

JACKSON TOWNSHIP BOARD OF ADJUSTMENT
NOTICE

OFFICE OF PLANNING AND ZONING
MUNICIPAL BUILDING
95 WEST VETERANS HIGHWAY
JACKSON, NEW JERSEY 08527
TEL. # (732) 928-1200 FAX # (732) 928-1397

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VACANT, VICE CHAIR
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PINELANDS COMMISSION

ENGINEER/EVAN HILL
ATTORNEY/RYAN MURPHY
PLANNER/ERNIE PETERS
CONFLICT ENG
TRAFFIC ENG
ENVIRONMENTAL COMM

JACKSON TOWNSHIP BOARD OF ADJUSTMENT
REGULAR MEETING
FEBRUARY 7, 2024

MEETING STARTS AT 7:00 p.m.

NOTICE TO APPLICANTS:

Generally, the Board will take no further testimony after 10:30 p.m. The Board does its best to accommodate all applications; however, the Board reserves the right to carry an application.

- A. Call to Order
- B. Flag Salute
- C. Open Meeting Statement
- D. Roll Call
- E. Approval of Resolutions
- F. Approval of Minutes-
- G. Payment of Vouchers
- H. Announcements-
- I. Executive Session
- J. Matters for Discussion-
- K. Administrative Approvals-
- L. Applications-

1. **APPLICANT: DAN RAC EXCAVATING LLC (USE VARIANCE 3458)**
BLOCK: 21401 LOT: 52 ZONE: R-1
LOCATION: 134 WHITE ROAD
ATTORNEY: ADAM PFEFFER ENGINEER: PDS/ BILL STEVENS

APPLICANT IS SEEKING A USE VARIANCE TO PERMIT STORAGE AND MODIFICATION OF SHIPPING CONTAINERS IN THE R-1 ZONE.
(Carried from 6/7/23, 7/19/23, 9/6/23, 10/18/23 and December 6, 2023 meeting) No additional notice.

2. **APPLICANT: 60 ACRE RESERVE (AMENDED SITE PLAN APPROVAL 239-M)**
BLOCK: 8001 LOT: 5 ZONE: MF
LOCATION: 1 NATURE BOULEVARD
ATTORNEY: MICHAEL POLULAK ENGINEER: FWH/BRIAN MURPHY

APPLICANT IS SEEKING AMENDED SITE PLAN FOR PROPOSED 8' (IN HEIGHT) CHAIN LINK FENCE AROUND THE EXISTING DUMPSER IN THE CLUBHOUSE PARKING LOT ON NATURE BOULEVARD.
(APPLICATION TO BE ON THE MARCH 6, 2024, MEETING) Notice Required.

3. **APPLICANT: JAMES HUGHES/ 280 FARADAY AVE. (AMENDED SITE PLAN 261-1 W/ USE VARIANCE 3479)**
BLOCK: 22112 LOT: 2 ZONE: I
LOCATION: 280 FARADAY AVE.
ATTORNEY: (TO BE ASSIGNED) ENGINEER: LINO DEALMEIDA III

APPLICANT IS SEEKING AN AMENDED SITE PLAN WITH USE VARIANCE FOR OFF STREET PARKING FOR TRAILER, VEHICLES AND HEAVY EQUIPMENT.
(APPLICION TO BE CARRIED TO MARCH 20, 2024, MEETING) No additional notice.

4. **APPLICANT: SSP ENTERPRISES DBA SIGNS BY TOMORROW/ 7-11 SIGNS (USE VARIANCE 3495)**
BLOCK: 3001.01 LOT: 3.01 ZONE: HCMU
LOCATION: 515 MONMOUTH ROAD
ATTORNEY: MICHAEL J. MALINSKY ENGINEER: ALEX BASU

APPLICANT IS SEEKING A USE VARIANCE FOR CHANGEABLE COPY SIGNS TO ADD TWO DIGITAL FUEL PRICE SIGNS ON GAS CANOPY FOR 7-11, WHERE SUCH SIGNS ARE PROHIBITED.

5. **APPLICANT: BMOJ INC. (PRELIMINARY/FINAL SITE PLAN 899 HAD PREVIOUSLY APPROVED USE VARIANCE 3316)**
BLOCK: 6401 LOT: 22, 21 ZONE: R-1
LOCATION: 146 & 140 S. NEW PROSPECT ROAD
ATTORNEY: DONNA JENNINGS ENGINEER: HALER CONSULTING/ ERIC HALPERT

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN THAT HAD PREVIOUSLY APPROVED USE VARIANCE 3316 FOR PROPOSED 9,862 SF HOUSE OF WORSHIP AND PARKING (SYNAGOGUE).
(CARRIED FROM 11/15/23 AND DECEMBER 20, 2023 MEETING) No additional notice.
APPLICATION WITHDRAWN 1/20/24

6. **APPLICANT: KEHILLA DBROOKWOOD IV (PRELIMINARY/FINAL SITE PLAN 880 W/ USE VARIANCE 3441)**
BLOCK: 6002 LOT: 2, 3 ZONE: R-15
LOCATION: 1231 ALDRICH ROAD
ATTORNEY: DONNA JENNINGS ENGINEER: HALER CONSULTING/ ERIC HALPERT

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN WITH USE VARIANCE TO CONSTRUCT A 3,411 SF. SHUL AND THE EXISTING SINGLE FAMILY DWELLING ON LOT 3 TO REMAIN.
(Carried From 2/15/23, 4/19/23, 6/7/23, 7/19/23, 8/16/23, 10/4/23, 11/15/23 and December 20, 2023 Meeting) Testimony given 4/19/23, 8/16/23.
No additional notice.
APPLICATION WITHDRAWN 1/19/24

All Documents relating to the application may be inspected by the public between hours of 10:00 am thru 4:00 pm Monday through Friday in the office of Planning and Zoning located 65 Don Connor Boulevard. Also you can review the documents closer to the meeting date at, Document link-<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/>
UPDATED 2/5/24 - 3:53 PM