

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**Monday, July 31, 2023**

**MEETING STARTS AT 7:00 P.M.**

- A. Call to Order
- B. Salute to Flag
- C. Open Public Meetings Act Statement
- D. Roll Call
- E. Executive Session
- F. Approval of Minutes of July 17, 2023
- G. Engineering/Planning Matters – General Amendment to the Master Plan
- H. Legal Matters

- 1. Resolutions
- 2. Changes to Agenda Schedule

**Block: 12201; Lots: 16 and 18 – Bennetts Mills Realty, LLC**  
Carry from October 16, 2023 to September 18, 2023

**Block: 301; Lot: 5 – Down to Earth Farms, LLC**  
Carry from October 16, 2023 to November 6, 2023

- 3. Miscellaneous Legal Matters

- I. Board Matters for Discussion

- J. Applications

**Block: 21901; Lot: 5 – 235 White Road, LLC**

Location: 235 White Road  
Amended Time Extension of 2 Lot Minor Subdivision  
Engineer/Planner: PDS  
Attorney: Salvatore Alfieri, Esq.  
Date Complete: 6/14/23  
Hearing Status: Initial Testimony

**Block: 601; Lots: 1.02, 42 and 43 – Metedeconk National Golf Club**

Location: 50 Hannah Hill Road  
Administrative Approval for Architectural Revisions to Upper Lodge Building  
Engineer/Planner: PDS  
Attorney: John Paul Doyle, Esq.  
Date Complete: 7/6/23  
Hearing Status: Initial Testimony

## **FUTURE PLANNING BOARD MEETINGS**

### **AUGUST 7, 2023**

**Block: 19501; Lot: 25 – Whitesville Homes, LLC**

Location: 54 Whitesville Road  
P/F Major Subdivision and P/F Major Site Plan to Create 25 Single Family Units and 6 AH Units  
Engineer: PDS  
Attorney: Adam Pfeffer, Esq.  
Date Complete: 4/17/23  
Hearing Status: Initial Testimony

**Block: 6501; Lot: 42.02 – My Address, LLC**

Location: 2156 West County Line Road  
P/F Minor Site Plan to Construct a 2,000 Square Foot Addition to the Daycare  
Engineer: PDS  
Attorney: John Doyle, Esq.  
Date Complete: 4/18/23  
Hearing Status: Initial Testimony

**Block: 2603; Lots: 29, 30 and 31 – James R. Johnson, Jr.**

Location: Patterson Road  
P/F Major Site Plan to Construct a 236,620 Square Foot Warehouse and Office Building  
Engineer: PDS  
Attorney: Adam Pfeffer, Esq.  
Date Complete: 6/8/23  
Hearing Status: Initial Testimony

**Block: 4101; Lots: Various – Jackson Woods South East Section 1**

Location: Freehold Road  
Approval Amendment for 186 Townhome Units  
Engineer: Colliers Engineering & Design  
Attorney: Ron Shimanowitz, Esq.  
Date Complete: 7/14/23  
Hearing Status: Initial Testimony

### **AUGUST 21, 2023**

**Block: 8101; Lot: 10 – 715 Bennetts Mills, LLC**

Location: 715 Bennetts Mills Road  
P/F Major Site Plan to Construct 2nd Story Office/Retail Space on Existing Building  
Engineer: Newlines Engineering  
Attorney: Donna Jennings, Esq.  
Date Complete: 5/24/23  
Hearing Status: Initial Testimony

**Block: 4301; Lots: 5 and 6 – 81 East Commodore, LLC**

Location: East Commodore Boulevard  
P/F Major Site Plan to Construct 1 Story Office, Showroom, Garage, Warehouse and Shop  
Engineer: PDS  
Attorney: Adam Pfeffer, Esq.  
Date Complete: 5/24/23  
Hearing Status: Initial Testimony

**Block: 19703; Lots: 28.01 through 28.06 – Royal Grove Realty, LLC**

Location: 83 Grand Boulevard  
Approval Amendment to Remove a Condition of Approval  
Applicant: Shimon Grinberger  
Attorney: Donna Jennings, Esq.  
Date Complete: 6/29/23  
Hearing Status: Initial Testimony

**Block: 801; Lots: 62 and 63 – 394 Chandler Holdings, LLC**

Location: 390 and 394 Chandler Road  
P/F Major Subdivision to Create 4 Lots and P/F Major Site Plan to Construct 4 Schools  
Engineer: Dynamic Engineering  
Attorney: Donna Jennings, Esq.  
Date Complete: 12/22/22  
Hearing Status: Initial Testimony

**SEPTEMBER 18, 2023**

**Block: 4901; Lot: 1 – Johnson Holdings, LLC**

Location: 430 Cook Road  
P/F Major Subdivision to Create 6 New Lots and Construct 6 Single Family Dwellings  
Engineer: PDS  
Attorney: Adam Pfeffer, Esq.  
Date Complete: 5/25/23  
Hearing Status: Initial Testimony

**Blocks: 2301 / 4201 / 4301; Lots: 1, 2, 26.01, 28, 29 and 30 / 2, 15, 56 and 57 / 1 – Jackson Development Company / Jackson 21**

Location: Cedar Swamp Road and Commodore Boulevard  
P/F Major Subdivision and P/F Major Site Plan to Construct a Mixed Use Development  
Engineer: Matrix New World Engineering  
Attorney: Ronald Shimanowitz, Esq.  
Date Complete: 6/1/23  
Hearing Status: Initial Testimony

**Block: 4901; Lot: 13 – GM 425 Harmony, LLC**

Location: 425 Harmony Road  
P/F Major Site Plan to Construct a 2 Story Office Building  
Engineer: PDS  
Attorney: Adam Pfeffer, Esq.  
Date Complete: 4/5/23  
Hearing Status: Testimony Given 7/17/23  
**Eligible: Bressi, Burnstein, Haring, Riker, Sullivan, Wall, Campbell**

**OCTOBER 2, 2023**

**Block: 2501; Lot: 3 – 340 West Commodore, LLC**

Location: 340 West Commodore Boulevard  
Amended Existing Site Plan Approval for Consolidation of 2 Warehouse Buildings into 1  
Engineer/Planner: PDS  
Attorney: Salvatore Alfieri, Esq.  
Decision Due Date: Time Waived 10/31/23  
Hearing Status: Testimony Given 9/19/22 and 6/5/23  
**Eligible: Burnstein, Flemming, Haring, Riker, Sullivan, DeMarzo, Heller, Wall, Campbell, Herman**

**Block: 11801; Lot: 80 – Immanuel Lutheran Church**

Location: 218 West Veterans Highway  
Construction of Church, Sexton House, Parsonage, Shed and Basement  
Engineer/Planner: InSite Engineering  
Attorney: John F. Heims, Esq.  
Date Complete: 6/28/23  
Hearing Status: Initial Testimony

**OCTOBER 16, 2023**

**Block: 12201; Lots: 16 and 18 – Bennetts Mills Realty, LLC**

Location: 28 Johnson Lane and 334 Bennetts Mills Road  
Construction of Johnson Lane Daycare  
Engineer: PDS  
Attorney: Salvatore Alfieri, Esq.  
Date Complete: Time Waived  
Hearing Status: Testimony Given 4/3/23  
**Eligible: Bressi, Burnstein, Flemming, Haring, Riker, Sullivan, Wall, Campbell, Herman**

**Block: 301; Lot: 5 – Down to Earth Farms, LLC**

Location: 705 Wright Debow Road  
Construction of Office and Flex Warehouse  
Engineer/Planner: Dynamic Engineering Consultants  
Attorney: Salvatore Alfieri, Esq.  
Date Complete: 6/28/23  
Hearing Status: Initial Testimony

**Block: 102; Lot: 1 – Yosef Rothenberg**

Location: 463 Monmouth Road  
Final Major Site Plan and Minor Subdivision to Construct Office/Warehouse Buildings  
Engineer: PDS  
Attorney: Adam Pfeffer, Esq.  
Date Complete: 5/5/23  
Hearing Status: Initial Testimony

**NOVEMBER 6, 2023**

**Block: 3902; Lot: 58 – Bellevue Estates, LLC**

Location: 443 Leesville Road  
P/F Major Subdivision to Subdivide into 4 Lots  
Engineer: PDS  
Attorney: Donna Jennings, Esq.  
Decision Due Date: Time Waived  
Hearing Status: Testimony Given 10/3/22  
**Eligible: Bressi, Burnstein, Flemming, Haring, Riker, Sullivan, Campbell, Herman**

**Block: 3902, Lots: 58.01, 58.02, 58.03 and 58.04 – Bellevue Estates, LLC**

Location: 443 Leesville Road  
P/F Major Site Plan to Construct 4 Private Schools  
Engineer: PDS  
Attorney: Donna Jennings, Esq.  
Decision Due Date: Time Waived  
Hearing Status: Testimony Given 10/3/22  
**Eligible: Bressi, Burnstein, Flemming, Haring, Riker, Sullivan, Campbell, Herman**

**NOVEMBER 20, 2023**

No applications at this time.

**DECEMBER 4, 2023**

No applications at this time.

**DECEMBER 18, 2023**

No applications at this time.

**JANUARY 8, 2024**

Reorganization meeting.