

JACKSON TOWNSHIP PLANNING BOARD

PUBLIC MEETING AGENDA

Monday, September 18, 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. Payment of Voucher-Recording Secretary – September 18, 2023
- G. Approval of Minutes of July 31, 2023 – Special Meeting
Approval of Minutes of August 7, 2023 – Regular Meeting
Approval of Minutes of August 21, 2023 – Regular Meeting
- H. Engineering/Planning Matters
- I. Legal Matters
 - 1. Resolutions
 - 2. Changes to Agenda Schedule
 - 3. Miscellaneous Legal Matters
- J. Board Matters for Discussion
- K. Applications

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

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

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.
Decision Due Date: Time Waived 9/30/23
Hearing Status: Testimony Given 8/21/23
Eligible: Bressi, Burnstein, Haring, Riker, Sullivan, DeMarzo, Heller, Wall, Campbell, Herman

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.
Decision Due Date: Time Waived
Hearing Status: Testimony Given 4/3/23
Eligible: Bressi, Burnstein, Flemming, Haring, Riker, Sullivan, Wall, Campbell, Herman

FUTURE PLANNING BOARD MEETINGS

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: 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: InSite Engineering
Attorney: John F. Heims, Esq.
Date Complete: 6/28/23
Hearing Status: Initial Testimony

Block: 22301; Lots: 3 and 4 – Whitesville Commons Partners, LLC

Location: Whitesville Road
Approval Amendment to Consolidate Buildings 2 and 3 into Single 3 Story Office Building
Engineer: PDS
Attorney: Adam Pfeffer, Esq.
Date Complete: 8/28/23
Hearing Status: Initial Testimony

OCTOBER 16, 2023

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

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

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

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

Location: 705 Wright Debow Road
Construction of Office and Flex Warehouse
Engineer: Dynamic Engineering Consultants
Attorney: Salvatore Alfieri, Esq.
Date Complete: 6/28/23
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: Testimony Given 8/7/23
Eligible: Burnstein, Haring, Riker, Sullivan, Campbell, Herman

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

NOVEMBER 20, 2023

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

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

DECEMBER 4, 2023

Block: 4801; Lot: 25 – 450 Business Park, LLC

Location: 450 North County Line Road
P/F Major Site Plan to Construct a Contractor Warehouse with Office Space
Engineer: FWH Associates
Attorney: Salvatore Alfieri, Esq.
Date Complete: 9/5/23
Hearing Status: Initial Testimony

DECEMBER 18, 2023

No applications at this time.

JANUARY 8, 2024

Reorganization meeting.