

JACKSON TOWNSHIP PLANNING BOARD
PUBLIC MEETING AGENDA
Monday, January 8, 2024 (REORGANIZATION MEETING)
MEETING STARTS AT 7:00 P.M.

- A. Call to Order
- B. Salute to Flag
- C. Open Public Meetings Act Statement
- D. Roll Call
- E. Executive Session
- F. REORGANIZATION AND APPOINTMENT OF PROFESSIONALS
- G. Payment of Voucher for Recording Secretary – January 8, 2024
- H. Approval of Minutes of December 18, 2023 – Regular Meeting
- I. Engineering/Planning Matters
- J. Legal Matters
 - 1. Resolutions
 - 2. Changes to Agenda Schedule
 - 3. Miscellaneous Legal Matters
- K. Board Matters for Discussion
- L. Applications

Block: 11801; Lot: 80 – Immanuel Lutheran Church

Location: 218 West Veterans Highway

Construction of Church, Sexton House, Parsonage, Shed and Basement

Engineer: InSite Engineering

Attorney: Gregory Hock, Esq.

Date Complete: 6/28/23

Hearing Status: Testimony Given 12/18/23

Eligible: Bressi, Haring, Heller, Riker, Sullivan, DeMarzo, Tremer, Wall, Campbell, Herman

APPLICATIONS CARRIED FOR SCHEDULING

Block: 3902; Lot: 58 – Bellevue Estates, LLC – *Carry to 4/15/24*

Location: 443 Leesville Road

P/F Major Subdivision to Subdivide into 4 Lots

Engineer: PDS

Attorney: Donna Jennings, Esq.

Decision Due Date: Time Waived

Hearing Status: Testimony Given 10/3/22

Eligible: Bressi, Burnstein, Haring, Riker, Sullivan, Campbell, Herman

Block: 3902, Lots: 58.01, 58.02, 58.03 and 58.04 – Bellevue Estates, LLC – Carry to 4/15/24

Location: 443 Leesville Road

P/F Major Site Plan to Construct 4 Private Schools

Engineer: PDS

Attorney: Donna Jennings, Esq.

Decision Due Date: Time Waived

Hearing Status: Testimony Given 10/3/22

Eligible: Bressi, Burnstein, Haring, Riker, Sullivan, Campbell, Herman

Block: 102; Lot: 1 – Yosef Rothenberg – Carry to 3/4/24

Location: 463 Monmouth Road

Final Major Site Plan and Minor Subdivision to Construct Office/Warehouse Buildings

Engineer: PDS

Attorney: Adam Pfeffer, Esq.

Date Complete: 5/5/23

Hearing Status: Initial Testimony

Block: 6501; Lot: 42.02 – My Address, LLC – Carry to 1/29/24

Location: 2156 West County Line Road

P/F Minor Site Plan to Construct a 2,000 Square Foot Addition to the Daycare

Engineer: PDS

Attorney: John Doyle, Esq.

Date Complete: 4/18/23

Hearing Status: Testimony Given 10/16/23

Eligible: Bressi, Burnstein, Haring, Heller, Sullivan, Wall, Campbell, Herman

Blocks: 2301 / 4201 / 4301; Lots: 1, 2, 26.01, 28, 29 and 30 / 2, 15, 56 and 57 / 1 – Jackson Development Company / Jackson 21 – Carry to 3/4/24

Location: Cedar Swamp Road and Commodore Boulevard

P/F Major Subdivision and P/F Major Site Plan to Construct a Mixed Use Development

Engineer: Matrix New World Engineering

Attorney: Ronald Shimanowitz, Esq.

Date Complete: 6/1/23

Hearing Status: Initial Testimony

Block: 7309; Lot: 7 – Steuben Office – Carry to 1/29/24

Location: 14 Steuben Lane

P/F Minor Site Plan to Convert Existing Residential House to an Office Space

Engineer: Newlines Engineering

Attorney: Salvatore Alfieri, Esq.

Date Complete: 11/9/23

Hearing Status: Initial Testimony

Block: 22301; Lots: 17, 20, 21, 22, 23 and 24 – RAM Development, LLC – Carry to 1/29/24

Location: South Hope Chapel Road

P/F Major Site Plan to Construct 4 Warehouses

Engineer: Dynamic Engineering Consultants

Attorney: Salvatore Alfieri, Esq.

Date Complete: 11/9/23

Hearing Status: Initial Testimony

Block: 19703; Lots: 28.01 through 28.06 – Royal Grove Realty, LLC – Carry to 2/5/24

Location: 83 Grand Boulevard

Approval Amendment to Remove a Condition of Approval

Applicant: Shimon Grinberger

Attorney: Donna Jennings, Esq.

Date Complete: 6/29/23

Hearing Status: Initial Testimony

Block: 2501; Lot: 3 – 340 West Commodore, LLC – Carry to 4/1/24

Location: 340 West Commodore Boulevard

Amended Existing Site Plan Approval for Consolidation of 2 Warehouse Buildings into 1

Engineer: PDS

Attorney: Salvatore Alfieri, Esq.

Decision Due Date: Time Waived 10/31/23

Hearing Status: Testimony Given 9/19/22 and 6/5/23

Eligible: Burnstein, Haring, Heller, Riker, Sullivan, DeMarzo, Wall, Campbell, Herman

Block: 801; Lots: 62 and 63 – 394 Chandler Holdings, LLC – Carry to 2/26/24

Location: 390 and 394 Chandler Road

P/F Major Subdivision to Create 4 Lots and P/F Major Site Plan to Construct 4 Schools

Engineer: Dynamic Engineering Consultants

Attorney: Donna Jennings, Esq.

Date Complete: Time Waived

Hearing Status: Testimony Given 11/6/23 and 11/20/23

Eligible: Bressi, Burnstein, Haring, Heller, Riker, Sullivan, DeMarzo, Wall, Campbell, Herman

Block: 13001; Lot: 24 – Jackson Township MUA – Carry to 2/5/24

Location: 34 London Drive

Courtesy Review to Improve Water Treatment Plant

Attorney:

Architect: Brian Aitchison

Date Complete: 11/29/23

Hearing Status: Initial Testimony

Block: 13001; Lot: 52 – Jackson Township MUA – Carry to 2/5/24

Location: 135 Manhattan Street

Courtesy Review to Improve Administrative Complex

Attorney:

Architect: Brian Aitchison

Date Complete: 11/29/23

Hearing Status: Initial Testimony

Block: 3601; Lot: 2 – Tiferes Chaim, Inc. – Carry to 3/18/24

Location: Cassville Road

Amended Site Plan Approval to Use Property as Private Religious School

Engineer: InSite Engineering NJ

Attorney: Donna Jennings, Esq.

Date Complete: 11/30/23

Hearing Status: Initial Testimony

Block: 4801; Lot: 25 – 450 Business Park, LLC – Carry to 3/18/24

Location: 450 North County Line Road

P/F Major Site Plan to Construct a Contractor Warehouse with Office Space

Engineer: FWH Associates

Attorney: Salvatore Alfieri, Esq.

Date Complete: 9/5/23

Hearing Status: Initial Testimony

Block: 22009; Lots: 1, 2, 3, 4, 5 and 6 – Faraday Avenue Property, LLC – Carry to 3/18/24

Location: Houston Avenue and Faraday Avenue

P/F Major Site Plan to Construct a 123,606 Square Foot Warehouse and Office Building

Engineer: PDS

Attorney: Salvatore Alfieri, Esq.

Date Complete: 10/3/23

Hearing Status: Initial Testimony

Block: 21502; Lots: 1, 2, 3 and 4 – Maplehurst Avenue Warehouse – Carry to 4/1/24

Location: Maplehurst Avenue
P/F Major Site Plan to Construct a 1,358 Square Foot Office Space
Engineer: FWH Associates
Attorney: Adam Pfeffer, Esq.
Date Complete: 12/14/23
Hearing Status: Initial Testimony

Block: 22203; Lot: 11 – Whitesville Development, LLC – Carry to 2/5/24

Location: 427 Whitesville Road
P/F Major Site Plan to Construct a 2 Story Office Building, Contractor Shop and Warehouse
Engineer: PDS
Attorney: Salvatore Alfieri, Esq.
Date Complete: 9/29/23
Hearing Status: Testimony Given 12/18/23

Eligible: Bressi, Burnstein, Haring, Heller, Riker, Sullivan, DeMarzo, Tremer, Wall, Campbell, Herman

Block: 18602; Lot: 20.01 – Dorathy's Lane Minor Subdivision – Carry to 4/1/24

Location: 740 Dorathy's Lane
Create 2 Lots from 1 Existing Lot
Engineer: PDS
Attorney: Salvatore Alfieri, Esq.
Date Complete: 10/5/23
Hearing Status: Initial Testimony