

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT
NOTICE**

**OFFICE OF PLANNING AND ZONING
MUNICIPAL BUILDING
95 WEST VETERANS HIGHWAY
JACKSON, NEW JERSEY 08527
TEL. # (732) 928-1200 FAX # (732) 928-1397**

**SCOTT NAJARIAN, CHAIR
LYNNE BRADLEY, VICE CHAIR
CARL BOOK JR, SEC'Y
JEANINE FRITCH, Acting Sec'y
JAMES HURLEY
STEVE COSTANZO**

**JOHN SPALTHOFF
ALT.#1 SAMARA O'NEILL
ALT.#2 JOHN PEJOSKI
KING REPORTING (REC, SEC'Y)
KING REPORTING
PINELANDS COMMISSION**

**ENGINEER/EVAN HILL
ATTORNEY/SEAN GERTNER
PLANNER/ERNIE PETERS
CONFLICT ENG
TRAFFIC ENG
ENVIRONMENTAL COMM**

**JACKSON TOWNSHIP BOARD OF ADJUSTMENT
REGULAR MEETING**

AUGUST 3, 2022

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-

- 1. APPLICANT: COUNTYLINE HOLDINGS LLC (USE VARIANCE 3362)
BLOCK: 2101 LOT: 16, 17 ZONE: HC
LOCATION: NORTH COUNTY LINE ROAD
ATTORNEY: ADAM PFEFFER ENGINEER: FWH/BRIAN MURPHY**

APPLICANT IS SEEKING A RECONSIDERATION OF DENIAL FOR A USE VARIANCE FOR THE PROPOSED WAREHOUSE 397,495 SF AND OFFICE SPACE 34,800 SF IN FOUR BUILDINGS IN HC ZONE.
(CARRIED FROM 3/2/22, 4/6/22 AND MAY 18, 2022, MEETING) Notice required
APPLICATION TO BE CARRIED TO OCTOBER 19, 2022, Notice required.

- 2. APPLICANT: 508 BURKE LLC / BURKE DREAMS LLC(NEW OWNER) (MAJOR SUBDIVISION 652)
BLOCK: 3601 LOT: 19, 33, 34, 35, 40 ZONE: R-3
LOCATION: BURKE ROAD
ATTORNEY:SALVATORE ALFIERI ENGINEER:PDS/GRAHAM MACFARLANE**

APPLICANT IS SEEKING PRELIMINARY/ FINAL MAJOR SUBDIVISION FOR PREVIOUSLY APPROVED DENSITY VARIANCE TO ALLOW 13RESIDENTIAL LOTS AND 2 STORM WATER LOTS PER RESOLUTION 2020-39.
(CARRIED FROM 11/17/21, 1/19/22, 3/2/22, 5/4/22 AND JUNE 1, 2022 MEETING) Testimony given 6/1/22 No additional notice
APPLICATION TO BE CARRIED TO AUGUST 17, 2022, No additional notice

- 3. APPLICANT: MILES II LLC (PRELIMINARY/FINAL SITE PLAN 833 W/ USE VARIANCE 3360)
BLOCK: 2603 LOT: 18 ZONE: HC
LOCATION: 470 W. COMMODORE BLVD
ATTORNEY: ADAM PFEFFER ENGINEER:WJH/WALTER HOPKINS**

APPLICANT IS SEEKING PRELIMINARY/FINAL SITE PLAN W/ USE VARIANCE TO CONVERT EXISTING NON-CONFORMING (KENNEL) INTO CONFORMING USE (USED AUTO SALE (CARRIED FROM 6/2/21, 7/21/21, 10/6/21, 11/17/21, 12/1/21, 1/5/22, 2/2/22, 3/2/22, 4/6/22 AND JUNE 1, 2022 MEETING) Testimony given 4/6/22 No additional notice
APPLICATION TO BE CARRIED TO OCTOBER 19, 2022, No additional notice.

- 4. APPLICANT: GREEN APPLE HOLDINGS LLC (USE VARIANCE 3328)
BLOCK: 12004 LOT: 62.01 ZONE: R-3
LOCATION: 32 BENNETTS MILLS ROAD
ATTORNEY: ADAM PFEFFER ENGINEER: FWH/BRIAN FLANNERY**

APPLICANT IS SEEKING A USE VARIANCE TO ALLOW RETAIL/COMMERCIAL USE.
PREVIOUSLY HEARD 2/17/21. (CARRIED FROM JUNE 1, 2022 MEETING) No additional notice

- 5. APPLICANT: BELLEVUE ESTATES LLC (VARIANCE 3422)
BLOCK: 3902 LOT: 58 ZONE: R-3
LOCATION: LEESVILLE ROAD**

APPLICANT IS SEEKING A DENSITY VARIANCE TO DEVELOP 48 SINGLE FAMILY RESIDENTIAL LOTS, WHERE 10 LOTS ARE PERMITTED IN THE R-3 ZONE. (CARRIED FROM JULY 20, 2022) Testimony given 7/20/22. No additional notice

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. Also you can review the documents closer to the meeting date at, Document link-<https://nj-jacksontownship.civicplus.com/DocumentCenter/Index/>

UPDATED 7/21/22