

JACKSON TOWNSHIP PLANNING BOARD

PUBLIC MEETING AGENDA

June 7, 2021

MEETING STARTS AT 7:30 P.M.

You are invited to a Zoom webinar.

When: Jun 7, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board 06-07-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87908340011?pwd=Y3JsaWhmRTB3SGllbnNWYnhjZS9vQT09>

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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 – June 7, 2021
- G. Approval of Minutes of May 10, 2021 – Regular Meeting
- H. Engineering/Planning Matters

I. Legal Matters

1. Resolutions – pending review circulation & approval

**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**

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: Approved

Eligible: Jozwicki, Luisi, Brito, Wall, Flemming, Haring, Hudak**Block: 14101; Lot: 18 – Royale Property Management**

Location: 211 Brewers Bridge Road

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: Approved

Eligible: Dolan, Campbell, Riker, Luisi, Wall, Flemming, Riccardi, Haring, Hudak**2. Changes to Agenda Schedule****3. Miscellaneous Legal Matters****I. Board Matters for Discussion****J. Applications****Block: 13401; Lots: 2.02, 4.01, 15, 16, 24 & 26 – Luxor Drive 1426, LLC**

Location: Green Valley Road

Preliminary Major Subdivision – 15 residential building lots(6 existing; 9 proposed)

Engineer: WJH Engineering

Attorney: Adam Pfeffer, Esq.

Date Complete: Time waived to 6/7/21

Hearing Status: Testimony given 5/10/21

Eligible: Dolan, Campbell, Riker, Luisi, Brito, Wall, Flemming, Riccardi, Haring**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: Time Waived to 6/30/21

Hearing Status: Initial Testimony

FUTURE PLANNING BOARD MEETINGS**PLANNING BOARD MEETING JUNE 21, 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: Time waived to 6/21/21

Hearing Status: Testimony given 4/19/21

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

PLANNING BOARD MEETING JUNE 21, 2021 (CONTD)**Block: 3001; Lot: 1 – Adventure Crossing Phase 3**

Location: Monmouth Road

P/F Major Site Plan

Engineer: Professional Design Services, LLC

Attorney: Salvatore Alfieri, Esq.

Date Complete: 5/6/21

Decision Due Date: 8/9/21

Hearing Status: Initial Testimony

FUTURE PLANNING BOARD MEETINGS (CONTD)**PLANNING BOARD MEETING JULY 19, 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 7/31/21

Hearing Status: Testimony given 5/3/21

Eligible: Dolan, Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Hudak**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 7/19/21

Hearing Status: Testimony given 5/3/21

Eligible: Dolan, Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Hudak**PLANNING BOARD MEETING AUGUST 2, 2021****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: Time waived to 8/2/21

Hearing Status: Initial Testimony

Block: 22301; Lots: 5, 6 & 16 – Whitesville Business Park

Location: 370 Whitesville Road

P/F Major Site Plan to construct (1) 14,940 SF warehouse building and (1) 78,300 SF warehouse building

Engineer: PDS

Attorney: Jan Wouters, Esq.

Date Complete: 5/14/21

Decision Due Date: 8/17/21

Hearing Status: Initial Testimony

PLANNING BOARD MEETING AUGUST 2, 2021 (CONTD)

Block: 7403; Lot(s): 1 & 2 – Howell Realty Associates

Location: 705 Brewers Bridge

P/F Major Site Plan to construct office/medical building 13,149 SF with lot consolidation

Engineer: Newlines Engineering

Attorney: Adam Pfeffer, Esq.

Date Complete: 5/17/21

Hearing Status: Initial Testimony

FUTURE PLANNING BOARD MEETINGS (CONTD)

PLANNING BOARD MEETING AUGUST 16, 20201

Block: 19403; Lots: 24-27 – RG2 Associates, Inc.

Location: Grawtown Road

Final Major Site Plan

Engineer: PDS

Attorney: John Giunco, Esq.

Date Complete: 5/26/21

Hearing Status: Initial Testimony

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