

**Jackson Township Environmental Commission**  
**Meeting of**  
**March 21, 2023**  
**Minutes**

Chairman Jeff Riker called the meeting to order at 7:35 pm followed by a flag salute and reading of compliance with the Open Public Meetings Act (N.J.S.A. 10:4)

**Present:** J. Riker, A. Skorski, R. Egan, R. Cattonar

**Absent:**

**Minutes of January 17, 2023** – Motion to approve by A. Skorski, second by R. Cattonar

Vote: J. Riker, R. Egan, R. Cattonar, A. Skorski – Ayes

**Block 20201 / Lot 2 Sams Road** Robert and Theresa Vedutis (homeowners on Sams Road) Concern letter re: Freshwater Wetlands Transition Area Waiver Photos provided. Mr. Vedutis is present at the meeting this evening. Mr. Riker discusses the Freshwater Wetlands Transition Waiver and advises Mr. Vedutis to be in contact with the Zoning Officer to determine when and if the construction will begin.

**Block 12201 / Lots 16 & 18 Johnson Lane** PDS Proposed Daycare / Medical Center Building (2) copies EIS, (2) copies SWM Report and (2) sets of Preliminary and Final Major Site Plans received. Mr. Riker will review the plans and do a site visit and report back. Tabled.

**Block 1102 / Lot 24.02 1020 Farmingdale Road** Newlines Engineering & Survey WB Ocean 26 LLC Proposed Schools (3) 2 Copies Environmental Impact Statement Report, 2 Copies Stormwater Report and 2 Sets of Site Plans received. Plans were reviewed. Sheet 5 of 22 indicates one proposed septic (7942 sf) for the three proposed condo buildings. Will there be three fields or one field, this needs to be clarified. There is proposed a 6000 tank. There is concern regarding one system for three schools, relative to the proposed construction being three separate buildings. Letter of Concern regarding septic system concerns was sent 11/22/22, to date no response. Letter of Concern will be sent again.

**Block 2101 / Lots 16 & 17 North County Line Road** PDS Preliminary & Final Major Site Plan 2 copies of EIS, 2 copies of Stormwater Report, 2 sets of Preliminary & Final Major Site Plans received Documents were reviewed. Request Wildlife Inventory be submitted, along with listing of T & E species Letter of Concern sent August 2022. A map indicating the wildlife was submitted and reviewed. Motion to send Letter of No Concern made by J. Riker, second by R. Egan  
Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker - Ayes

**Block 4101 / Lots 20.02 Jackson Woods SE Section 2 Freehold Road & Fish Road** Colliers Engineering & Design Final Major Subdivision Proposed 465 Townhouse Units One copy Land Development Application, EIS dated March 2020, Project Narrative, Final Major Subdivision Plans received. Application was reviewed. Stormwater Management Report is needed. SWM Report was received and reviewed with no concerns noted.

Motion to send Letter of No Concern made by J. Riker, second by R. Egan

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker - Ayes

## New Applications

**Block 21301 / Lot 10.01 Jackson Crossing** PDS Preliminary and Final Major Site Plan

Two (2) sets of Preliminary & Final major Site Plans received. The plans were reviewed with no concerns noted.

Motion to send Letter of No Concern made by A. Skorski, second by R. Egan

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker - Ayes

**Block 7501 / Lot 7 267 Metedeconk Trail** Newlines Engineering Variance Request

One (1) set of Engineering Plans received Plans were reviewed. This is for a variance.

Motion to send Letter of No Concern made by R. Egan, second by A. Skorski

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

**Block 14301 / Lot 8 Jackson Cheder School** PDS Preliminary & Final Major Site Plan

Two (2) copies of EIS, Two (2) copies of Stormwater Report and Two (2) sets of Preliminary & Final Major Site Plans. The plans were reviewed with no concerns noted.

Motion to send Letter of No Concern made by R. Egan, second by A. Skorski

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

**Block 7310 / Lot 1 #2100 W. County Line Road -** Crest Engineering Associates Preliminary & Final Major

Site Plan Proposed 6,000 Office Building Two (2) sets of Preliminary & Final Major Site Plans. No EIS is required. Plans were reviewed with no concerns noted.

Motion to send Letter of No Concern made by J. Riker, second by R. Egan

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

**Block 4901 / Lot 13 Harmony Road –** PDS Proposed Two Story Office Building Preliminary & Final Major

Site Plan Two copies of Stormwater Report and Two sets of Preliminary & Final Major Site Plans received All documents were reviewed with no concerns noted.

Motion to send Letter of No Concern made by J. Riker, second by A. Skorski

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

**Block 19501 / Lot 25 Whitesville Road** PDS Preliminary & Final Major Subdivision

Two (2) Copies EIS, Two (2) Copies SWM and Two (2) sets of Preliminary & Final Major Subdivision Plans Proposed 25 homes with additional affordable housing. All documents were reviewed with no concerns noted.

Motion to send Letter of No Concern made by R. Egan, second by R. Cattonar

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

**Block 11701 / Lot 9.04-0.09 & 25.01 Rutherford Estates** PDS Two sets of Preliminary & final Major Site

Plans received. Plans were reviewed and no concerns noted. Previous Letter of No Concern still is valid.

Motion to send Letter of No Concern made by A. Skorski, second by R. Cattonar

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

**Block 2502 / Lot 1 Khal Hampshire Hills Synagogue** No. Countyline & Piccadilly Dr. PDS Received 2

copies of EIS that were requested. EIS was reviewed with no concerns noted.

Motion to send Letter of No Concern made by J. Riker, second by R. Egan

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

**Block 8101 / Lot 10 Manhattan Street** 715 Bennetts Mills Road Newlines Engineering Add second story to

existing strip mall. Received two copies EIS, two copies SWM Report and two set of Site Plans. Documents were reviewed with no concerns noted.

Motion to send Letter of No Concern made by A. Skorski, second by R. Egan

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

**Block 13301 / Lot 19** 445 Brewers Bridge Road Marriott Callahan & Blair Variance Application.

Application documents were reviewed with no concerns noted.

Motion to send Letter of No Concern made by J. Riker, second by R. Egan

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker - Ayes

**Public** - None Open / Close All Ayes

**Correspondence** – Miscellaneous correspondence received

**Bills** – Motion to pay all Bills made by R. Egan, second A. Skorski

Vote: R. Egan, R. Cattonar, A. Skorski, J. Riker – Ayes

**Motion to Adjourn** made by A. Skorski, second by J. Riker

Vote: R. Egan, A. Skorski, R. Cattonar, J. Riker – Ayes

Meeting Adjourned 8:55 pm

Minutes prepared and submitted by:

Kathleen Sevchenko, Secretary