

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT  
NOTICE**

Please take notice that the Jackson Township Board of Adjustment will hold its Regular meeting on June 2, 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  
REGULAR MEETING**

**JUNE 2, 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: Jun 2, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Zoning Board 06-02-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88446679994?pwd=SFA0L3JXcWZMU1Rhc1lNOQ2RkUEl1Zz09>

Passcode: 120228

Or One tap mobile :

US: +13126266799,,88446679994#,,,,\*120228# or +19292056099,,88446679994#,,,,\*120228#

Or Telephone:

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

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

Webinar ID: 884 4667 9994

Passcode: 120228

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

1. **APPLICANT: TOBY & ELIEZER SHAIN (VARIANCE 3371)  
BLOCK: 7806 LOT: 33 ZONE: R-9  
LOCATION: 1 COLUMBIA COURT**

APPLICANT IS SEEKING A VARIANCE FOR A SHED AT 0' TO SIDE YARD PROPERTY LINES, WHERE 10' MINIMUM IS REQUIRED FOR EACH ALSO A 6' (IN HEIGHT) SOLID FENCE IN THE FRONT YARD AREA OF A CORNER LOT, WHERE IT IS PROHIBITED.

2. **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, 5/5/21 AND MAY 19, 2021 MEETING)Testimony given 1/20/21, 3/3/21. No additional notice

3. **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, 5/5/21 AND MAY 19, 2021 MEETING) Testimony given 3/17/21 No additional notice

4. **APPLICANT: KKV INVESTMENTS LLC (PRELIMINARY /FINAL SITE PLAN 834)**  
**BLOCK: 902                      LOT: 10                      ZONE: NC**  
**LOCATION: JACKSON MILLS ROAD**

APPLICANT IS SEEKING PRELIMINARY/ FINAL SITE PLAN FOR VETERINARY HOSPITAL/CLINIC, WHICH ALREADY HAS USE VARIANCE 3314 APPROVAL PER RESOLUTION 2020-03  
**(TO BE CARRIED TO JULY 21, 2021 ) No additional notice**

5. **APPLICANT: MILES II LLC (PRELIMINARY/FINAL SITE PLAN 833 W/ USE VARIANCE 3360)**  
**BLOCK: 2603                      LOT: 18                      ZONE: HC**  
**LOCATION: 470 W. COMMODORE BLVD**

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN W/ USE VARIANCE TO CONVERT EXISTING NON-CONFORMING (KENNEL) INTO CONFORMING USE (USED AUTO SALE)

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 6/1/21**