

**JACKSON TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING AGENDA**

**Monday, November 6, 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 for Recording Secretary – November 6, 2023
- G. Approval of Minutes of October 2, 2023 – Regular Meeting  
Approval of Minutes of October 16, 2023 – Regular Meeting  
Approval of Minutes of October 23, 2023 – Special 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: 4101; Lots: Various – Jackson Woods South East Section 1**

Location: Freehold Road

Approval Amendment for 186 Townhome Units

Engineer: Colliers Engineering & Design

Attorney: John Giunco, 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 Consultants

Attorney: Donna Jennings, Esq.

Date Complete: 12/22/22

Hearing Status: Initial Testimony

## **FUTURE PLANNING BOARD MEETINGS**

### **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

**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: 22009; Lots: 1, 2, 3, 4, 5 and 6 – Faraday Avenue Property, LLC**

Location: Houston Avenue and Faraday Avenue  
P/F Major Site Plan to Construct a 123,606 Square Foot Warehouse and Office Building  
Engineer: PDS  
Attorney: Salvatore Alfieri, Esq.  
Date Complete: 10/3/23  
Hearing Status: Initial Testimony

**DECEMBER 18, 2023**

**Block: 22203; Lot: 11 – Whitesville Development, LLC**

Location: 427 Whitesville Road  
P/F Major Site Plan to Construct a 2 Story Office Building, Contractor Shop and Warehouse  
Engineer: PDS  
Attorney: Salvatore Alfieri, Esq.  
Date Complete: 9/29/23  
Hearing Status: Initial Testimony

**Block: 21001; Lot: 24 – Pitney Lane, LLC**

Location: Pitney Lane  
Amended P/F Minor Site Plan to Regrade Stormwater Basin  
Engineer: Forward Engineering  
Attorney: Salvatore Alfieri, Esq.  
Date Complete: 9/29/23  
Hearing Status: Initial Testimony

**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: Salvatore Alfieri, Esq.  
Date Complete: 6/28/23  
Hearing Status: Initial Testimony

**Block: 18602; Lot: 20.01 – Dorathy’s Lane Minor Subdivision**

Location: 740 Dorathy’s Lane  
Create 2 Lots from 1 Existing Lot  
Engineer: PDS  
Attorney: Salvatore Alfieri, Esq.  
Date Complete: 10/5/23  
Hearing Status: Initial Testimony

**JANUARY 8, 2024 – Reorganization Meeting**

**APPLICATIONS CARRIED FOR SCHEDULING PURPOSES ONLY – TESTIMONY WON’T BE HEARD**

**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: 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: 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: Testimony Given 10/16/23

**Eligible: Bressi, Burnstein, Flemming, Haring, Riker, Sullivan, Heller, Wall, Campbell, Herman**