

# MINUTES OF JACKSON ZONING BOARD MARCH 2, 2022

The March 2, 2022 Jackson Township Board of Adjustment Meeting was called to order at 7:01 p.m. with a salute to the flag by all present. Board Attorney Sean Gertner read the Open Public Meetings Act Statement and announced that adequate notice has been provided for this meeting.

ROLL CALL: Jeanine Fritch; Carl Book; Stephen Costanzo, Vice Chairman; James Hurley; Scott Najarian, Chairman; Stephen Costanzo; ToniAnn Comello (VIA ZOOM); Michelle Russell; Lynne Bradley, Alt #1; John Spalthoff, Alt #2

Also Present: Sean Gertner, Board Attorney; Evan Hill, Board Engineer; Ernie Peters, Board Planner; Jeffrey Purpuro, Zoning Officer; Frank Miskovich, Traffic Engineer (for only one application) Anthony Jacob, Township I.T. Representative; Fran DiBella, King Reporting and Zoning Board Recording Secretary

## APPROVAL OF RESOLUTIONS:

- 1) 2022-12: Adventure Crossings, Monmouth Road, Block 3001, Lots 2-4, granting amended preliminary and final site plan approval of phase 1 for a commercial recreation facility. Motion/Costanzo. Second/Bradley. Voted: Fritch, Hurley, Comello, Russell, Bradley, Costanzo, Najarian

Motion to approve regular meeting minutes from February 16, 2022 by Book. Second by Bradley. Yes: Book, Fritch, Hurley, Russell, Bradley, Costanzo, Najarian

APPROVAL OF VOUCHERS: Motion to approve voucher for Francesca DiBella in the amount of \$150.00 as recording secretary and \$250 for court reporting services. Motion by Book. Second by Bradley. Unanimous approval

## APPLICATIONS CARRIED:

County Line Holdings, LLC, Block 2101, Lot 16-17, North County Line Road. Attorney: Adam Pfeffer, Esq. Carried to April 6, 2022 without requirement of further notice

Application No. 1, 508 Burke LLC, Block 3601, Lot 19, 33, 35, 35, 40, Burke Road, to be carried to May 4, 2022 because the Applicant is amending their application and they will be renoticing. Time waived through May 31, 2022

Application No. 3, Miles II LLC, Block 2603, Lot 18, 470 W. Commodore Blvd, to be carried to April 6, 2022. Applicant's attorney: Adam Pfeffer, Esq. Applicant need not notice. Time waived through April 30, 2022

Application No. 4, Swanborne, LLC, Block 20701/20801, Lot 3/1, 8-12, 15-18, 28 Whitesville Road carried to May 4, 2022

Application No. 5, 26 Whitesville Road, LLC, Block 19501, Lot 21, 26 Whitesville Road, carried to March 16, 2022 meeting without notice and time waived through March 31, 2022

Board professionals sworn in by Mr. Gertner

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## APPLICATIONS:

1. A&A Truck Parts, Inc., Block 2401, Lot 8, Progress Place

Adam Pfeffer, Esq., Applicant's Attorney.

Exhibit A-1 (aerial map) Exhibit A-2 (site plan, dated Dec. 16, 2020)

First witness: Graham MacFarlane, P.E., P.P. testified the property is LM zone, 4.9 **acres in total**. The proposal is to build a parking lot for the storage of trucks, trailers, rolloff containers, shipping containers, construction equipment, such as backhoes,

excavators, skid steers; maximum amount is 30 inclusive. Applicant is not proposing to construct any

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building on the premises because the property is restricted by fresh water wetlands; only 140 feet of usable property from the property behind to the wetlands corridor. **The** required building setback is 100 feet so if one were to put the building setback line in and try to find a building that will work within the confines of the zoning, what the zone plan is really calling for is just not feasible. Bulk storage is permitted in the LM zone as **an accessory use to another principal use. It is not permitted as a principal use and** that's why we're here tonight. Any trucks or vehicles to be parked on the site will be functional, operational, and registered. Any development would be served by a septic system.

Bulk variances proposed: Security fence (8') with barbed wire around the perimeter of **the parking area**. Mr. Najarian expressed concern re: barbed wire fence. The applicant agreed to remove it. The ordinance does require that all items be stored in a completely enclosed building and we're not proposing a building so we're requesting the outdoor storage of the equipment. **We are not proposing sidewalk along the site frontage.** There is no other sidewalk along progress place, so the applicant will contribute to the pedestrian safety fund. Mr. Hill suggested adding 4' fencing around the detention basin located at the front of the site which is only two and a half feet deep from the curb. It's my opinion that we don't need to provide safety fencing for a basin which is so shallow so we're looking to be relieved of that particular comment.

Second Witness: John O'Connell, Applicant, 94 Hendrickson Road, Freehold, testified there will be a cleanup man on the site once a week, truck drivers will have a button to push to get in and unload/load their sand, gravel (no mulch, no topsoil, no lumber, no organic materials) and not higher than 10'. Jersey barriers will divide the leased spaces. The applicant would like the ability to possibly lease some of the space to other tenants.

Mr. Hurley asked wouldn't it be simpler to just build a small office building, accessory used would be permitted and then there are only bulk variances and then he goes to the planning board.

Ms. Fritch asked if anyone would be permitted to sleep in their truck overnight; applicant responded no.

Public session opened/closed.

Brief recess was given to have a discussion with the applicant. Porta-john, a dumpster, security cameras, will now be included. A drive aisle circulation plan will be delineated and the rest of the site will be identified as storage. Motion/Costanzo Second/Book. Mr. Hurley asked for more clarification, Mr. Hill responded, and after much discussion the applicant agreed to come back to the board on April 6 with an enhanced concept, revisions, and additions for further administrative review and waived further time and notice.

Motion to adjourn at 8:50 p.m. by Costanzo/Bradley. Yes: Book, Fritch, Hurley, Comello, Russell, Bradley, Spalthoff, Costanzo, Najarian.

Respectfully submitted by,  
Fran DiBella  
Zoning Board Recording Secretary