

JACKSON TOWNSHIP PLANNING BOARD

PUBLIC MEETING AGENDA

Monday, October 16, 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 – October 16, 2023
- G. Approval of Minutes of September 18, 2023 – Regular Meeting
Approval of Minutes of October 2, 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: 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

FUTURE PLANNING BOARD MEETINGS

OCTOBER 23, 2023

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: 4201; Lots: 2, 56 and 57 – Jackson 21

Location: Cedar Swamp Road
P/F Minor Subdivision to Consolidate 3 Lots and Combine Subdivide into 2 Lots
Engineer: Matrix New World Engineering
Attorney: Ronald Shimanowitz, Esq.
Date Complete: 9/22/23
Hearing Status: Initial Testimony

NOVEMBER 6, 2023

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 Consultants
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

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

JANUARY 8, 2024 – Reorganization Meeting

APPLICATIONS CARRIED FOR SCHEDULING

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