

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT
NOTICE**

Please take notice that the Jackson Township Board of Adjustment will hold its Reserve meeting on June 16, 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 VICTOR CLAIRMONT
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**

JUNE 16, 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 16, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Zoning Board 06-16-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84897219616?pwd=OFFKVWhvMUtnWFhNZ1JwYVYvcnYxUT09>

Passcode: 418934

Or One tap mobile :

US: +19292056099,,84897219616#,,,,*418934# or +13017158592,,84897219616#,,,,*418934#

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: 848 9721 9616

Passcode: 418934

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

**1. APPLICANT: MICHAEL RONDOS (V3372)
BLOCK: 1004 LOT: 20 ZONE: R-3
LOCATION: 311 CHANDLER ROAD**

APPLICANT IS SEEKING A VARIANCE FOR A 16' X 34' SHED AT 5' TO SIDE YARD PROPERTY LINE, WHERE 40' MINIMUM IS REQUIRED.

**2. APPLICANT: MAYER & YEHUDIS UNGAR (V3375)
BLOCK: 7702 LOT: 1 ZONE: R-9
LOCATION: 35 ADELPHI DRIVE**

APPLICANT IS SEEKING A VARIANCE FOR A 6' (IN HEIGHT) SOLID FENCE IN THE FRONT YARD AREA OF A CORNER LOT, WHERE IT IS PROHIBITED.

**3. APPLICANT: JOSEPH FRANK (V3374)
BLOCK: 7708 LOT: 1 ZONE: R-9
LOCATION: 25 FORDHAM ROAD**

APPLICANT IS SEEKING A VARIANCE FOR A 8' (IN HEIGHT) SOLID FENCE IN THE FRONT YARD AREA OF A CORNER LOT, WHERE IT IS PROHIBITED.

**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 4/21/21 AND MAY 19, 2021 MEETING) No additional notice

5. **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 4/21/21 AND MAY 19, 2021 MEETING) No additional notice

6. **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 4/21/21 AND MAY 19, 2021 MEETING) No additional notice

7. **APPLICANT: HYSON ESTATES LLC/GRAND HARMONY (PRELIMINARY/FINAL SITE PLAN 837 W/ LOT CONSOLIDATION)**
BLOCK: 4801 LOT: 5, 6, 8-10 ZONE: LC
LOCATION: HARMONY ROAD

APPLICANT IS SEEKING PRELIMINARY./FINAL MAJOR SITE PLAN W/ LOT CONSOLIDATION TO CONSTRUCT TOWNHOMES, SITE AMENITIES AND PARKING. WHICH ALREADY RECEIVED A USE VARIANCE 3228 APPROVAL PER RESOLUTION 2020-12.

8. **APPLICANT: AS PUSHKIN MEMORIAL PARK (USE VARIANCE 3361)**
BLOCK: 11404 LOT: 61 ZONE: R-3
LOCATION: CASSVILLE ROAD AND PERRINEVILLE ROAD

APPLICANT IS SEEKING A USE VARIANCE FOR THE INSTALLATION OF MEMORIAL STATUES.

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 6/3/21**