

## 1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

Chairman Yechiel Herzl called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Ally Morris read the Certification of Compliance with the NJ Open Public Meetings Act:

“The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood at least 48 hours in advance. The public has the right to attend this meeting, and reasonable comprehensive minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

## 2. ROLL CALL

Mr. Grunberger, Mr. Franklin, Mr. Hibberson, Mr. Herzl, Mr. Follman

## 3. SWEARING IN OF PROFESSIONALS

Mr. David Magno, P.E., P.P., C.M.E. was sworn in.

## 4. PUBLIC HEARING

1. **SD 2266 Claire Drive, LLC**  
Claire Drive Block 430, Lots 13-16  
Minor Subdivision to create five lots

A motion was made and seconded to carry the application to the August 22, 2017 meeting.  
All were in favor.

2. **SD 2272 Congregation Talmud Torah Inc**  
Pine Street Block 855.01, Lots 21, 34.03, & 37  
Minor Subdivision to create two lots

A motion was made and seconded to carry the application to the August 22, 2017 meeting.  
All were in favor.

3. **SP 2241 Congregation Talmud Torah Inc**  
Pine Street Block 855.01, Lots 21, 34.03, & 37 (future Lot 21.02)  
Preliminary and Final Major Site Plan for a school

A review letter prepared by Remington, Vernick & Vena Engineers dated July 26, 2017 was entered as an exhibit.

Mr. Magno said two submission waivers are required. Since no traffic assessment has been provided, he recommends traffic testimony from a traffic expert be given. The waiver for the environmental impact statement is supported since there is no environmental sensitive areas per available mapping. Relief is required from perimeter landscape buffer as well as off-street parking within the buffer area. The new architectural plans show a revised number of off-street parking spaces from the previous plans submitted. It appears that no parking variance is now required. A design waiver is required for the width of driveway. The plans show a 33 ft wide exit driveway whereas only 30 ft is permitted.

Mrs. Miriam Weinstein Esq. said this is truly an esthetically beautiful building while maintaining a variance free application. This boy's elementary school will have 150 students next year and will go through the 6th grade as of next year and obviously the goal would to get to 8th grade. There is the potential for them to have parallel classes with up to 20 classrooms. There are three bus routes that would be picked up with roughly 13 students on staff at any given time. They do stagger the studies between the older and younger grades and particularly the English studies. The English studies are not typically at the building at the same time as the morning teachers.

Mr. Glenn Lines, P.E., P.P. was sworn. Based on the maximum number of students of 150, they are looking at 4 to 5 buses at this time. There is a dedicated bus lane at the front of the building which can fit about 5 buses. If you count for all of the parking spaces being used by staff, teachers, parents with 51 parking spaces they would have a maximum of 51 trips in the morning and in the afternoon spread out over an hour or so. There will be a few parents who drop off their children who missed the bus. Overall they are talking about less than 100 trips in the morning and afternoon to the school. Pine Street is a busy road but 100 trips isn't going to make any noticeable difference in the overall traffic on Pine Street. He thinks for a school this size, the impact will be minimal.

Mr. Herzl asked how many buses would be required once the school reaches maximum capacity.

Mrs. Weinstein said there would be 18 classes with a maximum of 25 students. The times are always staggered so the buses are not always coming and going at the same time.

Mr. Herzl asked if it is their testimony that they would have no more than 5 buses at any given time.

Mr. Lines said they would probably double the buses but when they are staggered, there would be 5 at a time so there would be about 10 buses spread out over 30 to 45 minutes.

Mr. Herzl said his testimony was there is only space for 5 buses in the front. As long as it is staggered, then there shouldn't be a problem.

Mrs. Weinstein said the 6th, 7th and 8th graders always come for prayer at about 7:30 then there is the 9 o'clock run. The dismissals are certainly staggered between the youngest graded, intermediary and the 6th, 7th and 8th grades leave later than everybody else.

A motion was made and seconded to approve the waivers as recommended by the Board Engineer and Planner.

Mr. Lines said the proposed building is 1,900 sf on a 107,000 sf parcel. The property has frontage on Pine Street and there will be two exits on the east and west sides of the property. There is a future pool plan, basketball courts, and a large open area behind the school. Along the easterly side of the property they have parking within a landscape buffer area which they are requesting a waiver for. The lot to the east is 400 ft deep lot which fronts on East Spruce Street and is completely wooded as well as the two lots to the south. The impact of the school which is closer to Pine Street would be minimal on those adjacent property owners. The easterly driveway is slightly wider than the driveway on the west side. The reason they made that wider is to accommodate for the turning movements of the buses out onto Pine Street. The buses come from the front of the school and go in an easterly direction on Pine Street. If they narrowed it down to 30 ft, the buses would cross the centerline of the road into oncoming traffic.

Mr. Herzl asked if there is anything they do not agree with in the engineer's review letter.

Mr. Lines said no.

Mr. Herzl said there is no dormitory.

Mrs. Weinstein said no, this is an elementary school.

Mr. Follman asked if it is built on a partial slab.

Mr. Abe Auerbach was sworn. He said approximately 2,000 sf is going to be a basement for storage and utilities. They are not finishing the basement for any additional classrooms or other uses.

Mr. Herzl asked if it would be used as a Simcha hall.

Mr. Auerbach said no, it is strictly for school use only.

Mr. Grunberger asked about the future subdivision of this property.

Mrs. Weinstein said the current owner of the property is selling the school only this piece that fronts on Pine Street. There is a piece in the back which fronts on East Spruce Street and it will be a 20,000 sf lot in the R-20 zone that they are subdividing off of this parcel. The reason this application can be heard is because there is more land than required. If the subdivision never moves forward, then there would just be that extra land in the back.

Mr. Herzl asked if any new variances are being created as a result of that subdivision.

Mrs. Weinstein said no new variances are being created. There are two existing variances including lot width and a front yard setback for the existing building.

Mrs. Morris said the subdivision is actually creating two lots from three.

Mrs. Weinstein said that is correct.

Mr. Herzl opened to the public.

Mr. Grunberger asked how many cars can fit at the front of the building.

Mr. Lines said there is a separate bus and car lane so about 24 cars can be lined up at any given time.

Mr. Shlomo Klein was sworn. He is in support of the application. He said America Avenue is a paper street so technically, a waiver is required.

Mr. Magno said it is nothing more than a stub that doesn't go anywhere and there is no point in doing anything with it. Technically, a design waiver should be requested.

Mr. Klein would object to any future vacation of that road in case there is need for overflow parking. He asked how much parking would be required if there is a sanctuary in a school.

Mr. Magno said there is a separate section in the ordinance for synagogues based on the square footage of the main sanctuary.

Mr. Herzl said if this school has an area where they pray then it is considered part of the school. It is not an outside shul where people are coming in to pray.

Mr. Klein said the applicant still needs to comply with the UDO.

Mr. Chaim Klein was sworn. He lives behind this property on East Spruce Street. He is not opposed to the application but is concerned about the traffic on Pine Street. He asked if no parking signs could be put up from Albert to the school's property so they do not block the view of people driving.

Mr. Herzl said that decision would be up to police traffic/safety.

Mr. Klein wants to ensure the buses do not overflow onto Pine Street. He asked that there be no access to the school off of East Spruce Street.

Mrs. Weinstein agreed.

Mr. Klein said the school agreed to provide an 8 ft fence and privacy trees. He also asked that any rear windows be frosted.

Mr. Auerbach said they agree to put up an 8 ft high chain link fence with privacy slats as well as 6 ft arborvitae.

Mrs. Weinstein said the applicant agrees to frost the four windows requested by Mr. Klein.

Mr. Herzl closed to the public.

Mrs. Weinstein asked that the board act on the design waiver with regard to America Avenue being improved. Every boy's school has a place to pray. In the case of an elementary school, it is really an assembly room that has an arc in it where the boys pray. It is not a shul which is open to the public.

Mr. Herzl said it is part of the function to the school.

Mr. Follman asked if there is any plan to rent out this school.

Mrs. Weinstein said no.

A motion was made and seconded to approve the application.  
All were in favor.

- 4. SD 2208 Prospect St. Holdings, LLC**  
Blanche Street Block 445, Lots 9 & 19  
Preliminary and Final Major Subdivision to create 9 lots

A motion was made and seconded to carry the application to the August 22, 2017 meeting.  
All were in favor.

- 5. SP 2231 Prospect St Holdings, LLC**  
Blanche Street Block 445, Lots 9 & 19  
Preliminary and Final Major Site Plan for a synagogue

A motion was made and seconded to carry the application to the August 22, 2017 meeting.  
All were in favor.

- 6. SD 2188 Aaron Sperber**  
Locust Street Block 1083, Lot 7  
Minor Subdivision to create three lots

A motion was made and seconded to carry the application to the August 22, 2017 meeting.  
All were in favor.

- 7. SP 2249AA Congregation Nachlas Yisroel**  
East Spruce Street Block 855.01, Lot 29  
Change of Use/Site Plan Exemption to convert existing home to a school

A review letter prepared by Remington, Vernick & Vena Engineers dated August 1, 2017 was entered as an exhibit.

Mr. Magno said there is a pre-existing variance condition with respect to lot width. A lot width of 90 ft exists, whereas a lot width of 100 ft is required. Design waivers are also requested including sidewalk, curb, landscaping, shade trees, lighting, topography, grading and bus drop off/pick up area.

Mr. Herzl asked if architectural plans were submitted.

Mrs. Morris said no. They did just have the plan review meeting this morning and the applicant indicated architectural plans aren't required as it is a very small building.

Mr. Adam Pfeffer, Esq. said this is an existing residential home. They are looking for some waivers but they are no longer requesting a waiver for curb and sidewalk along East Spruce Street. There is existing landscaping which is adequate as there will only be two classrooms in this entire home.

Mr. Herzl said no changes are being made to the existing home.

Mr. Pfeffer confirmed.

Mr. Herzl asked how many students are proposed.

Mr. Pfeffer said a maximum of 30 to 40 students. Right now, they are not near that number.

Mr. Herzl questioned if they can squeeze 40 people in that small home.

Mr. Glenn Lines, P.E., P.P. was sworn. The house will be renovated to include two classrooms and a bathroom. Initially, they will have maybe 8 students per classroom and maxing out at 15 to 20 students.

Mr. Herzl asked for the square footage of the home.

Mr. Lines said approximately 1,200 sf. Two off-street parking spaces are provided, one for each teacher. They have permission from the school to the east to use their property to drop off or pick up students, if necessary. Curb and sidewalk, shade tree easements will be provided. They would like to hold off on any other improvements including lighting and landscaping until some point in the future when they come in for a new school application.

Mr. Herzl asked what is on the other side of the property.

Mrs. Morris said it looks to be a residence.

Mr. Pfeffer said it belongs to the applicant.

Mr. Herzl asked if the students will be bussed.

Mr. Pfeffer said no. The students will be dropped off by van.

Mr. Herzl asked if there will be a dorm.

Mr. Lines said no, just the two classrooms.

Mr. Grunberger asked if this school is associated with the school next door.

Mr. Pfeffer said no.

Mr. Abe Auerbach was sworn. He said the owner is the same as Congregation Nachlas Yisroel. He is opening an elementary school for 15 students, it is very small. He also owns the property on the left and will be coming back in the future for a full approval.

Mr. Herzl opened to the public.

Mr. Shlomo Klein was sworn. He said this school is looking for a change of use so they can put in temporary trailers. He said architectural plans should be provided.

Mr. Herzl closed to the public.

Mr. Auerbach said this is a small school that is just starting up and he does not know what will happen in the future. The school is not planning on putting in trailers but he does not want to restrict that.

Mr. Herzl said if the school starts putting in trailers then they need more parking.

Mr. Pfeffer said the school owns the properties to the west and east.

Mr. Auerbach said it is not the intention of this school to put in a trailer park.

Mr. Herzl asked if the applicant agrees to provide additional parking if trailers are requested.

Mr. Auerbach agrees and would tell the zoning officer they are allocating a certain area for additional parking.

Mr. Pfeffer said it would either be on-site or off-site.

A motion was made and seconded to approve the application.  
All were in favor.

- 8. SD 2185 Mark Properties, LLC**  
Netherwood Drive Block 435, Lot 6  
Extension of Minor Subdivision to create 2 lots

Mr. Brian Flannery, P.E., P.P. said this is on a County road. The applicant is close to getting done but they need an extension in the meantime.

Mr. Herzl asked if there will be any changes from the County.

Mr. Flannery said no but if there are any changes they would come back.

A motion was made and seconded to approve a one year extension.  
All were in favor.

- 9. SD 2186 Pinchos Wolhendler**  
East Seventh Street Block 208, Lots 134.03 & 134.04  
Extension of Minor Subdivision to create 3 lots

Mr. Glenn Lines, P.E., P.P. said the back portion of the property has a wetlands buffer. They just got the letter of interpretation back from the state yesterday. They have submitted to the Township and County and have some additional paperwork to take care to finish up the application which should be completed within the next 3 to 6 months.

A motion was made and seconded to approve a one year extension.  
All were in favor.

- 10. SD 2001 Joseph & Renee Klein**  
East Eighth Street Block 166, Lot 2.44  
Extension of Minor Subdivision to create 2 lots

Mr. Brian Flannery, P.E., P.P. said it is a complicated piece of property but they are close to finishing.

A motion was made and seconded to approve a one year extension.  
All were in favor.

- 5. PUBLIC PORTION**  
**6. APPROVAL OF MINUTES**  
**7. APPROVAL OF BILLS**  
**8. ADJOURNMENT**

The meeting was hereby adjourned. All were in favor.

Respectfully submitted,  
Sarah L. Forsyth  
Planning Board Recording Secretary