

**JACKSON TOWNSHIP PLANNING BOARD MEETING**

**January 29<sup>th</sup>, 2024**

The January 29th, 2024 regular meeting of the Jackson Township Planning Board was called to order at 7:00 p.m. by Board Chairman Mr. Herman with a salute to the flag by all present the Planning Board attorney Me. Shea 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. Burnstein Mr. Tremer-Alt # 2  
Mr. Heller Mr. Wall- Municipal Representative  
Mr. Riker Mr. Sullivan-Vice Chair  
Mrs. DeMarzo-Alt # 1

Absent: Mr. Bressi, Dr. Campbell. Herman,

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 29<sup>th</sup>, 2024 Planning Board recording secretary Irina Darrar Riker/ Burnstein All in favor among present.

**Minutes**

Approval of the Minutes for December 18<sup>th</sup>, 2023 Motion Burnstein/ Heller Yes: Burstein, Heller, Riker, Sullivan, DeMarzo, Tremer, Wall.

Approval of the minutes for January 8<sup>th</sup>, 2024 Motion Burnstein/Riker Yes: Burnstein, Heller, Riker, DeMatzo, Tremer, Wall, Sullivan.

**Resolutions**

**RESOLUTION NO. 2024-01**

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF JACKSON, COUNTY OF OCEAN, STATE OF NEW JERSEY GRANTING ADMINISTRATIVE APPROVAL, SIX FLAGS GREAT ADVENTURE 2024 CAPITAL IMPROVEMENT PROGRAM, BLOCK 3101, LOT 11

Motion to approve Riker/ Burnstein Yes: Burnstein, Heller, Riker, Sullivan, Tremer, Wall.

**RESOLUTION NO. 2024-02**

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF JACKSON, COUNTY OF OCEAN, STATE OF NEW JERSEY GRANTING ADMINISTRATIVE

APPROVAL, SIX FLAGS GREAT ADVENTURE 2024 CAPITAL IMPROVEMENT PROGRAM, BLOCK 3101, LOT 11

Motion to Approve Riker/ Burstein Yes: Burnstein, Heller, Riker, Sullivan, DeMarzo, Tremer, Wall

**RESOLUTION NO. 2024-03**

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF JACKSON, COUNTY OF OCEAN, STATE OF NEW JERSEY GRANTING MINOR SUBDIVISION APPROVAL FOR TWO NEW BUILDING LOTS FOR JACKSON DEVELOPMENT COMPANY, BLOCK 4201, LOTS 2, 56 & 57.

Motion to approve Burnstein/ Heller Yes: Riker, Sullivan, DeMarzo, Wall, Heller.

**RESOLUTION NO. 2024-04**

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF JACKSON, COUNTY OF OCEAN, STATE OF NEW JERSEY CONFIRMING THE ELECTION OF OFFICERS, APPOINTMENT OF PROFESSIONALS, SELECTION OF PERSONNEL, THE APPOINTMENT OF THE BOARD'S RECORDING SECRETARY, AND SETTING THE 2024 MEETING DATES

Motion to approve Riker/ Sullivan Yes: Burnstein, Heller, Riker, DeMarzo, Tremer, Wall, Sullivan

**Changes to the agenda schedule**

Block 6501 Lot 42.02 –My address, LLC was carried until 4/15/2024 with the requirement of the notice. Motion Riker/ Heller all in favor among present.

Block 22301 Lot 17, 20, 21, 23, and 24- RAM Development, LLC was carried out until 5/6/2024 with the requirement of the notice. Motion Riker/Bursntein is all in favor among present.

**Application**

**Block 13001 Lot: 52 Jackson Township MUA**

**135 Manhattan Street**

Mr. Brian Aitchison was sworn in. He is the Architect for the improvements for Municipal Utility authorities. Works at Manhattan Street at Administration Complex and London Drive water filtration plant.

Mr. Klee said that this is a courtesy review for both London Drive and Manhattan Street.

Mr. Aitchison stated that the work involved at the Manhattan Street Complex is an expansion of the parking lot on the southwest corner of the property that wraps around an existing large cell

tower. He stated that the gray portion is the existing lot which is much deteriorated and MUA is refurbishing that Lot, taking it down to the base. Mr. Aitchison stated that the new course and the base will be put in and the lot will be paved. Mr. Aitchison stated that there is an exciting access gravel driveway leading to the cell tower. In that area, MUA is expanding a parking lot to wrap around it, with a total of 34 spaces. It has lighting and drainage. It will serve the general public and overflow during the events.

Public comment open, seeing no one came forward public comments closed. Motion Riker/Tremer all in favor among present.

Motion to approve the application Riker/ Heller Yes: Burnstein, Heller, Riker, DeMarzo, Tremer, Wall, Sullivan.

### **Block 13001 Lot: 52 Jackson Township MUA**

#### **34 London Drive**

Mr. Aitchison stated that the authority will build a four-bay vehicle parking garage for the larger vacuum trucks. Also, the authority is consolidating the office for their maintenance group. Mr. Aitchison stated that currently, it's a gravel storage area behind London Drive. There are three water tanks and the whole area indicated just below the tanks is currently a gravel yard with storage and some fabric shelters for small vehicles. There is a fence line. Mr. Aitchison said that the building will be pushed back to the forest, and there is plenty of buffer. Mr. Aitchison stated that it would be a four-bay building, with offices, locker rooms, and a shower for the workers and the parking accommodates 13 parking spaces on the gravel surface. In front of the building, there is a driveway that already runs up to this area. The driveway will be paved, so the vehicles can access in and out, and there is plenty of turnaround room for the large trucks. Mr. Aitchison said that there are dry wells underneath the gravel area to handle all of the flow coming off the building.

Public comment opens Riker/Heller all in favor of the present.

Mr. Tremer had a question about whether this project has been subject to a Fire official coming out for firefighting purposes. He does not see any hydrants or water connections out there.

Mr. Aitchison said they are reviewing the plans as we speak now. He said the nearest hydrant is on London Drive.

Mr. Tremer asked if this should be done before the presentation.

Mr. Perers said this is a courtesy review, this is not a normal sight plan review. Where the board grants preliminary and final site approval and the board does the resolution compliance with Mr. Klees's office. He stated that the purpose of the Capital project review is to give comments, so to the extent that this is a fair comment, it could be incorporated into an affirmative Resolution.

Mr. Wall asked Mr. Shea if he could delineate a courtesy review versus an actual review of the application.

Mr. Shea stated that the courtesy review is a cutout by the Government, saying they have the right to present this to you, because certain things like vocational schools or Educational schools, or MUA in this instance, have a right to do certain things per Statute for the Public safety reasons, they have much lesser standard of review than the ordinary applications do. This is a low standard of approval, which is why they are coming in front of the board as a courtesy review.

Mr. Sullivan stated that considering this is a courtesy review the board will incorporate in the Resolution all the fire safety measures to be taken through the review by the fire department.

Motion Riker/Burnstein Yes: Riker/Heller Yes: Burnstein, Heller, Riker, DeMarzo, Tremer, Wall, Sullivan.

The board entered the Executive session at 7: 22 pm. Motion Tremer/ Riker all in favor among present.

Motion to re-enter the regular session at 7: 43 Burnstein/Riker

Motion to adjourn Riker/ Burnstein all in favor among present.

Respectfully submitted by

Irina Darrar

Planning Board Recording Secretary