

JACKSON TOWNSHIP PLANNING BOARD MEETING

Monday, March 27th, 2023

The March 27th, 2023 regular meeting of the Jackson Township Planning Board was called to order at 7:30 p.m. by Board Chairman Mr. Herman with a salute to the flag by all present. The chairman Mr. Herman 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-Mayoral Designee Mr. Sullivan
 Mr. Burnstein Dr. Campbell
 Mr. Riker
 Mr. Herman
 Mr. Flemming
 Mr. Haring

Absent: Wall, Demarzo, Heller

Payment of the voucher for the recording secretary Irina Darrar for the March 27th, 2023 meeting. Motion Sullivan/Riker All in favor among present.

Motion to approve minutes from February 27, 2023, Campbell/Burnstein yes: Bressi, Burnstein, Flemming, Haring, Campbell, Herman.

Mr. Herman said that the board has an Ordinance review and Mr. Peters will go over it.

Mr. Peters stated that the governing body at the last Council meeting introduced the first reading of Ordinance 10-23. Ordinance of Township of Jackson, County of Ocean, State of New Jersey, amending chapters 244-142. He stated that the second reading is scheduled for tomorrow night's meeting. The referral to the Planning board is to decide that it's consistent with the master plan. Board voted yes since considered that it is consistent. Motion Campbell/Riker Bressi, Burnstein, Flemming, Haring, Riker, Sullivan, Campbell, Herman.

Dr. Campbell stated that the meeting was added on March 24th, 2023 regarding Jackson Trails Litigation. The meeting will start at 7 PM.

No legal or engineering matters.

Mr. Herman left the meeting at 7:42 PM.

Dr. Campbell took over the meeting as chairperson.

Application Block 1102, Lot 24.02, WB Ocean 26 LLC.

Donna Jennings Law office of Wilenz, Skulman, and Spitzer on behalf of the applicant. She stated that the applicant is seeking preliminary and final major site plan approval to construct three high schools on a property located at 1020 Farmingdale Road. The property is approximately 7.73 acres and is located in the R5 residential zone.

Mr. Richard Oberman, a professional engineer, and planner were sworn in. He said that the A-1 exhibit shows the existing condition of the site. There is a two-story framed dwelling and a one-story garage and horse sheds, some wooded areas with most of the site as pasture. Based on the FEMA map, the site is not located within the 100-year flood plain. Schools are listed as a permitted use in the R-5 Zone. High school A will be 9,525 sq. feet, of 27,607 square feet of total building area. High school B will be 11,000. Sq. feet, 28, 391 square feet building area. High school C 10,195 sq. feet or 27,391 square feet of building area. The applicant is fully conforming, with no variances. There are 174 students per school, anticipated for a total of 522. The hours of operation are between 7:15 am and 7: 30 PM, with a break from 1:45 PM to 2:30 PM. 15 teachers/employees will be allocated for each school. Anticipated deliveries each day are one per day. School is locked. ID is required to check-in. No security guards are proposed at this time at the site. Exhibit A3 shows the location of the trash and the recycling, located on the South West corner of building C and B and on the northwest corner of the parking lot on building A. Mr. Oberman states that the A7 exhibit shows septic and well layout and utilities. Under the proposed condition each school has a collection system that is conveyed by pipe to underground recharge trenches that filters water into those surrounding soils and that is how the stormwater is infiltrated. There is a pretreatment associated with each system. There is a septic system. No showers or cafeteria is proposed, just warming functions. The septic design does provide chemical and biological treatment of waste by the DEP regulations. The lighting on the site will be installed by the applicant and maintained by the applicant. Shields will be provided to reduce the lighting overflow. Mr. Oberman stated that Exhibit A3 is the landscaping plan, has been updated from the previous submission, and has been revised based on the comments from landscaping, Engineering, and planning professionals. Parking Lot Islands have been added. There are 281 evergreen trees. Mr. Oberman stated that exhibit A4 shows the parking, it complies with the Ordinance. 232 spaces are provided. 174 are required. 55 parking spaces are in the front yard, the applicant is agreeable to bank those and take them off the plans. There is still some parking in the front yard setback and the applicant is seeking a design waiver. Mr. Oberman stated that there is a waiver for the buffer area along the property line. A 25-foot buffer was required all the way around, and that has been provided now. There was a waiver of the curb radi regarding islands and the five-foot curb radi, now they all do. A waiver for all the two-way drives that have been reduced, there is only one two-way drive, and all the other drives are one-way. There was a waiver for removing the concrete apron, which will be reinstated on the drawings. There is a waiver for the length of entrance and exit drives shorter than 100 feet. A landscaping waiver for the buffering area along the property line, that's now been provided. The

lighting has been updated, it will be placed on a timer. Trash and recycling pickup will be done twice a week. In regards to environmental impacts, the potential impacts, and unavoidable impacts, as far as the project impacts, number one would be from the environmental impact statement is soil erosion and sedimentation. Any potential adverse impacts which could result from grading, erosion or sedimentation will be mitigated by implementation of the required soil erosion sediment control measures shown on the plans. The site is not located in a flood zone. The project site is not located within an active sewer service area, due to the use of the septic system to be approved by NJDEP and Ocean County Health Department, no adverse effects or impacts associated with the students are expected. 6 fire hydrants were requested and it is provided. Roadway design not provided yet.

Mr. Riker stated that he is the chairman of the Environmental Committee of Jackson Township. On the 22 of November letter was sent to Mr. Oberman, with a very simple question about the septic field. No response. Mr. Riker said he got an answer today, but the protocol will happen in the future if he does not get a response in 30 days for an RFI. Mr. Riker will send a letter to Planning and Zoning and will pull your application, so you are on the courtesy tonight.

Mr. Flemming asked if it is a single lot with a single owner. It will not be subdivided later?

Mr. Oberman said no.

Mr. Flemming asked if the applicant is willing to post no parking signs along the entire property line of Farmingdale Road and Pfister Road.

Mr. Oberman said yes.

Mr. Flemming asked if there is one cistern for the property. He said that Mr. Oberman stated that according to him fire official requested.

Mr. Oberman clarified one cistern per property. They are located on the corner of Farmingdale and Pfister Road.

Mr. Flemming asked about the capacity of the pumps.

Mr. Oberman said he does not know yet. He does not know what pressure they need.

Mr. Sullivan needs a clarification on the hours of the operation since Mr. Oberman's report says 7:15 to 7 PM. But busses will be leaving at 4 PM.

Mr. Oberman said the last bus will leave at 4 pm. Teachers/employees and maintenance workers will stay till 7 PM.

Dr. Campbell asked if those schools will be used for anything else than schools, no meetings, and no other activities.

Mr. Oberman said correctly.

Mr. Klee had a question about fire protection. The 40,000-gallon cistern will be maintained and owned by the property owner?

Mr. Oberman said yes.

Mr. Klee asked if it will be monitored.

Mr. Oberman said the inspection needs to be done, just like the building fire hydrants.

Mr. Klee asked for portable water service, where the well is on the plans.

Mr. Oberman said it has not been submitted yet, but it is on the exhibit.

Ms. Jennings said the exhibits were prepared to address some of the questions.

Mr. Klee needs clarification on the septic system chemical treatment, which needs to be addressed. He needs more clarification.

Mr. Oberman said that is what the filter house will be for. It is a 30x40 building. There will be no need a licensed operator. No licensed operator for the septic system. There will be a licensed operator to monitor the septic system.

Mr. Klee asked if there is going to be only one delivery a day.

Mr. Oberman said yes.

Mr. Klee asked if the food delivery will be done.

Mr. Oberman said there will be no kitchen; it is a place where you can warm up your food. Could be more than one delivery a day.

Ms. Jennings said she thinks there is one delivery in the morning and one at lunchtime. She said the architect will clarify.

Mr. Peters needs clarification about the traffic circulation and about frontage improvements to Farmingdale and Pfister Road. Are any off-site improvements necessary?

Mr. Oberman said no improvements as of now because the driveway being proposed needs approval first before the application goes forward.

Mr. Peters wants to know if the cistern will be an assessor structure.

Mr. Oberman said it will be underground.

Mr. Peters asked if that makes it not an accessory structure.

Ms. Jennings said it is a utility and is underground, so it is going to be a bulk standard or setback.

Mr. Peters said if the building is considered an accessory, it's in the front yard.

Mr. Peters asked if the pumps are below ground.

Mr. Oberman stated that any pump shown on the plans is inside the building, so it could be above ground somewhere. The town is not going to be responsible to fill the cisterns.

Mr. Riker asked Mr. Oberman to consider underground vaults with the pump in them. It might even be out of the accessory structure nonsense.

Ms. Jennings said the applicant will look into it.

Mr. Bressi stated that the professionals don't have all the paperwork for the site; they rely on the exhibit, and therefore the application needs to be pulled.

Dr. Campbell said that professionals are here, so is the board and the testimony needs to be heard. This is the opportunity to hear all the testimony.

Motion to pull the application Bressi/Riker 6 no's 2 yes

John Rea was sworn in. A licensed professional engineer in the State of New Jersey and New York. Specialty traffic engineering. McDonough and Rea Associates. 1431 Lakewood Road, Manasquan New Jersey.

Ms. Jennings said that report that was done by Mr. Rea is dated November 30, 2022, and later revised in February of 2023. He also visited the site several times.

Mr. Rea stated that the subject property is located on the North West corner of Farmingdale Road and Pfister Road. It is a Township road. Farmingdale is an East-West Ocean County Collector roadway and runs parallel to Interstate 195. He stated that peak hour counts were conducted at the intersection of Pfister and Farmingdale Road, as well as New Prospect Road. Counts were done in September 2022 when schools were open. The report shows that the applicant has the right peak hours when the manual turning movement counts and the automatic traffic recorder did confirm that the applicant counted the correct peak hours at the two intersections. Total of 522 students. High school students are not allowed to drive. 15 staff members per school. Probably at least 2 deliveries a day.

Mr. Rea stated that the hours of operation for the high school will be 7:30 am. The peak hours will be between 7 AM and 8 AM. The afternoon peak hours in this area occur between 3:30 PM and 4:30. Students will be discharged at 7:30 PM, not between 3:30 and 4:30. Mr. Rea stated that if his statement of hours of operations are incorrect, he has to modify the traffic study.

Dr. Campbell expressed concern about the very difficult dog leg that exists between New Prospect and the left turn onto Farmingdale Road and the right turn onto Pfister Road. She stated that that is going to be very difficult with the long lines of bussing.

Mr. Rea said that it is recommended by County and the applicant will widen Farmingdale Road. There will be a left turn lane from Eastbound Farmingdale Road into Pfister to assist school buses and school traffic. No need for the signalization. A total of 9 school buses will be allocated for the high schools. Farmingdale Road will be widened.

Ms. Jennings stated that she wanted to confirm with Mr. Rea that operation hours were correct as Mr. Rea provided. Mr. Rea was correct. The students will go and stay at the school until 7:30 PM. The school is a 10-month school year. No summer camp.

Mr. Rea continued his testimony. He stated that Farmingdale Road between 7 and 8 in the evening are approximately 40 to 50% lower than they are during the traditional commuter peak hours, between 4 and 5 PM. Mr. Rea stated that since his traffic study shows the adequate capacity to handle the traffic from the school, operates at acceptable level of service. The applicant has a level of service B. No traffic signal assistance needed. B level means it operates acceptable.

Naftoli Gut, Architect was sworn in. Licensed in New Jersey. Master in Architect from NJIT. He stated that he prepared the plans and the elevations. Mr. Gut stated there is three separate high school buildings with basements, all conforming as far as the height. Exhibit CS1 is the cover page of the Architectural plans. The upper floors of all the buildings contain a study hall, and a dining room with a warming kitchen; no cooking on the site for these schools. Each building contains 4 classrooms, offices for the staff, teachers' lounge. Each floor contains a janitor's closet, storage for inside and outside maintenance, and tutor rooms, each floor has a sizable bathroom. The basement of each building has some additional offices for extracurricular activities such as a gym, music room, computer room, labs, and robotic labs.

Public comments opened.

Resident John Spalthoff, 2 Ruby Court, Jackson was sworn in. He is concerned about the project and said that there is way too much missing for this project for final approval.

Resident Eddie Frank Lateman, 28 Gables Way was sworn in. He is concerned about the road that is coming and going to the school, it does not comply with 100 feet roadway, so it will be less. He is also concerned about the circulation around the school buildings being backed up.

Resident Diane Compton, 5 Topaz Drive, Jackson was sworn in. She was concerned about the traffic.

Resident Frank Rosola, Four Seasons Metedeconk, 8 Colchester Drive, Jackson was sworn in. The resident wants to know who is paying for busing since most of the kids will not go to public schools; they will go to private ones.

Resident Lou Real, 2 Gorham Ct., Jackson was sworn in. He stated that he understands that the Board has to follow the rules, but also he thinks that the Board has to decide what is right for the community.

Resident Donna Perdak, 313 Pfister Road, Jackson was sworn in. She was concerned about the lighting of the project. She lives across the street from the project.

Resident Donna DePace 11 Devonshire Way, Jackson was sworn in. She has a question if the students that are going to attend the school, are only from Jackson, or will they be coming in from other towns?

Mrs. Jennings said she believes they will come from other towns as well.

The resident is concerned about that the traffic if students are coming from another town.

Resident Al Civvoni, 1005 Farmingdale Road, Jackson was sworn in. He has a concern about the septic size is there any kind of equation that is used to determine the septic size? Is it based on the number of people in the building? He is concerned because his well is shallow.

Mr. Doberman said that the septic size is based on the number of people using the building and the total gallons per day per State regulations.

Kyle Kopez, engineer and Associate at Whitestone Associate Inc. was sworn in on behalf of the applicant. The New Jersey Administrative Code dictates how you design septic systems and when you get to a certain flow rate which the school will exceed 2,000 gallons per day you must submit an egyptis permit, do monitoring, and have a structure to pretreat the sewage.

Resident Joseph Latutga 315 Sapphire Drive, Jackson was sworn in. The resident is concerned because there are no egress exits and no emergency exits leading out of the basements.

Mrs. Jennings said she believes plans are going to be revised to show exits to the outside.

Resident Rich Martel, 20 Chesterfield Drive, Jackson was sworn in. Wanted to know why there aren't any what-if scenarios.

Resident Gary Lasker 18 Gables Way, Jackson was sworn in. The resident is concerned about the Friday traffic since the students will get off early than usual.

Resident Shirley Cino 42 Pembroke Drive, Jackson was sworn in. She asked Mr. Rea if no parking and no standing signs will be placed on the site.

Mr. Rea said that as a condition of the approval the applicant agrees to put up signs stating no standing and no stopping.

Resident William Valente Pfister Road, Jackson was sworn in. Expressed a concern that the project will have emergency backup generators that will create smoke and noise pollution.

Mrs. Jennings said no generators are planned.

Motion to close the public portion. Sullivan/Burnstein all in favor among present.

Mr. Donna Jennings stated that this is an application for the permitted use under the Township's Zoning Ordinance. More importantly, religious schools are deemed inherently beneficial, so if they were not even permitted in the zone, they move what's called the positive criteria as a matter of law. We have a use that is permitted, it is inherently beneficial, it only asks for two minor design waivers, otherwise, it is completely in compliance, she respectfully requests that the Board approves subject to all the conditions that were discussed.

Dr. Campbell said that there are a quite number of things that need to be revisited, and the Board will not give a recommendation or any vote until the applicant returns with the information that the Board has requested.

The application was carried out until July 17th, 2023.

Motion Sullivan/Burnstein all in favor among present. Re-notice to the public is needed.

The meeting was adjourned. Motion Sullivan/Burnstein all in favor among present.

Respectfully submitted by

Irina Darrar

Planning Board Recording Secretary