

JACKSON TOWNSHIP PLANNING BOARD

PUBLIC MEETING AGENDA

March 22, 2021

MEETING STARTS AT 7:30 P.M.

You are invited to a Zoom webinar.

When: Mar 22, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board 03-22-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84008821801?pwd=dWgyQTlxR2Z0d3pVeFJocm40Q24zQT09>

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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 22, 2021
Payment of Voucher-Planning Board Secretary – March 22, 2021
- G. Approval of Minutes of March 1, 2021 – Regular Meeting
Approval of Minutes of March 8, 2021 – Regular Meeting
Approval of Minutes of March 15, 2021 – Regular Meeting
- H. Engineering/Planning Matters
- I. Legal Matters

1. Resolutions – pending review circulation & approval

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**

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: Approved

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

Eligible: Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Riccardi, Haring, Hudak**2. Changes to Agenda Schedule****3. Miscellaneous Legal Matters****I. Board Matters for Discussion****Block: 18401; Lot: 4 – OCEAN COUNTY VOCATIONAL TECH SCHOOL – COURTESY REVIEW**

Location: 850 Toms River Road

Expansion of existing building – approximately 19,091 SF

Engineer: O'Donnell Stanton & Associates

Architect: Yezzi Associates, LLC

Attorney: RC Shea & Associates

Hearing Status: Initial Testimony

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 3/22/21

Hearing Status: Initial Testimony

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. Tovel, 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, 3/15/21

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

FUTURE PLANNING BOARD MEETINGS

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

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

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: Testimony given 3/1/21

Eligible: Campbell, Riker, Jozwicki, Luisi, Brito, Wall, Flemming, Haring, Hudak

FUTURE PLANNING BOARD MEETINGS (CONTD.)**PLANNING BOARD MEETING MAY 3, 2021****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: Time waived to 5/3/21

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: Time waived to 5/3/21

Hearing Status: Initial Testimony

PLANNING BOARD MEETING MAY 10, 2021**Block: 14101; Lot: 18 – Royale Property Management**

Location:

P/F Major Subdivision to create 6 residential lots and 1 stormwater management lot

Engineer: Professional Design Services, LLC

Attorney: Adam Pfeffer, Esq.

Date Complete: 3/12/21

Hearing Status: Initial Testimony

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