

JACKSON TOWNSHIP PLANNING BOARD MEETING

January 8th, 2024

The January 8th, 2024, re-organizational meeting of the Jackson Township Planning Board was called to order at 7:00 p.m. by Chair Pro Tem Laura Morrison with a salute to the flag by all present. Chair Pro Tem Laura Morrison read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

Roll Call:

Mr. Bressi	Mrs. DeMarzo
Mr. Burnstein	Mr. Tremer
Mr. Haring	Mr. Wall
Mr. Heller	Mr. Sullivan
Mr. Herman	Dr. Campbell
Mr. Riker	

Also, Present are Robert Shea Planning Board Attorney, Ernie Peters, Board Planner, Doug Klee, Board Engineer, Anthony Jacob IT Department, Laura Morrison Planning Board Secretary, and Irina Darrar Planning Board Recording Secretary.

Motion to approve a voucher for January 8th, 2024 Planning Board recording secretary Irina Darrar Riker/Sullivan All in favor among present.

Mrs. Morrison asked for a Chair nomination. Dr. Campbell asked for the Executive session.

Mr. Wall stated that all the discussions should be done in public, under the regular session.

Dr. Campbell stated that in all the years except last year, the items were done in the Executive session, she thinks that the personnel issue should not be discussed in public.

Motion to enter the Executive Session Riker/Sullivan all in favor among present 7:08 pm.

The Board resumed the regular session at 7: 24 pm.

Mrs. Morrison asked for the nomination of the Planning Board Attorney Mr. Shea. Motion Riker/Herman Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell.

The Board re-entered the Executive Session at 7:13 pm. The Board re-entered the regular session at 7:40 pm.

Mrs. Morrison asked for the nomination for the Board Chairman. Mr. Bressi nominated Dr. Campbell. Motion Riker/Bressi Yes: Riker/ Herman Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell.

Dr. Campbell asked for the nomination for the Vice Chair. Mr. Bressi nominated Mr. Sullivan. Motion Bressi/ Riker Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell.

Motion to approve Planning Boars Engineer Mr. Doug Klee Riker/ Sullivan Yes: Mr. Bressi nominated Mr. Sullivan. Motion Bressi/ Riker Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell.

Motion to approve Planning Board Planner Mr. Ernie Peters. Motion Merman? Bressi Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell.

Motion to approve Township Traffic Engineer Remington and Vernick, motion Herman/Bressi Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell.

Motion to approve Planning Board Secretary Laura Morrison Bressito / Riker Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell.

Motion to approve Planning Board Recording Secretary Irina Darrar Riker/ Sullivan Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell.

Motion to adopt 2024 publications Riker/ Burstein Yes: Bressi, Burstein, Haring, Heller, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Dr. Campbell. Motion to approve

Motion to approve the meeting dates for 2024 Riker/ Burnstein all in favor among present.

2024 Planning Board Meeting Dates

Meetings are generally on the first and third Monday of each month

January 8 (reorganization only) and 29

February 5 and 26

March 4 and 18

April 1 and 15

May 6 and 20

June 3 and 17

July 1 and 15

August 5 and 19

September 9 and 23

October 7 and 28

November 4 and 18

December 2 and 16

January 6, 2025 – Reorganization Meeting

Motion to move the Planning Board meeting to 6:30 starting March 4th, 2024 Bressi Riker Yes: All in favor among present.

Applications that were carried out:

Block: 3902; Lot: 58 – Bellevue Estates, LLC – Carry to 4/15/24

Location: 443 Leesville Road

Block: 3902, Lots: 58.01, 58.02, 58.03, and 58.04 – Bellevue Estates, LLC – Carry to 4/15/24

Location: 443 Leesville Road

Block: 102; Lot: 1 – Yosef Rothenberg – Carry to 3/4/24

Location: 463 Monmouth Road

Block: 6501; Lot: 42.02 – My Address, LLC – Carry to 1/29/24

Location: 2156 West County Line Road

Blocks: 2301 / 4201 / 4301; Lots: 1, 2, 26.01, 28, 29 and 30 / 2, 15, 56 and 57 / 1 – Jackson Development Company / Jackson 21 – Carry to 3/4/24

Block: 7309; Lot: 7 – Steuben Office – Carry to 1/29/24

Location: 14 Steuben Lane

Block: 22301; Lots: 17, 20, 21, 22, 23 and 24 – RAM Development, LLC – Carry to 1/29/24

Location: South Hope Chapel Road

Block: 19703; Lots: 28.01 through 28.06 – Royal Grove Realty, LLC – Carry to 2/5/24

Location: 83 Grand Boulevard

Block: 2501; Lot: 3 – 340 West Commodore, LLC – Carry to 4/1/24

Location: 340 West Commodore Boulevard

Block: 801; Lots: 62 and 63 – 394 Chandler Holdings, LLC – Carry to 2/26/24

Location: 390 and 394 Chandler Road

Block: 13001; Lot: 24 – Jackson Township MUA – Carry to 2/5/24

Location: 34 London Drive

Block: 13001; Lot: 52 – Jackson Township MUA – Carry to 2/5/24

Location: 135 Manhattan Street

Block: 3601; Lot: 2 – Tiferes Chaim, Inc. – Carry to 3/18/24

Location: Cassville Road

Block: 4801; Lot: 25 – 450 Business Park, LLC – Carry to 3/18/24

Location: 450 North County Line Road

Block: 22009; Lots: 1, 2, 3, 4, 5 and 6 – Faraday Avenue Property, LLC – Carry to 3/18/24

Location: Houston Avenue and Faraday Avenue

Block: 21502; Lots: 1, 2, 3, and 4 – Maplehurst Avenue Warehouse – Carry to 4/1/24

Location: Maplehurst Avenue

Block: 22203; Lot: 11 – Whitesville Development, LLC – Carry to 2/5/24

Location: 427 Whitesville Road

Block: 18602; Lot: 20.01 – Dorathy’s Lane Minor Subdivision – Carry to 4/1/24

Location: 740 Dorathy’s Lane

Motion to carry above applications Riker/Burnstein all in favor among present.

Applications

Block 11801, Lot 80 Immanuel Lutheran Church, 218 West Veterans Highway

Mr. Gregory Hawk from the Law Office of Darcy, Johnson, Day. He stated that if the Board recalls the applicant was here on December 18, 2023. All the testimony was put in, and the Board heard from the applicant’s engineer, planner, traffic engineer, etc. Mr. Hawk stated that essentially the application for the church and the accessory uses, he believed, were deemed completely conforming. The one issue that was brought up through by the chair and a few Board members was clarification on the buffering requirements that apply to this property because there is an adjacent residential use. The Board asked to go back and take a look at that. The applicant did, the applicant put together a couple of plans, both of which Mr. Hawk thinks are conforming. Mr. Hawk says the applicant's preferred plan is Option A. This plan gives the ability to keep the existing building as is, the aesthetics as is, the site circulation, and the egress into the building as is.

Mr. Peters stated they prepared a memo dated January 2nd, 2024. He stated that from the planning perspective, the property has not been rezoned. The applicant provided two concept plans, both of which seem to fit the needs of the comments received by the Board from the Board on December 18th, 2023. Mr. Peters said probably concept A is probably a better plan.

Mr. Klee said that if the parsonage is viewed as an accessory structure, a 30-foot setback is required, and 28 feet is being provided, Mr. Klee really cannot see no reason why the applicant can’t shift that two feet and lose that variance.

Mr. Patrick Ward was sworn in as the project engineer for the applicant. He stated that the revised plans show that the residential buffer has been removed, even the rear decks of the accessory dwellings are in the rear are well outside of that buffer, the left side of the parking aisle which is actually over the buffer line by the hair, is now outside of that, and as the Board can see the driveway swings around the building. The building has not moved, or changed size. Mr. Ward thinks this is a better plan overall from a safety, in circulation standpoint than option B which shows that the driveway within two feet of the building, kind of crams it in. The goal is to reach the buffer planting requirements 100%.

Dr. Campbell asked Mr. Tremer if he was happy with the circulation here.

Mr. Tremer said it was better, it was not that close to the building, so the fireman would not hit it.

Mr. Klee said that he liked plan A. He stated that as far as the applicant complies with the condition and the technical revision in his letter, he doesn't have anything else.

Public comments are open.

No one came forward and motioned to close public comments

Motion to close public comment Riker/Burstein, All in favor among the present.

Motion to approve the application Riker/ Burnstein Yes: Bressi, Burstein, Heller, Haring, Herman, Riker, DeMarzo, Tremer, Wall, Sullivan, Campbell.

Mr. Haring announced his retirement after 17 years. Mr. Wall thanked Mr., Haring on behalf of Mayor Reina for all the years of volunteering as well as on this Board.

Edward Bannon 22 Abercorn Court came up to the mic. Mr. Bannon wanted to know if it is possible on the end of the nights meeting for the people who are watching this meeting from home to get their comments on record at the meeting at night

Dr. Campbell said the Board should listen to the attorney's opinion.

Mr. Shea stated that unless it is a Zoom broadcast it's technically equivalent to the cross-examination at court, so it is like an in-person hearing, the resident has to be present at the microphone and sworn in.

A resident from Howell Township asked if they are allowed to ask questions in regards to the schools that are planned to be built in Jackson.

Mr. Shea stated that if you are within 200 feet, if you are an interested party if you have been notified under the 200-foot radius standard, you can come in and ask questions about the application during the application.

The resident asked again if Howell residents were allowed to ask questions.

Mr. Shea said the answer is yes, but it has to be pursuant to the procedure that happens, you'll have the ability to come in and cross-examine the expert, and you can come in, and give a public statement.

Motion to close the meeting Riker/ Sullivan All in favor among present.

Respectfully submitted by

Irina Darrar

Planning Board Recording Secretary