

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**March 1, 2021**

**MEETING STARTS AT 7:30 P.M.**

You are invited to a Zoom webinar.

When: Mar 1, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board 03-01-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83928689197?pwd=VGF6aHpacFBIVHB0SXZkLzVJM0pLdz09>

Passcode: 927531

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+13017158592,,83928689197#,,,,\*927531#

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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 – March 1, 2021
- G. Approval of Minutes of February 8, 2021 – Regular Meeting  
Approval of Minutes of February 22, 2021 – Executive
- H. Approval of Minutes of February 22, 2021 - Regular Meeting  
Engineering/Planning Matters
- I. Legal Matters

**1. Resolutions – pending review circulation & approval**

**Block: 7204; Lot: 1 – Ocean County Utilities Authority – Courtesy Review**

Location: Brookwood Parkway

Installation of below grade wastewater, metering pump station

Engineer: O'Donnell, Stanton & Associates, Inc.

Hearing Status: Approved

**Eligible: Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Riccardi, Haring,  
Hudak**

**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: Dennis Galvin, Esq.

Hearing Status: Approved

**Eligible: Campbell, Riker, Jozwicki, Brito, Wall, Flemming, Riccardi, Haring,  
Hudak**

**Block: 4101; Lot: 20.02 – Jackson Woods Southeast**

Amended Preliminary Subdivision approval for the entire Jackson Woods Southeast Section consisting of 465 residential townhome units along with roadways, 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.  
 Hearing Status: Approved

**Eligible: Campbell, Riker, Jozwicki, Brito, Wall, Flemming, Riccardi, Haring, Hudak**

**2. Changes to Agenda Schedule****3. Miscellaneous Legal Matters****I. Board Matters for Discussion****J. Applications****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 – Contrastate 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 to include P/F S/P conditional use – 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 8, 2021**

**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: Testimony given 1/25/21  
**Eligible: Dolan, Campbell, Riker, Jozwicki, Luisi, Brito, Wall, Flemming, Riccardi, Haring, Hudak**

**PLANNING BOARD MEETING MARCH 15, 2021**

**Block: 10401; 17802 Lots: 5.04; 57.01 – Jackson Parke (South Section) (Continuation)**  
 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, 12/21/20, 2/1/21, 2/8/21  
**Eligible: Dolan, Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Riccardi, Haring, Hudak**

**PLANNING BOARD MEETING MARCH 22, 2021**

**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: Time waived to 3/22/21  
 Hearing Status: Initial Testimony

**PLANNING BOARD MEETING APRIL 5, 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 4/5/21  
 Hearing Status: Testimony given 1/25/21  
**Eligible: Dolan, Campbell, Riker, Jozwicki, Luisi, Brito, Wall, Flemming, Riccardi, Haring, Hudak**

**FUTURE PLANNING BOARD MEETINGS (CONTD.)****PLANNING BOARD MEETING APRIL 19, 2021**

**Block: 4201; Lots: 1 & 2 – Dreamview, LLC**  
 Location: 584 Cedar Swamp Road  
 P/F Major Subdivision and Major Site Plan  
 Engineer: Stonefield Engineering & Design, LLC  
 Attorney: Dennis Collins, Esq.  
 Date Complete: 1/27/21  
 Decision Due Date: 5/2/21  
 Hearing Status: Initial Testimony

**Block: 4801; Lot: 24 – Ehrman Family Investment Co., LLC**  
 Location: 440 N. County Line Road  
 P/F Major Site Plan – (7) contractor warehouses – 115,800 SF total warehouse area  
 Engineer: FWH Associates  
 Attorney: Salvatore Alfieri, Esq.  
 Date Complete: 1/27/21  
 Decision Due Date: 5/2/21  
 Hearing Status: Initial Testimony

**PLANNING BOARD MEETING APRIL 26, 2021**

No applications at this time

**PLANNING BOARD MEETING MAY 3, 2021**

No applications at this time

**PLANNING BOARD MEETING MAY 10, 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

**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

**FUTURE PLANNING BOARD MEETINGS (CONTD.)**

**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