

JACKSON TOWNSHIP PLANNING BOARD

PUBLIC MEETING AGENDA

Tuesday, February 21, 2023

MEETING STARTS AT 7:30 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-Recording Secretary – February 21, 2023**
- G. Approval of Minutes of February 3, 2023 – Special Meeting**
- H. Engineering/Planning Matters**
- I. Legal Matters**
 - 1. Resolutions**
 - 2. Changes to Agenda Schedule**

Block: 1102; Lot: 24.02 – WB Ocean 26, LLC – will be carried to March 27, 2023
 - 3. Miscellaneous Legal Matters**
- J. Board Matters for Discussion**
- K. Applications**

Blocks: 15601 and 15701; Lots: 2 and 6 and 15 – Bais Yaakov of Jackson, LLC
Location: 245 East Veterans Highway
Construction of 4 Private School Buildings
Engineer: PDS
Attorney: Donna Jennings, Esq.
Date Complete: 11/28/22
Hearing Status: Initial Testimony

Block: 1102; Lot: 24.02 – WB Ocean 26, LLC
Location: 1020 Farmingdale Road
Construction of 3 Private Schools on the Lot
Engineer: Newlines NJ
Attorney: Donna Jennings, Esq.
Date Complete: 12/2/22
Hearing Status: Initial Testimony

FUTURE PLANNING BOARD MEETINGS

FEBRUARY 27, 2023

Block: 1701; Lot: 35 – Boris Iron Works, Inc.

Location: 674 Hyson Road

Home Occupation Application to Provide Welding Services

Applicant: Boris Beygelman

Date Complete: Time Waived

Hearing Status: Initial Testimony

Block: 19403; Lot: 4 – GM Grawtown, LLC

Location: 233 Grawtown Road

P/F Major Subdivision to Create 48 Residential Lots, 1 AH Lot and 1 SW Lot

Engineer: PDS

Attorney: Adam Pfeffer, Esq.

Date Complete: Time Waived

Hearing Status: Testimony Given 11/7/22

Eligible: Campbell, Riker, Burnstein, Wall, Flemming, DeMarzo, Haring

Block: 19501; Lot: 29.05 – Yerek Jackson 46, LLC

Location: 16 Accurate Way

Approval Amendment for Cluster Mailbox Addition to Previously Approved Pinerock Walk

Engineer: Dynamic Engineering

Attorney: Amie Kalac, Esq.

Date Complete: Time Waived

Hearing Status: Initial Testimony

Block: 2101; Lots: 16 and 17 – May Jackson, LLC

Location: North County Line Road

P/F Major Site Plan to Construct 4 1-Story Contractor Warehouses

Engineer: PDS

Attorney: Adam Pfeffer, Esq.

Date Complete: Time Waived

Hearing Status: Initial Testimony

MARCH 20, 2023

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

Attorney: Donna Jennings, Esq.

Date Complete: 12/22/22

Hearing Status: Initial Testimony

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 3/20/23

Hearing Status: Testimony Given 10/3/22

Eligible: Campbell, Burnstein, Herman, Wall, Flemming, DeMarzo, Heller, Sullivan

MARCH 20, 2023 (CONTINUED)

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 3/20/23

Hearing Status: Testimony Given 10/3/22

Eligible: Campbell, Burnstein, Herman, Wall, Flemming, DeMarzo, Heller, Sullivan

Block: 4301; Lot: 15 – 135 Commadore, LLC

Location: 135 East Commadore Boulevard

Proposed Contractor's Office, Showroom, Garage, Warehouse and Shop

Engineer: Dynamic Engineering

Attorney: Jennifer S. Krimko, Esq.

Date Complete: Time Waived 3/20/23

Hearing Status: Initial Testimony

MARCH 27, 2023

APRIL 3, 2023

Block: 21301; Lot: 10.01 – Jackson Crossing Associates, LLC

Location: 21 South Hope Chapel Road

Addition of 4,000 Square Foot Retail/Office Building to Jackson Crossing Shopping Center

Engineer: PDS

Attorney: Donna Jennings, Esq.

Date Complete: 1/3/23

Hearing Status: Initial Testimony

Block: 12201; Lots: 16 and 18 – Bennetts Mills Realty, LLC

Location: 28 Johnson Lane and 334 Bennetts Mills Road

Construction of Johnson Lane Daycare and Medical Center

Engineer: PDS

Attorney: Salvatore Alfieri, Esq.

Date Complete: Time Waived 4/30/23

Hearing Status: Initial Testimony

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

Location: 340 West Commadore Boulevard

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

Engineer/Planner: PDS

Attorney: Salvatore Alfieri, Esq.

Decision Due Date: Time Waived 4/30/23

Hearing Status: Testimony Given 9/19/22

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

APRIL 17, 2023

Block: 4101; Lot: 20.02 – Jackson Development Company, LLC

Location: Freehold Road

Completion of Phase 2 (279 Town Homes) of Jackson Woods South East Section 2

Engineer: Colliers Engineering & Design

Attorney: Ronald Shimanowitz, Esq.

Date Complete: 1/5/23

Hearing Status: Initial Testimony

MAY 1, 2023

No applications at this time.

MAY 15, 2023

No applications at this time.

JUNE 5, 2023

No applications at this time.

JUNE 19, 2023

No applications at this time.

JULY 3, 2023

No applications at this time.

JULY 17, 2023

No applications at this time.

AUGUST 7, 2023

No applications at this time.

AUGUST 21, 2023

No applications at this time.

SEPTEMBER 18, 2023

No applications at this time.

OCTOBER 2, 2023

No applications at this time.

OCTOBER 16, 2023

No applications at this time.

NOVEMBER 6, 2023

No applications at this time.

NOVEMBER 20, 2023

No applications at this time.

DECEMBER 4, 2023

No applications at this time.

DECEMBER 18, 2023

No applications at this time.

JANUARY 8, 2024

Reorganization meeting.