

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**June 21, 2021**

**MEETING STARTS AT 7:30 P.M.**

You are invited to a Zoom webinar.

When: Jun 21, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board 06-21-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82083415951?pwd=eGpSSDMzalk4L0E1Z25pZmNCU2JPQT09>

Passcode: 995654

Or One tap mobile :

US: +19292056099,,82083415951#,,,,\*995654# or  
+13017158592,,82083415951#,,,,\*995654#

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: 820 8341 5951

Passcode: 995654

- 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 21, 2021
- G. Approval of Minutes of May 10, 2021 – Regular Meeting  
Approval of Minutes of June 7, 2021 – Regular Meeting
- H. Engineering/Planning Matters
- I. Legal Matters

**1. Resolutions – pending review circulation & approval**

**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**

**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: Approved

**Eligible: Dolan, Campbell, Luisi, Brito, Wall, Flemming, Riccardi, Haring****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 &amp; 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****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****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 &amp; 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**

**FUTURE PLANNING BOARD MEETINGS (CONT'D)****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 &amp; 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

**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 (CONT'D)****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

**Block: 12301; Lot: 13 – BMH Property 2, LLC**

Location: 406 Bennetts Mills Road

Amended Minor Site Plan to convert an existing Animal Care Facility to an 1800 SF Professional Office Building

Engineer: Glenn D. Lines

Attorney: Adam Pfeffer, Esq.

Date Complete: 6/2/21

Hearing Status: Initial Testimony

**FUTURE PLANNING BOARD MEETINGS (CONT'D)**

**PLANNING BOARD MEETING SEPTEMBER 20, 2021**

**Block: 7402; Lots: 2 & 3 – Jackson Office Complex, LLC**

Location: County Line Road

P/F Major Site Plan

Engineer: FWH Associates

Attorney: Adam Pfeffer, Esq.

Date Complete: 6/9/21

Hearing Status: Initial Testimony

**PLANNING BOARD MEETING OCTOBER 4, 2021**

**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 10/4/21

Hearing Status: Testimony given 6/7/21

**Eligible: Dolan, Campbell, Luisi, Brito, Wall, Flemming, Riccardi, Haring, Hudak**

**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