

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT  
NOTICE**

Please take notice that the Jackson Township Board of Adjustment will hold its Reserve meeting on May 19, 2021 at 7:00 p.m. in the Municipal Building, 95 West Veterans Highway, Jackson, NJ. Public access will be virtually through Zoom. The foregoing Electronic Public Meeting is recommended due to the current COVID-19 pandemic in accord with directives and guidance from State officials.

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

**CARL BOOK JR, CHAIR  
SCOTT NAJARIAN, VICE CHAIR  
KATHRYN MCILHINNEY, SEC'Y  
JEANINE FRITCH  
JAMES HURLEY  
STEVE COSTANZO**

**TONIANN COMELLO  
ALT.#1 MICHELLE RUSSELL  
ALT.#2 VACANT  
DANIELLE SINOWITZ (REC, SEC'Y)  
FRANCESCA DI BELLA REPORTING  
PINELANDS COMMISSION**

**ENGINEER/EVAN HILL  
ATTORNEY/SEAN GERTNER  
PLANNER/ERNIE PETERS  
CONFLICT ENG./  
TRAFFIC ENG./ FRANK MISKOVICH  
ENVIRONMENTAL COMM**

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT  
RESERVE MEETING**

**MAY 19, 2021**

**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-

Any person (s) affected by this appeal/application may have an opportunity to be heard and are invited to a Zoom webinar/ meeting.

**You are invited to a Zoom webinar.**

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

Topic: Zoning Board 05-19-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83101939282?pwd=Q25CaCtTWWZweUNnU2JFckdrNGZWUT09>

Passcode: 148269 Or One tap mobile :

US: +19292056099,,83101939282#,,,,\*148269# or +13017158592,,83101939282#,,,,\*148269 Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 831 0193 9282

Passcode: 148269

International numbers available: <https://us02web.zoom.us/j/83101939282?pwd=Q25CaCtTWWZweUNnU2JFckdrNGZWUT09>

Document link-<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/>

1. **APPLICANT: FELIX & ADELAIDA ROJAS (VARIANCE 3367)**  
**BLOCK: 11402 LOT: 6 ZONE: R-1**  
**LOCATION: 240 SUNNYBROOK ROAD**

APPLICANT IS SEEKING A VARIANCE FOR AN ACCESSORY USE IN THE FRONT YARD AREA OF A CORNER LOT, WHERE SUCH IMPROVEMENTS ARE PROHIBITED.

2. **APPLICANT: KEVIN WALKER (V3366)**  
**BLOCK: 801 LOT: 48 ZONE: R-3**  
**LOCATION: 635 JACKSON MILLS ROAD**

APPLICANT IS SEEKING A VARIANCE FOR AN IN-GROUND POOL AND FILTER AT 10' TO SIDE YARD PROPERTY LINE, WHERE 20' MINIMUM IS REQUIRED FOR EACH. (CARRIED FROM THE MAY 5, 2021 MEETING) No additional notice

3. **APPLICANT: ROBERT & LAURA STURGIS (V3365)**  
**BLOCK: 2301 LOT: 25 ZONE:HC**  
**LOCATION: 100 E. COMMODORE BLVD.**

APPLICANT IS SEEKING A VARIANCE FOR AN IN-GROUND SWIMMING POOL TO A PROPERTY IN THE HC-ZONE WHICH IS CONSIDERED AN EXPANSION OF A NON-CONFORMING USE. (CARRIED FROM THE MAY 5, 2021 MEETING) No additional notice

4. **APPLICANT: PINCUS REISZ (VARIANCE 3357)**  
**BLOCK: 13501 LOT: 22 ZONE: R-3**  
**LOCATION: 848 GREEN VALLEY ROAD**

APPLICANT IS SEEKING A VARIANCE FOR A NEW SINGLE- FAMILY DWELLING ON AN UNDERSIZED LOT. VARIANCES REQUESTED FOR LOT WIDTH, SIDE YARD SETBACK, SWIMMING POOL SIDE YARD SETBACK AND FENCE HEIGHT FOR TENNIS COURT. (CARRIED FROM THE APRIL 21, 2021 MEETING) No additional notice

5. **APPLICANT: RONALD HANSEN (VARIANCE 3356)**  
**BLOCK: 10105 LOT: 6 ZONE: R-3**  
**LOCATION: 18 ROUND HILL ROAD**

APPLICANT IS SEEKING A VARIANCE FOR A PROPOSED ADDITION TO A HOME ON AN UNDERSIZED LOT THAT DOES NOT MEET THE INTENT OF THE "LOT OF RECORD" PROVISIONS, WHERE .93 ACRES EXISTS, BUT 1 ACRE MINIMUM IS REQUIRED. (CARRIED FROM THE APRIL 21, 2021 MEETING) No additional notice

6. **APPLICANT: MEIR EZRA LEVI (VARIANCE 3354)**  
**BLOCK: 13701 LOT: 13 ZONE: R-1**  
**LOCATION: 390 NEW CENTRAL AVE**

APPLICANT IS SEEKING A VARIANCE FOR A NEW SINGLE- FAMILY DWELLING ON A PRE EXISTING LOT, WHICH HAS NON- CONFORMING LOT WIDTH AND REQUEST VARIANCE FOR SIDE YARD SETBACKS. **(CARRIED FROM THE APRIL 21, 2021 MEETING) No additional notice**

7. **APPLICANT: THE FACILITY 2 LLC (USE VARIANCE 3355)**  
**BLOCK: 18201 LOT: 36.01, 29, 30, 31, 32, 35 ZONE: R-5**  
**LOCATION: HAWKIN ROAD AND W. VETERANS HIGHWAY**

APPLICANT IS SEEKING A USE VARIANCE FOR PRIVATE ATV TRAINING AND RIDING CENTER.  
**(CARRIED FROM THE APRIL 21, 2021 MEETING) No additional notice**

8. **APPLICANT: GARY MAYER (VARIANCE 3352)**  
**BLOCK: 11407 LOT: 2 ZONE: R-1**  
**LOCATION: 300 CHERRY STREET**

APPLICANT IS SEEKING A VARAIANCE FOR AN ACCESSORY STRUCTURE IN THE FRONT YARD AREA (ON A CORNER LOT), WHERE IT IS PROHIBITED. **(CARRIED FROM THE 3/3/21, 4/7/21 AND MAY 5, 2021 MEETING) Testimony given. No additional notice**

9. **APPLICANT: PAUL FORNICOLA/534 WHITESVILLE ROAD LLC (USE VARIANCE 3347)**  
**BLOCK: 22401 LOT: 15 ZONE: PM-1**  
**LOCATION: 534 WHITESVILLE ROAD**

APPLICANT IS SEEKING A USE VARIANCE FOR TENANT IN AN EXISTING BLDG.  
**(CARRIED FROM THE 1/20/21, 3/3/21 AND MAY 5, 2021 MEETING) Testimony given 1/20/21, 3/3/21. No additional notice**  
**( TO BE CARRIED TO THE JUNE 2, 2021 MEETING) No additional notice**

10. **APPLICANT: WSNP LLC (USE VARIANCE 3316)**  
**BLOCK: 6401 LOT: 22, 21 ZONE: R-1**  
**LOCATION: 146 S. NEW PROSPECT ROAD**

APPLICANT IS SEEKING A USE VARIANCE FOR A SYNAGOGUE ON AN UNDERSIZED LOT WHICH IS A PERMITTED CONDITIONAL USE, WHERE ALL THE CONDITIONS CAN NOT BE MET.  
**(CARRIED FROM THE 2/3/21, 3/17,21 AND MAY 5, 2021 MEETING) Testimony given 3/17/21 No additional notice**

All Documents relating to the application may be inspected by the public between hours of 8:30 am thru 4:10 Monday through Friday in the office of Planning and Zoning located 65 Don Connor Boulevard.

**UPDATED 5/13/21**