



Application 1701, Lot 35 Boris Ironworks, Inc.

Mark Steinberg, an attorney on behalf of the applicant. The application is for conditional use, a home office.

Mr. Herman asked the professional to lead the application.

Mr. Klee stated that this is an application of conditional use of the home occupation. It allows the homeowner to establish a home-based business in his home with certain conditions that have to be met. Mr. Klee in his report highlights conditions for the approval, so the Board should have the applicant review those conditions to make sure the applicant complies with them. One of the requirements for conditional use is that the applicant needs a site plan approval. Based on the testimony that the Board hears today that condition could be waived.

Mr. Peters states that the office has a report date of December 6<sup>th</sup>, 2022. Mr. Peters said that he had an opportunity to speak with the applicant's attorney. He thinks that based on the testimony of the applicant and the Board's professional comments, the Board can decide if the applicant meets all the standards so the relief can be granted.

Boris Beygelman was sworn in. 674 Hyson Road, the owner of LLC.

Attorney Mark Steinberg asked the applicant if he purchase the house in 2020 and for a CO to be issued the prior owner applied to the Zoning Board of Adjustment for a variance for a deficiency of the front yard setback.

Mr. Boris Beygelman stated that is correct. He stated that Hyson Road was widened and the township took away some of the front property from the home and gave the previous owner a variance due to that.

Attorney Steinberg stated that there is a variance on the file. The zoning office granted the relief so the CO could be issued. He asked Mr. Beygelman if he has any employees other than a family member.

Mr. Beygelman said he has one family member that comes once in a while to help. He stated that he is an iron fabricator. He makes railings and metal furniture. No customers come into his house, he goes and installs there. Uses the 3-car garage for this. There is a small shed, fully permitted and used for some of the storage. There is a small sign on the grass, less than 150 SF. Very limited amount of noise. Uses electric welder, Operates 9-4, Monday through Friday.

Attorney asked Mr. Beygelman if there is a fire hazard for use of the garage for this purpose. February 17<sup>th</sup>, 2023 letter from a consulting engineer for fire rating of the slab, the walls, doors, and the frame, which was satisfactory to the Zoning officer.

Mr. Herman confirmed that the Board did receive the letter as well.

Mr. Steinberg stated that the applicant met all the requirements of the Ordinance for the approval of the house use as proposed.

Mr. Peters said that he had several opportunities to pass by the applicants' property and saw a pretty busy site. He asked the applicant to explain to the Board and the public the number of vehicles on the property.

Boris Beygelman stated that at some point he did have a few other vehicles there, but they have since been removed. He likes cars.

Mr. Peters said that he and Mr. Klee were asked by Mr. Purpuro the zoning officer to ask the following question. Should the Board approve the application, an inspection needs to be conducted by the building Department or the Zoning Office to confirm that the fire-rated wall has been installed, Mr. Peters wants to know if the applicant has a problem with that.

Mr. Beygelman said no. He also said he did not install anything in his house.

Mr. Burstein asked if there will be any deliveries.

Mr. Beygerman said usually he goes and picks up the items; it is usually a small piece of wire.

Mr. Peters said that any inspection that needs to be done will be part of the Resolution.

Public Comments are open.

No one came forward, and public comments were closed.

Motion by Bressi/Flemming. All in favor among present.

Motion to approve the application Bressi/Flemming Yes Mr. Bressi, Mr. Burnstein, Mr. Flemming, Mr., Haring, Mr. Heller, Mr. Wall, Dr. Campbell. Mr. Herman.

Application Block 19501, Lot 29.05 Yerek Jackson 46, LLC

Mr. Klee stated that this application related to a project that was previously approved, Pine Rock Walk at Jackson, a subdivision approval that is under construction. Resolution compliant but they ran into a problem with the postmaster because the Board knows that the postmaster is a Federal agency no longer providing single home delivery, they are requiring gang mailboxes. This was approved before that requirement came in and they are required to provide these gang mailboxes. The applicant is here to amend the prior approval, to allow those gang mailboxes to be installed.

Mr. Peters stated that the location of the cluster mailbox unit appears to be permitted for accessory use in the Zone. Mr. Peters just needs an explanation of how people will get to it.

Attorney Amy Kulak behalf of the applicant. The applicant comes before the Board with a minor change to a final major subdivision approval that was previously issued.

Matt Bersch, licensed professional engineer in the State of New Jersey. Bachelors in science in civil engineering. Working on this project for over 4 years. He stated that exhibit A1 on the Board was prepared by his office. In the top right corner is the overall

subdivision. The bottom right corner shows the cluster mailbox and on the left side is an inset just showing where the actual cluster mailbox will be located. The applicant obtained specifications, prepared this, and located those cluster mailboxes in the best location that suits the development. There are 3 cluster mailboxes. Each one is 18 inches deep, 30.5 inches wide, and 62 inches tall. They will be located on a concrete pad. The size of the pad will be 9.6 feet by 3.5 feet. The mailbox will be located within an easement on this property. Mr. Bersch said that exhibit shows access to the roadway for residents in the subdivision to park their cars along this curb line and access the sidewalk and essentially access the mailboxes. There are no residential dwellings on this side.

Public comments are open. No one came forward.

Motion to close public comments Sullivan/Flemming

Motion to approve the application Burnstein/Sullivan Yes: Bressi, Burnstein, Fleming, Haring, Sullivan, Wall, Heller, Campbell, Herman.

Block: 19403, Lot 4 GM Grawtown LLC.

Mr. Klee stated that the application involved 49 single-family building lots. One lot 10 affordable multi-family units in three separate buildings and a stormwater management lot. Initial testimony was on November 7<sup>th</sup>, 2022.

Mr. Peters states that this is a continuation of the preliminary and final major subdivision application in the RG 2 Zone, along with now the preliminary and final site plan application for the affordable housing component. Where de-attached single-family homes are permitted use on a certain size lot. Previously it was just a lot with affordable housing components on it, now we have a site plan, so the Board can figure out where the parking is, where the buffering is, and where the dumpster will go.

Adam Pfeffer on behalf of the applicant. He stated that since the Board has a few new members, Gram McFarland will give an overview of the application.

Gram McFarland was sworn in. Professional Planner, and municipal engineer with Professional Design Services at 1245 Airport Road, Lakewood, New Jersey.

Mr. Macfarland stated that exhibit A7 is the revised development plan. The primary subject of the revision of the application was to provide a separate site plan application for affordable housing. Parking spaces were redesigned for affordable housing. The application is still proposing 49 single-family marketed rate units, and 10 Affordable housing units in a separate parcel located at the front of the site. 21 parking spaces are required and 21 are being provided for affordable housing. A8 exhibit site plan of affordable housing. Total of 3 buildings. All the units are tow-story units. One refuse enclosure is provided. There is a two-way ingress point located in front of building # 3. The applicant is providing a one-way exit at the west edge of the property located close to building number 1. Exhibit A9 is a landscaping plan for the affordable housing component. Mr. McFarland said that Mr. Peters stated that the applicant might need a

design waiver for the safety island. The ordinance requires a safety island of 18 feet. This plan has 20 feet from the face of the curb of the street to the face of the curb in the affordable housing lot. A10 exhibit shows proposed lot 18 located on the perimeter of the site. Lot 18 is encumbered by a freshwater wetlands buffer such that the building envelope is slightly reduced compared to a lot that is not encumbered. This plan shows a two-story frame dwelling with 1750 sq. feet of the building footprint, anticipating a two-car garage so which leaves 1350 sq. feet of living space on the first floor, second floor 1,500 sf for a total of 2,850 sf living space. It conforms to the ordinance requirements for the setback. A11, A12, and A13 exhibits are revised architectural plans that were submitted in support of the application. Gang mailboxes are approved by the Federal postmaster, they will be located in front of the detention basin.

John Rea was sworn in. Professional engineer with McDonough and Rea Associates, 1431 Lakewood Road, Manasquan, New Jersey. Professional Engineer and traffic engineer.

Mr. Rea said the A-8 exhibit shows affordable housing units. To eliminate the situation where in the previous site plan the applicant had parking spaces that backed up into the roadway; was eliminated by creating a parking area that's accessed by two driveways. The driveway further away from the intersection is a two-way driveway that will be lined up with the median opening in the boulevard to allow for two-way access into and out of the parking area. The existing driveway at the West end of the property is within 100 feet of the permitted. Mr. Rea does not know if the applicant will need a waiver or variance for that, but it's totally in a suitable location because the only movement that will be permitted there will be a right turn exit out. After all, the boulevard that's that is there, so there will be no interference with traffic entering the property from Grawtown Road. There is no issue from a traffic safety standpoint.

Open for public comments.

Resident Michael Brazinski, 277 Grawtown Road. He had a question if the curbs and sidewalks that will be put in along Grawtown Road.

Mr. Rey said that Mr. McFarland indicated yes.

Resident Francesco Baldascino, 244 Grawtown Road was sworn in. He had a question regarding the traffic study and people speeding on the road.

Mr. Rey said that it is really for the enforcement of the Jackson Police Department since the road belongs to Township.

Motion to close public comment Motion Burnstein/Flemming all in favor. Motion to approve the application based on the stipulation that were recommended, by Bressi, Burnstein, Flemming, Haring, Heller, Sullivan Wall, Campbell, and Herman.

Application May Jackson LLC. Block 2101, Lot 16 & 17

Mr. Klee stated that the project is compliant with the parking requirements of the Ordinance, 520 spaces are required, and 546 are provided. Green banking and access parking should be discussed. The applicant will be subject to the review of the Ocean County Planning Board. Curbs are being provided but no sidewalks.

Mr. Peters stated that they have a report dated is November 29<sup>th</sup>, 2022. The property is located in the HC zone, high commercial zone district. The applicant is looking to develop the property by the Ordinance chapter 24457 A10, which permits as principal use contractor's office, showroom, garage, warehouse, and shop as a permitted uses. As it relates to parking, Mr. Peters asked the applicant to take a few minutes to go through the breakdown uses in the buildings and the use of the warehouse. Mr. Peter wants to make sure the parking spaces are in reasonable proximity to the units that they serve.

Mr. Adam Pfeiffer on behalf of the applicant. The site is approximately 36.9 acres. The applicant is seeking contractor office, showroom, garage, and warehouse buildings.

Mr. Ian Bordon was sworn in. President of Professional Services. The professional planner in New Jersey. He stated that on the screen there is an aerial map of the project, exhibit A1. County Line Road north is at the top of the page. The site is 36.9 Acres. It is located in a highway commercial zone. The property is along County Line Road. There are freshwater wetlands located within a tributary, the north branch of the Metedeconk branch along the westernmost part of the property. The property is an open field. No outside storage is proposed. No manufacturing proposed. The applicant is proposing 26 tenants. There are 4 one-story buildings.

The applicant is providing EV parking spaces. The site plan exhibit shows sporadically located loading zones. The applicant tried and worked to distribute the parking around the buildings. Each of the buildings will comply with the maximum permitted building height of 35 feet. The applicant has two accesses to County Line Road. The applicant has provided a truck circulation plan as part of the set of site plans that shows that the site can be circulated at the driveways as well as internally by emergency vehicles, also trucks. The applicant agreed to provide additional landscaping. Mr. Borden said that the applicant is proposing water and sewer. Mr. Borden is requesting one waiver, which is a sidewalk along County Line Road.

Mr. Klee had a question specifically for building A, which backs to North County Line Road. He thinks esthetically one solid wall is not enough. No curb appeal from North County Line Road.

Mr. Peters had a question regarding dumpsters, he said that Mr. Borden stated that the applicant will comply with the professional report.

Mr. Borden said yes.

Mr. John Rea was sworn in. Principle of McDonald and Rea Associates.

Mr. Pfeffer asked Mr. Rea to walk through the traffic standpoint.

Mr. Rea said he did prepare a traffic impact analysis for the project. It is dated June 29, 2022, and is by the Ocean County Planning Board protocol. He stated that aerial photography Exhibit A1 shows the site on the North side of County Line Road, perfectly situated with the respect to access to County Line Road. The applicant has traffic signals to the West, to the east. West there are the signal at Jackson Mills Road and County Line Road, so that is where the U-turn will be made. Based on the size of the project and the nature of what the applicant believes the tenants will be, Mr. Rea is projecting approximately 170 driveway movements during the morning and afternoon pick hours, that would be a combination of entering and exiting traffic, right in and right out movements. Mr. Rea stated it's going to be for large contractors, not necessarily small contractors but that is the expected tenant base that will be moving into the buildings so the off-site traffic will work safely. Mr. Rea said that the applicant will have to make an impact fee to the Ocean County Planning Board for our off-site traffic impacts; that fee has to be paid and he is not sure about the status of County approval. Mr. Rae expects that the applicant will get approval.

Public Comments are open.

Resident Edward Weinhorn was sworn in. 1487 Cedar Road, Lakewood, New Jersey. He is concerned about the drainage system on North County Line Road. He stated he has not seen a cubic feet calculator of water going to a single E inlet. Without these calculations of filtration, he is concerned that one may experience a surge charge in the stream and flood his property.

Motion to close public comment Bressi/Bursntein all in favor among present.

Public comments closed.

Mr. Borden stated that the applicant's flow is to the West of the stream and the applicant is controlling the ratio to runoff, the applicant has almost zero discharge for a hundred-year storm.

Dr. Campbell stated that she is proposing that the Board accept this project/Flemming Yes: Bressi, Burnstein, Flemming, Haring, Heller, Sullivan Wall, Campbell, and Herman.

Motion to adjourn Burstein/Heller all in favor among present.

Respectfully submitted by

Irina Darrar

Planning Board Recording Secretary