

JACKSON TOWNSHIP PLANNING BOARD

PUBLIC MEETING AGENDA

January 25, 2021

MEETING STARTS AT 7:30 P.M.

You are invited to a Zoom webinar.

When: Jan 25, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board 01-25-2021

Please go to <https://zoom.us>:

Click on "Join a Meeting" and enter the information below

Meeting ID: 81894458615

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- A. Call to Order
- B. Salute to Flag
- C. Open Public Meetings Act Statement
- D. Roll Call
- E. Executive Session
- F. Payment of Voucher-Recording Secretary – January 25, 2021
- G. Approval of Minutes of December 21, 2020 - Regular Meeting
Approval of Minutes of January 11, 2021 – Regular Meeting
Approval of Minutes of January 11, 2021 – Executive
- H. Engineering/Planning Matter
- I. Legal Matters

1. Resolutions – pending review circulation & approval

Resolution for Appointment of Board Professionals

Eligible: Dolan, Campbell, Riker, Luisi, Wall, Flemming, Riccardi, Haring, Hudak

Resolution for Additional Meeting Dates, Times and Official Newspapers

Eligible: Dolan, Campbell, Riker, Luisi, Wall, Flemming, Riccardi, Haring, Hudak

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: Approved

Eligible: Dolan, Campbell, Riker, Luisi, Wall, Flemming, Riccardi, Haring, Hudak

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**

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: 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

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 2/1/21
 Hearing Status: Initial Testimony

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

FUTURE PLANNING BOARD MEETINGS**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

FUTURE PLANNING BOARD MEETINGS (CONTD)**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 FEBRUARY 22, 2021**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

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 MARCH 22, 2021

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 APRIL 26, 2021

PLANNING BOARD MEETING MAY 3, 2021

No applications at this time

PLANNING BOARD MEETING MAY 10, 2021

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

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