

JACKSON TOWNSHIP PLANNING BOARD

PUBLIC MEETING AGENDA

Monday, January 29, 2024

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. Payment of Voucher for Recording Secretary – January 29, 2024**
- G. Approval of Minutes of December 18, 2023 – Regular Meeting**
Approval of Minutes of January 8, 2024 – Reorganization Meeting
- H. Engineering/Planning Matters**
- I. Legal Matters**
 - 1. Resolutions**
 - 2. Changes to Agenda Schedule**
 - 3. Miscellaneous Legal Matters**
- J. Board Matters for Discussion**
- K. Applications**

Block: 13001; Lot: 24 – Jackson Township MUA

Location: 34 London Drive

Courtesy Review to Improve Water Treatment Plant

Architect: Brian Aitchison

Date Complete: 11/29/23

Hearing Status: Initial Testimony

Block: 13001; Lot: 52 – Jackson Township MUA

Location: 135 Manhattan Street

Courtesy Review to Improve Administrative Complex

Architect: Brian Aitchison

Date Complete: 11/29/23

Hearing Status: Initial Testimony

Block: 6501; Lot: 42.02 – My Address, LLC

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

Block: 22301; Lots: 17, 20, 21, 22, 23 and 24 – RAM Development, LLC

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

FUTURE PLANNING BOARD MEETINGS

FEBRUARY 5, 2024

Block: 19703; Lots: 28.01 through 28.06 – Royal Grove Realty, LLC

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: 22203; Lot: 11 – Whitesville Development, LLC

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: 7309; Lot: 7 – Steuben Office

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

FEBRUARY 26, 2024

Block: 801; Lots: 62 and 63 – 394 Chandler Holdings, LLC

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

MARCH 4, 2024 – Meetings will start at 6:30 p.m. as of March 4, 2024

Block: 102; Lot: 1 – Yosef Rothenberg

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

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

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

MARCH 18, 2024

Block: 3601; Lot: 2 – Tiferes Chaim, Inc.

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

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

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

APRIL 1, 2024

Block: 2501; Lot: 3 – 340 West Commodore, LLC

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: 18602; Lot: 20.01 – Dorothy’s Lane Minor Subdivision

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

Block: 21502; Lots: 1, 2, 3 and 4 – Maplehurst Avenue Warehouse

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

APRIL 15, 2024

Block: 3902; Lot: 58 – Bellevue Estates, LLC

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

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: 23001; Lot: 15 – Shalva High School

Location: 417 Basso Street
P/F Major Site Plan for Addition to Existing Home to Use as a Private Secondary School
Engineer: Haler Consulting Professional Engineering Services
Attorney: Donna Jennings, Esq.
Date Complete: 12/1/23
Hearing Status: Initial Testimony

MAY 6, 2024

No applications at this time

MAY 20, 2024

No applications at this time

JUNE 3, 2024

No applications at this time

JUNE 17, 2024

No applications at this time

JULY 1, 2024

No applications at this time

JULY 15, 2024

No applications at this time

AUGUST 5, 2024

No applications at this time

AUGUST 19, 2024

No applications at this time

SEPTEMBER 9, 2024

No applications at this time

SEPTEMBER 23, 2024

No applications at this time

OCTOBER 7, 2024

No applications at this time

OCTOBER 28, 2024

No applications at this time

NOVEMBER 4, 2024

No applications at this time

NOVEMBER 18, 2024

No applications at this time

DECEMBER 2, 2024

No applications at this time

DECEMBER 16, 2024

No applications at this time

JANUARY 6, 2025

Reorganization Meeting