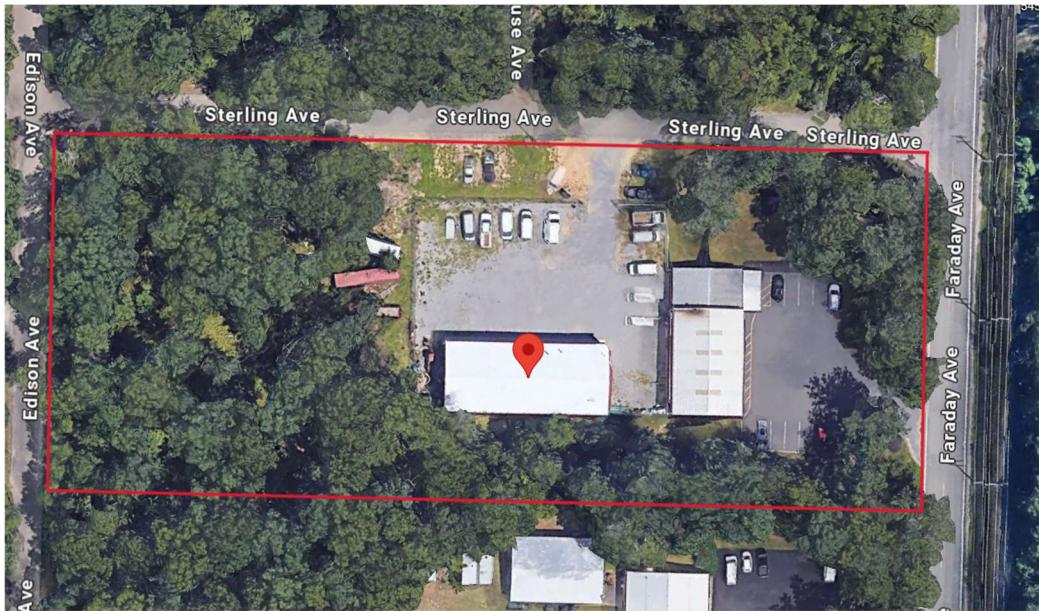


Figure 2: Aerial of the Subject Property

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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

Upon review of the submitted materials, we offer the following comments requiring testimony from the Applicant:

1. General Comments:

- a. The Applicant shall provide testimony on accuracy and completeness of the survey provided.
 - 1) We note the provided survey from 2023 and the existing conditions sheet of the site plan do not appear to include all improvements on and around the subject property (trees, fencing, landscaping). Based on our review of google street view and aerial imagery, the Applicant shall provide updated photos and survey of the property prior to the hearing, as needed.



Figure 3: Street View Image of Site from intersection of Edison Ave and Sterling Ave.

- b. The Applicant shall provide testimony on all previous approvals for the subject lot.
- c. The Applicant shall provide testimony on all existing or proposed easements.
- d. The Applicant shall provide testimony on any active or anticipated approvals from outside agencies.
- e. The Applicant shall provide testimony regarding any encroachments from adjacent properties onto the subject property and how those encroachments will be handled.
- f. We note a Road Opening Permit will need to be obtained by the Applicant for the work within the public right of way at the proposed entrance on Edison Avenue.
- g. The Applicant shall revise Variance Plan to delineate the areas of the property intended to be leased.

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h. We note the "Existing Conditions" sheet #1 on the site plans provided does not match the survey prepared by FWH Associates, P.A. in the following areas:

- 1) Sign location
- 2) Existing Tree Line
- 3) Fencing
- 4) Storage Trailers
- 5) Gravel Parking Lot

The Applicant shall provide testimony on the noted discrepancies. The Applicant shall revise plans to reflect the most up to date survey data.

2. We note that the Applicant has submitted a revised Site Plan dated January 22, 2026. Based on our review of the revised plans, we note the following updates to the site:

- a. **Lighting Plan:** A lighting plan has been added to the plan set, including new lighting poles with associated lighting levels shown. Notes, details, and a lighting fixture schedule have also been provided (Sheet 4 of 7).
- b. **Gate Signage:** A new detail has been added depicting signage to be installed on the site gates. The sign outlines that there shall be no bulk storage, no littering, no loading outside the fenced area, clear access shall be maintained for emergency vehicles, and the gate shall not be blocked (Sheet 2 of 7).
- c. **Parking Layout:** The gravel parking area layout has been revised, on Sheet 2 of 7 of the site plans, to illustrate individual parking spaces. Four (4) spaces have been illustrated as "employee" parking spaces, bringing the parking count into compliance, see parking requirements below. Applicant shall provide testimony on how these spaces will be physically marked in the field.
- d. **ADA Parking:** One (1) new ADA-compliant handicapped parking stall has been added within the paved parking area located in front of the garage structure on the eastern portion of the property (Sheet 2 of 7).
- e. **Additional Labeling:** Additional plan labels have been provided to Sheet 2 of 7 identifying the refuse container, locked gates, lighting fixtures, site use, and parking areas.

3. **Off-Street Parking: Nonresidential Development - Ch. #244-197:**

- a. **Per Township Ordinance Section #244-197(D) - Access Drives,**
 - 1) We note, listed in this ordinance section, concrete aprons are required at all entrance/exit drives. Whereas the Applicant has only provided a concrete apron for the new entrance along Edison Avenue. **A design waiver is required for the existing entrance along Sterling Avenue.** The Applicant shall provide testimony on access for the proposed enclosed vehicle/trailer storage area.
- b. **Per Township Ordinance Section #244-197(G) - Curbings,**
 - 1) 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, while the Applicant proposes no curbing. The Applicant shall revise plans or request a design waiver.

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c. Per Township Ordinance Section #244-197(H) - Paving,

- 1) All parking areas open to the public shall be paved. The existing gravel parking lot to remain along Sterling Avenue is not in compliance with this section and may require a design waiver. The Applicant shall provide testimony.
- d. Testimony shall be provided on the adequacy of the current gravel parking area's composition to service the proposed additional use of heavy vehicle storage.
 - 1) The Site Plans shall be revised to clearly distinguish the extents of all surface materials, including but not limited to gravel areas, grassed areas, and any other existing or proposed ground cover. The limits and transition points between surface types shall be clearly indicated.
 - 2) The Applicant shall provide testimony regarding the condition and structural adequacy of the existing gravel parking areas proposed for the storage of vehicles, heavy equipment, and trailers. Should these areas be permitted to remain unpaved, additional reinforcement may be required to accommodate the proposed loading demands.
 - 3) The Site Plans depict shaded areas within Proposed Parking Area #1 and Proposed Parking Area #2 labeled "maintain clear drive aisle/access." The Applicant shall provide testimony explaining how these access aisles will be clearly delineated in the field and what measures will be implemented to ensure these areas remain unobstructed during site operations.

e. Per Township Ordinance Section #244-197(N) - Required Parking Spaces, the Applicant shall provide testimony in support of the parking requirement calculations.

- 1) **The Applicant complies with general and ADA parking requirements.** We note the plans require (15) total car parking spaces with (1) ADA space, calculated using 1 space per 400 SF for the first 4,000 SF and 1 space per 800 SF above 4,000 SF for furniture and appliance stores or similar types of uses requiring large amounts of storage. **The revised plans propose (17) delineated car parking spaces including (1) ADA space, and an approximately 12,000 SF gravel parking area.**
 - a) We note the Applicant has delineated (4) "employee parking" spaces within the existing gravel parking area.
 - b) The Applicant has revised plans to provide (1) handicapped van accessible parking space, though the space shall be properly delineated as a handicapped accessible space on plans and meet the handicapped stall requirements outlined in Section #244-197B(1) and provide the appropriate ramps for ADA access.
- 2) **We note the Applicant DOES NOT comply with EV parking requirements.** 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 off-street parking spaces to be initially equipped with EV charging equipment.
 - a) The Applicant is required to provide at least (2) parking spaces that are EV "make ready" and at least (1) parking space that is initially equipped with EV charging equipment.

4. Sidewalks and Curbing - Ch. #244-203 and Ch. #244-205:

- a. Sidewalks and curbing are required along all street frontages as a condition relating to any development for which approval is granted by the Board of Adjustment, while the Applicant

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proposes no sidewalk or curb along any abutting street including: Faraday, Edison & Sterling Avenues. Applicant shall provide sidewalk and curbing along the aforementioned streets or require a design waiver. If the Board decides to grant the waiver request, then contribution to the Jackson Township Pedestrian Safety Fund shall be provided. **(Per Township Ordinance Ch. #244-203(A)).**

- Per Ch. #244-205(D), reinforced concrete driveway aprons are required at all site entrances between the concrete curb (or combination curb and gutter) and the concrete sidewalk. The Applicant shall provide testimony and revise the plans to include a driveway apron detail.

5. **Solid Waste Storage - Ch. #244-208:**

- The Applicant shall provide testimony describing how refuse will be collected and removed from the site. We note that a refuse container is shown on Sheet 2 of the Site Plans, located along the northern portion of the property adjacent to the chain-link fence.
- The Applicant shall further provide testimony as to whether the proposed site improvements will modify or otherwise affect the existing refuse collection operations for the site, including access, servicing, and pickup procedures.

6. **Stormwater Requirements (Stormwater Quantity, Quality, Recharge) - Ch. #244-209**

*****All stormwater-related revisions are to be confirmed during resolution compliance, as such our comments will remain.*****

a. **Green infrastructure -**

- 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.
- Per NJDEP definition "Green infrastructure" means a stormwater management measure that manages stormwater close to its source by:
 - Treating stormwater runoff through infiltration into subsoil;
 - Treating stormwater runoff through filtration by vegetation or soil; or
 - Storing stormwater runoff for reuse.
- The soil testing should comply with the NJDEP BMP manual, chapter 12.
 - We note that the soil testing provided complies with NJDEP requirements in chapter 12.

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

- The existing and proposed drainage area maps must be included. The drainage areas should also match what is indicated in the stormwater management report.
- The time of concentration should be calculated for both existing and proposed conditions and not an assumed or direct entry. Time of concentrations are to be calculated for each sub area per NJDEP BMP chapter 5 *"There is no longer a minimum or default value that may be used for the time of concentration. NJDEP BMP Chapter 5, Pages 23-27."*

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- 3) The time of concentration for the roof runoff is modeled as 6.0 min. Please clarify how this was modeled or obtained.
- 4) The stormwater management report indicates a reduction in the peak flows to Faraday Avenue however, no stormwater management is proposed.
- 5) In the Stormwater management report calculations during the 100 yr storm event for the existing "3P" woods depression, the top of the depression is listed as elevation 28.00 and the 100 yr. peak elevation is 50.81. This is approximately 22.8 feet above the top of the depression. Please add an outlet for the depressed area and correct the modeling.
- 6) The rain garden should be designed to NJDEP BMP manual Chapter 9.7, The design permeability rate should be half of the lowest tested rate. The BMP should also be reviewed as Chapter 9.7 indicates that the max water depth should be 12"/1 foot.
- 7) On the grading and drainage plans the storm events water surface elevations should be shown corresponding with the stormwater report and included on the details.
- 8) The rain garden or bio-retention basin has the same surface area for each contour in the stormwater management report. Please review and revise as this does not correspond to the plan view.
- 9) In the stormwater report for Pond "12P" the outflow has 4" horizontal orifice, however the conveyance from the bio-retention basin is not shown on the plans.
- 10) A grass swale is noted on the grading plan sheet 3 in the same location as the bio-retention basin and modeled in the stormwater report as Pond "15P". Please review as these stormwater management features seem to overlap in the plan view.

c. **Stormwater Quality - (water treatment)**

- 1) We note that the proposed project utilizes green infrastructure approved small-scale bio-retention basin. The design should be revised to comply with the NJDEP's BMP manual, chapter 9.7.
 - i. The small-scale bio-retention basin should include the Water Quality storm event calculations in the stormwater management report and corresponding elevations on the plans as per the BMP manual chapter 9.7.
 - ii. The bio-retention basin should be designed to sufficient storage and contain the water quality storm event without overflow per BMP Chapter 9.7.

d. **Stormwater Recharge - (effects of recharge on groundwater)**

- 1) It appears the site has conveyance outflow from the stormwater management system and the recharge requirements should be reviewed for the site's pre- and post-development 2-Year runoff volumes.

e. **Groundwater Mounding -**

- 1) For all stormwater management systems, a groundwater mounding analysis should be included in the stormwater management report and conform to BMP chapter 13.
- 2) The duration of infiltration should be included for the stormwater management systems.

f. **Stormwater Operations & Maintenance Manual -**

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- 1) An Operations & Maintenance Manual should contain maintenance procedures for stormwater management facilities.
- 2) If the Board looks favorably upon this application, the Operations & Maintenance Manual shall be recorded on the deed.

g. Grading and Drainage -

- 1) On the grading and drainage plan sheet 3 additional grade elevations in the proposed parking area (motor vehicle surfaces) and basin elevations should be shown. The stormwater report indicates the bio-retention basin elevations from 27 to 29.
- 2) On the Grading and drainage plan sheet 3, the outfall for the Bio-retention basin is not shown to match the stormwater management report. Please clarify.
- 3) On the grading and drainage plan, sheet 3, an additional cross section for the bio-retention basin should be shown and conform to NJDEP BMP manual Chapter 9.7.
- 4) The plans should include a detail of the basin cross section with elevations, water table and water surface elevations.
- 5) Additional details should be provided regarding the types and materials of the motor vehicle surfaces.

Our office recommends that the Applicant review the stormwater management comments with our office to ensure compliance with the NJDEP regulations and prevent any potential changes to the layout of the site.

7. Street Design and Construction: Ch. #244-210 & Ch. #244-211:

- a. Two of the proposed entrances to the vehicle storage area are located along Sterling Avenue and Edison Avenue, which are presently unimproved gravel roadways. Sterling Avenue is approximately 19 to 28 feet wide, and Edison Avenue is approximately 22 to 26 feet wide. The site proposes vehicular access from multiple frontages, including both improved and unimproved roadways. The proposed use involves heavy vehicle traffic associated with a use variance. Testimony shall be provided regarding whether the existing roadway composition and widths are adequate to accommodate the proposed use. The Applicant is required to improve all semi-improved roadways along property in accordance with Township roadway design standards.
- b. As per NJ Case Law, commonly referred to as the "Cox" Book, section 24-6.2: **on-tract improvements** are defined as roadway improvements located within the Applicant's property frontage or within the portion of a roadway directly abutting the site. **Off-tract improvements** are defined as improvements located beyond the site frontage that are required to mitigate impacts generated by the proposed development.
- c. **Pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-42) and applicable Case Law 24-6.2**, development sites are generally required to front on an improved street. Where frontage exists on an unimproved roadway, the Applicant may be required to construct roadway improvements, including paving of the closest half-width of the roadway along the site frontage (on-tract). Given that this application involves a use variance with anticipated heavy vehicle traffic, full-width roadway paving is required.
- d. Design and construction of Sterling Avenue and Edison Avenue shall comply with Township Ordinance **Ch. #244-210** and **#244-211**, including pavement structure, subgrade preparation, and roadway geometry appropriate for a nonresidential development and the anticipated vehicle loading.

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The Applicant shall revise the site plans to depict all required roadway improvements in accordance with Township Ordinance and MLUL standards, or seek appropriate variance relief from the Board.

- 1) Per Township Ordinance **#244-210(B)(2)**, flexible bituminous concrete pavements for local or minor collector streets shall have a minimum equivalent structural depth of 10 inches, including a 1½-inch Type FABC-1 wearing course, 2½-inch bituminous stabilized base course, and a dense graded aggregate base course to provide the remaining depth, subject to review and approval by the Township Engineer.

8. **Traffic & Circulation:**

- a. We note the Applicant has not submitted a plan, report or statement regarding traffic or circulation.
- b. We note that the Applicant has requested a waiver from providing a Traffic Impact Assessment.
- c. The Applicant shall provide testimony on access, circulation and safety for vehicles accessing and within the site.
- d. Testimony shall be provided regarding the ability of emergency vehicles to circulate the site.

9. **Survey Plan Comments:**

- a. We note the survey appears to be outdated per google street view, with multiple improvements (such as fencing) seemingly not delineated.

10. **Plot Plan Comments:**

- a. The fence shown on the plan encroaches onto the Township right-of-way along Edison Avenue and the adjacent lot 3. The fencing within the right-of-way and adjacent lot shall be removed or relocated to be within the site's property boundary. The Applicant shall provide testimony on adherence with this requirement.
 - i. We note the site plan proposes a chain link fence within the property boundary and out of the right-of-way or encroaching on any adjacent lots.

11. **Engineering Plan Comments:**

- a. 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 TO CONSTRUCT A COMMERCIAL BUILDING FOR BLOCK 22112, LOT 2 BY THE JACKSON TOWNSHIP ZONING BOARD OF ADJUSTMENT VIA RESOLUTION NO. _____ DATED _____.

BOARD CHAIRMAN

DATE

BOARD SECRETARY

DATE

BOARD ENGINEER

DATE

- b. Plans shall be revised to include the name, address and telephone number of the Applicant and Owner.

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c. Plans shall be revised to include all existing utility lines on site, including water lines.

12. **Sheet #2 (Site Plan) -**

- a. We note a fence detail is provided in the bottom right corner of the plans, the detail shall be revised to indicate the material of the footings be Class B Concrete or a similar mix with a compressive strength of 4,500 psi after 28 days.
- b. The Applicant shall revise plans to include a (50) foot sight triangle easement at the intersections of (Faraday Avenue & Sterling Avenue) and (Sterling Avenue & Edison Avenue). (**Per Township Ordinance Section #244-188(C.1.a)**) for local or minor collector streets.
- c. The Applicant shall revise plans to provide dimensions for parking spaces and drive aisles.
- d. The Applicant shall revise plans to indicate the material and provide a cross-sectional detail of the parking area and access aisles.

13. **Sheet #3 (Grading Plan) -**

- a. The Applicant shall provide testimony on the proposed grading patterns and their effect on drainage flow to surrounding properties.
- b. We recommend grading be revised so as to not direct flow toward the proposed gate and entrance along Edison Avenue.
- c. Applicant shall revise the plan to depict the location of the proposed rain garden in order to compare with the proposed stormwater management report and review any separation issues with any other improvements on site.
- d. While the rain garden drawing shows multiple proposed plantings, the landscape schedule indicates a quantity of zero for all proposed vegetation. Applicant shall revise plan to accurately indicate the correct quantity of proposed plantings within the rain garden.

14. **Sheet #4 (Lighting Plan) -**

- a. We note the Applicant has revised the lighting design and replaced the previously proposed 12,000-lumen building-mounted area flood light with a 6,500K LED building-mounted flood light located at the northern corner of the detached metal garage facing the proposed heavy vehicle storage area.
- b. Plans shall be revised to include a detail of the proposed area flood light and include all applicable specifications like color temperature, make/model, etc.
- c. Plans shall be revised to make a note depicting the proposed lighting schedule for the proposed area flood light to include when the light will be turned on and off.
- d. All parking areas for ten (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. Shielding shall be required where necessary to prevent light trespass glare upon adjacent properties or streets (per Township Ordinance Section #244-197(J)(1)(f)).
 - i. Based on the revised Lighting Plan, **the Applicant complies** with the minimum lighting level requirements for the parking areas and access drives, including the paved lot along Faraday Avenue.
 - ii. The revised Lighting Plan illustrates lighting footprints and footcandle levels throughout the proposed gravel parking area, heavy vehicle storage area, and access drives. Based on the information provided, the Applicant demonstrates compliance with the ordinance lighting requirements. Should the Board determine otherwise based on testimony presented

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at the public hearing, the Applicant may be required to revise the plans or request appropriate relief.

15. Sheet #5 (Landscape Plan) -

- a. Pursuant to our previous comment, a 50-ft-sight triangle easement is required at the corner of (Faraday and Sterling Avenues) & (Edison and Sterling Avenues).
 - i. With the addition of the sight triangle easement for Faraday and Sterling Avenues, there now appears to be multiple trees within the existing tree line above 30" in height that are within the easement. These trees shall be relocated as to not be within the limits of the sight triangle and out of view for motor vehicle traffic. (**Per Township Ordinance Section #244-188(C.2)**).
 - ii. With the addition of the sight triangle easement for Edison and Sterling Avenues, there now are 6 trees above 30" in height that are within the easement. These trees shall be relocated as to not be within the limits of the sight triangle and out of view for motor vehicle traffic. (**Per Township Ordinance Section #244-188(C.2)**).
- b. The plans shall be revised to depict the location of the proposed plantings within the raingarden on this sheet.
- c. The plans shall be revised to denote what type of trees are along Sterling Ave, Edison Ave, and buffering lot 3.
- d. The Applicant shall provide testimony as to why the existing tree line on this sheet does not match the existing tree line on the existing conditions sheet for the eastern corner of the site.
- e. If any tree removal is to be performed in this area, then it should be noted on the plans and comply with Ordinance Section #405-11 for tree replacement. The Applicant shall revise plans accordingly, if necessary.

E. CONDITIONS OF APPROVAL

In the event the Board approves the subject application any approval should be conditioned upon the following:

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all escrow fees.
5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:
 - i. Jackson Township Municipal Utilities Authority
 - ii. Jackson Township Bureau of Fire Prevention
 - iii. Ocean County Planning Board
 - iv. Ocean County Board of Health
 - v. Ocean County Soil Conservation
 - vi. Jackson Township Forester
 - vii. Jackson Township Environmental Commission
 - viii. NJDEP

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6. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance and MLUL.

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

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: Gina Tumolo, Acting Zoning Officer (gtumolo@jacksonwpnj.net)
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