

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**April 19, 2021**

**MEETING STARTS AT 7:00 P.M.**

You are invited to a Zoom webinar.

When: Apr 19, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board 04-19-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84884419712?pwd=OGIGUHVEEdE9mbXgyT2s2eFVFSG1Odz09>

Passcode: 149322

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US: +13126266799,,84884419712#,,,,\*149322# or  
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Webinar ID: 848 8441 9712

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- A. Call to Order
- B. Salute to Flag
- C. Open Public Meetings Act Statement
- D. Roll Call
- E. Executive Session *(to start at 7:00 p.m.)*
- F. Payment of Voucher-Recording Secretary – April 19, 2021
- G. Approval of Minutes of April 5, 2021 – Regular Meeting
- H. Engineering/Planning Matters

I. Legal Matters

- 1. Resolutions – pending review circulation & approval

**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: Approved

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

**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: Approved

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

**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: Approved

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

**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: Approved

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

**2. Changes to Agenda Schedule**

**3. Miscellaneous Legal Matters**

**I. Board Matters for Discussion**

**J. Applications**

**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

**FUTURE PLANNING BOARD MEETINGS**

**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

**Block: 12202; Lot: 1 – Jackson Baptist Church, Inc.**

Location: 360 Bennetts Mills Road  
P/F Major Site Plan  
Engineer: Lindstrom, Diessner & Carr, PC  
Attorney: Robert Shea, Esq.  
Date Complete: 3/26/21  
Decision Due Date: 5/10/21  
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

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

**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

**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