

JACKSON TOWNSHIP PLANNING BOARD

PUBLIC MEETING AGENDA

January 11, 2021 (REORG MEETING)

MEETING STARTS AT 7:30 P.M.

You are invited to a Zoom webinar.

When: Jan 11, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board 01-11-2021

Webinar ID: 811 7433 1458

Passcode: 594655

Or iPhone one-tap :

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Webinar ID: 811 7433 1458

Passcode: 594655

International numbers available: <https://us02web.zoom.us/j/81174331458>

- A. Call to Order
- B. Salute to Flag
- C. Open Public Meetings Act Statement
- D. Roll Call
- E. REORGANIZATION AND APPOINTMENT OF PROFESSIONALS

PUBLIC MEETING AGENDA

- F. Executive Session
- G. Payment of Voucher-Recording Secretary – January 11, 2021
- H. Approval of Minutes of December 21, 2020 - Regular Meeting
- I. Engineering/Planning Matter

**Courtesy Review for Solar Array Installation with Board of Education at 11
Locations:**

Block: 16601 Lot: 10 – Jackson Board of Education

Location: BOE Maintenance
BOE Transport
BOE Admin
BOE Memorial High School
BOE Switlick School

Block: 5806 Lot: 2 – Jackson Board of Education

Location: BOE Crawford School
BOE Johnson School

Block: 2604 Lot: 83 – Jackson Board of Education

Location: BOE Goetz School

Block: 21301 Lot: 9 – Jackson Board of Education

Location: BOE McAuliffe School

Block: 7111 Lot: 34 – Jackson Board of Education
Location: BOE Rosenauer School

Block: 13001 Lot: 49 – Jackson Board of Education
Location: BOE Holman School

Hearing Status: Initial Testimony

J. Legal Matters

1. Resolutions – pending review circulation & approval

2. Changes to Agenda Schedule

3. Miscellaneous Legal Matters

I. Board Matters for Discussion

J. Applications

Block: 3101; Lot: 19 – Lirama, LLC JB’s Diner (carried for Admin Purposes)
P/F Major Site Plan – 6500 SF Diner with parking
Location: Monmouth Road
Engineer: Environmental Resolutions, Inc.
Attorney: David Galvin, Esq.
Date Complete: 10/15/20
Hearing Status: Initial Testimony

Block: 21401; Lots: 38, 39 & 40 – Malkiel Akhamzadeh
P/F Minor Subdivision Time Extension
Engineer: Professional Design Services, LLC
Attorney: Adam Pfeffer, Esq.
Date Complete: 11/4/20
Hearing Status: Initial Testimony

Block: 8601; Lot: 41 – 28 North Cooks Bridge Road, LLC
P/F Major Site Plan to construct 11,305 SF two story professional office
Engineer: Haler Consulting
Attorney: Salvatore Alfieri, Esq.
Date Complete: 11/5/20
Decision Due Date: 2/8/21
Hearing Status: Initial Testimony

FUTURE PLANNING BOARD MEETINGS

PLANNING BOARD MEETING JANUARY 25, 2021

Block: 3601; Lots: 2, 3, 5 & 6 – Macedonia Baptist Church
Location: Cassville Road
P/F Major Site Plan with Minor Subdivision for Lot Consolidation
Engineer: Insite Engineering, LLC
Attorney: David J. Leone, Esq.
Date Complete: 7/17/20
Decision Due Date: Time waived to
Hearing Status: Initial Testimony

PLANNING BOARD MEETING JANUARY 25, 2021 (CONTD)**Block: 13401; Lots: 2.02, 4.01, 15, 16, 24 & 26 – Aharon Mansour**

Location: Green Valley Road & Brewers Bridge Road

Preliminary Major Subdivision – proposing 15 residential building lots (6 existing; 9 proposed) two open space/storm water management lots

Engineer: WJH Engineering

Attorney: Adam Pfeffer, Esq.

Date Complete: 11/10/20

Decision Due Date: 2/13/21

Hearing Status: Initial Testimony

Block: 3001; Lots: 5, 6, 19 and 20 – Adventure Crossing Phase 2

Location: Monmouth Road

Amended S/P Phase 2 – Amended warehouse development consistent with HCMU Zone regulations

Engineer: PDS

Attorney: Salvatore Alfieri, Esq.

Date Complete: 1/6/21

Decision Due Date: 4/11/21

Hearing Status: Initial Testimony

PLANNING BOARD MEETING FEBRUARY 1, 2021**Block: 10401; 17802 Lots: 5.04; 57.01 – Jackson Parke (South Section)**

Residential development for 549 single and multi-family units

Engineer: Partner Engineering & Science, Inc.

Attorney: Jason R. Tuvel, Esq.

Date Complete: 8/22/19

Decision Due Date: Per Court order 11/16/20

Hearing Status: Testimony given 11/16/20, 12/7/20

Eligible: Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak**PLANNING BOARD MEETING FEBRUARY 8, 2021****Block: 4101; Lot: 20.02 – Jackson Woods Southeast**

Amended Preliminary Subdivision approval for the entire Jackson Woods Southeast consisting of 465 residential townhome units along with roadways, a clubhouse, bike trail, utilities, landscaping and lighting. Seeking Final Major Subdivision approval for Section 1 which includes 186 of the townhome units

Engineer: Maser Engineering

Attorney: Ronald L. Shimanowitz, Esq.

Date Complete: 10/5/20

Decision Due Date: 1/8/21

Hearing Status: Testimony given 12/21/20

Eligible: Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak**PLANNING BOARD MEETING MARCH 1, 2021****Block: 4201; Lot: 3 – Cedar Swamp Plaza, LLC**

Location: Cedar Swamp Road

P/F Major Site Plan – to construct 5 self storage facility buildings and associated infrastructure. Applicant to correct the testimony of Traffic Engineer providing a Certified Traffic Expert on this application which was approved on 5/20/19

Engineer: Matrix Newworld Engineering

Attorney: Timothy B. Middleton, Esq.

Decision Due Date: Time waived to 3/1/21

Hearing Status: Initial Testimony

PLANNING BOARD MEETING MARCH 1, 2021 (CONTD)**Block: 6501; Lot: 42.04 – Dubin Contracting, LLC**

Location: 2180 W. County Line Road

P/F Minor Site Plan – to construct a new two-story 6,000 SF office building with associated off street parking space, lighting, landscaping, stormwater management facilities

Engineer:	DW Smith
Attorney:	Salvatore Alfieri, Esq.
Date Complete:	11/19/20
Hearing Status:	Initial Testimony

Block: 5601; Lot: 65 – Centrastate Healthcare System

Location: Bartley Road

P/F Major Site Plan seeking amended Major Site Plan approval – to construct 2,964 SF addition to existing medical office building

Engineer:	Maser Consulting
Attorney:	Michael Vitiello, Esq.
Date Complete:	12/2/20
Hearing Status:	Initial Testimony

Block: 19501; Lot: 35 – Solomon Zolty Investments

Location: Grawtown Road

P/F Major Subdivision – Proposal to subdivide the existing lot into 21 SFD to include 4 Affordable Housing & 1 Storm Water Lot

Engineer:	PDS
Attorney:	Adam Pfeffer, Esq.
Date Complete:	12/4/20
Decision Due Date:	3/9/21
Hearing Status:	Initial Testimony

FUTURE PLANNING BOARD MEETINGS (CONTD.)**PLANNING BOARD MEETING MARCH 15, 2021**

No applications at this time

PLANNING BOARD MEETING APRIL 5, 2021

No applications at this time

PLANNING BOARD MEETING APRIL 19, 2021

No applications at this time

PLANNING BOARD MEETING MAY 3, 2021

No applications at this time

PLANNING BOARD MEETING MAY 17, 2021

No applications at this time

PLANNING BOARD MEETING JUNE 7, 2021

No applications at this time

PLANNING BOARD MEETING JUNE 21, 2021

No applications at this time

PLANNING BOARD MEETING JULY 19, 2021

No applications at this time

FUTURE PLANNING BOARD MEETINGS (CONTD.)

PLANNING BOARD MEETING AUGUST 2, 2021

No applications at this time

PLANNING BOARD MEETING AUGUST 16, 20201

No applications at this time

PLANNING BOARD MEETING SEPTEMBER 20, 2021

No applications at this time

PLANNING BOARD MEETING OCTOBER 4, 2021

No applications at this time

PLANNING BOARD MEETING OCTOBER 18, 2021

No applications at this time

PLANNING BOARD MEETING NOVEMBER 1, 2021

No applications at this time

PLANNING BOARD MEETING NOVEMBER 15, 2021

No applications at this time

PLANNING BOARD MEETING DECEMBER 6, 2021

No applications at this time

PLANNING BOARD MEETING DECEMBER 20, 2021

No applications at this time