

## 1. CERTIFICATION OF COMPLIANCE

Chairman Neiman 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. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to the following newspapers: *The Asbury Park Press*, and *The Tri-Town News* at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

## 2. ROLL CALL

Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

## 3. SWEARING IN OF PROFESSIONALS

Mr. Vogt was sworn in.

## 4. PLAN REVIEW ITEMS

1. **SP 2000** (No Variance Requested)  
Applicant: Sephardic Congregation of Lakewood, Inc.  
Location: Spruce Street  
Block 782 Lot 82  
Site Plan for proposed house of worship

### **Project Description**

The applicant is seeking Preliminary and Final Site Plan approval for the construction of a one-story synagogue, which includes a basement, within a 4,681 square foot footprint. The site plans and architectural sketch indicate the proposed synagogue will contain two thousand five hundred seventy-five square feet (2,575 SF) of main sanctuary area. An interior parking area consisting of twenty-seven (27) parking spaces, two (2) being van accessible handicapped, and site improvements are also proposed within the property. The minimum parking space size will be 9' X 18' with a twenty-four foot (24') wide two-way access aisle. Access to the site is provided from Spruce Street. The tract consists of an 82' X 279.84' rectangular shaped lot that totals 22,946.88 square feet, or 0.53 acres in area. The property contains a one-story dwelling with detached garage and shed. All existing site improvements would be removed for the proposed project. The proposed site is located in the south central portion of the Township on the south side of Spruce Street, east of Route 9. Spruce Street is an improved municipally owned collector road in fair condition having a fifty foot (50') right-of-way. Curb and sidewalk in fair condition exists along Spruce Street. The proposed project would be serviced by sanitary sewer located in the centerline of the street. Potable water is available on the north side of

Spruce Street. The project site is surrounded by residential land. The property is located in the R-10 Zone District. Places of worship are a permitted use. We offer the following comments and recommendations:

I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours of the area within 200 feet of the site boundaries. 3. B10 - Man-made features within 200 feet thereof. 4. C13 -Environmental Impact Statement. The Survey and Site Plan does not show topography within two hundred feet (200') of the site. However, there is more than enough information provided to prepare the design. Therefore, we can support the "B-Site Features" requested waivers. A waiver has been requested from the submission of an Environmental Impact Statement. Our site investigation on 2/13/13 revealed the property has been developed for a long time with a residential dwelling. We can support the requested waiver from C13.

II. Zoning 1. The parcel is located in the R-10 Single-Family Residential District. Places of worship are a permitted use in the zone, subject to the provisions of Section 18-905. 2. According to Section 18-905B.1. Perimeter Buffer: For properties adjacent to residential properties, if the site leaves a twenty foot (20') undisturbed area then there is no requirements for buffering. If the twenty foot (20') buffer is invaded or disturbed than requirements indicated in Section 18-905B.3., shall be put in place along the invaded area. A waiver is necessary from the twenty foot (20') buffer requirement. 3. Per review of the Site Plan and the zone requirements of Section 18-902F of the UDO, no variances are being requested for the proposed project.

III. Review Comments A. Site Plan/Circulation/Parking 1. General Note #5 indicates boundary and topography taken from Mager Associates, dated 7-19-12. Since the information comes from two (2) separate surveys, both surveys should be referenced. 2. General Note #6 indicates vertical elevation based on an assumed datum. A bench mark shall be added. A horizontal datum should also be provided. 3. As indicated previously, a twenty-seven (27) space parking lot with two (2) van accessible handicapped spaces is being provided for the proposed synagogue. Since two thousand five hundred seventy-five square feet (2,575 SF) of sanctuary area is proposed, twenty (20) off-street parking spaces are required. One (1) space is required for every one hundred square feet (100 SF) of sanctuary between 800 to 1,999 square feet. One and a quarter (1.25) spaces are required for every one hundred square feet (100 SF) of sanctuary between 2,000 to 2,999 square feet. 4. Proposed setback line locations shall be corrected on the Site Plan. According to the proposed layout, no setback variances will be required. 5. Zone Boundary Lines shall be added to the Site Plan. 6. The General Notes indicate that solid waste and recycling to be collected by the Township. A proposed trash can enclosure area is depicted on the east side of the building. The proposed concrete area will be enclosed with chain link fencing. 7. A proposed Sight Triangle Easement is shown on the project. A proposed tie distance for the Sight Triangle Easement and a description shall be provided such that the Board Attorney and Engineer may review and approve a deed of easement prior to filing with the Ocean County Clerk. 8. A proposed Shade Tree and Utility Easement has been provided across the Spruce Street project frontage. A description shall be provided such that the Board Attorney and Engineer may review and approve a deed of easement prior to filing with the Ocean County Clerk.

B. Architectural 1. The proposed building height for the proposed one-story structure should be confirmed. The distance between the proposed basement floor and first floor should also be confirmed. The site plan indicates a ten foot (10') difference between the proposed basement floor and first floor. The building should not exceed the allowable height of thirty-five feet (35'). 2. A useable sanctuary space of two thousand five hundred seventy-five square feet (2,575 SF) is shown for the proposed building. Dimensions on the floor plan confirm the proposed sanctuary space and the number of required off-street parking spaces. 3. Testimony is required on ADA accessibility. The site plan proposes a ramp to the main floor on the west side of the

building. 4. The proposed basement floor elevation has been designed to be a few feet below existing grade. The basement floor should be set to provide at least a two foot (2') separation from the seasonal high water table. 5. Testimony should be provided as to whether the proposed synagogue will include a sprinkler system. 6. We recommend that the location of proposed air conditioning equipment be shown. Said equipment should be adequately screened. 7. We recommend proposed roof leaders be added to the drawings and piped to the storm water recharge system. 8. We recommend that renderings be provided for the Board's review and use prior to the public hearing, at a minimum. C. Grading 1. Per review of the proposed grading plan, the design concept is feasible. However, the following should be addressed: a. Centerline stationing should be added to the proposed parking lot for coordination with the profile. b. Proposed centerline parking lot grades shall be coordinated with the profile. c. Additional proposed elevations should be provided at all control points, such as building landings, curb corners, and curb returns. d. A correction is required at the proposed eastern curb return where the access driveway meets Spruce Street. Final grading can be addressed during compliance review if/when approval is granted. 2. Per review of the existing elevations and per review of site conditions during our 2/13/13 site investigation, on-site grades generally slope to the north. 3. Soil borings and permeability testing should be provided. The proposed basement floor elevation of 65.20 and bottom of recharge system of 59.76 shown on the site plan should be greater than two feet (2') above the seasonal high water table elevation. 4. Additional information for the storm sewer. D. Storm Water Management 1. A proposed storm water management system has been designed. The design proposes storm sewer collection systems with underground recharge systems located on the site. The project qualifies as major development and must meet the requirements of the New Jersey Department of Environmental Protection Storm Water Management Rules (NJAC 7:8). Per review of the design, it is feasible and can be finalized during compliance review if/when board approval is granted. 2. Seasonal high water table information is required to justify the proposed depths of the storm water recharge systems. The results of Soil Logs should be provided to indicate that a two foot (2') separation will be maintained from the seasonal high water table elevations to the bottoms of the recharge beds. 3. The Drainage Calculations should indicate a permeability rate to be used for the proposed recharge systems. Permeability testing results must be provided to justify the design. 4. A design is required for the storm water collection piping for the roof of the proposed synagogue. 5. Predevelopment and Post Development Drainage Area Maps should be provided to assist in the review of the design. 6. Pipe design calculations should be provided. 7. The submission of a Storm Water Management Operation & Maintenance Manual will be required. The Manual can be provided during compliance submission should site plan approval be granted. E. Landscaping 1. A dedicated landscaping plan is provided with the submission; proposed landscaping is depicted on Sheet 3 of the plans. 2. In accordance with Section 18-905B of the UDO, a twenty foot (20') wide perimeter landscape buffer is required from residential uses and zones. Said buffer is required along most of the property lines. It should be noted the lands surrounding the project are residentially zoned. A perimeter landscape buffer should be provided to the satisfaction of the Board. 3. Additional landscaping should be provided. Two (2) shade trees are proposed along Spruce Street. Landscape buffering and screening should be added around the perimeter of the site. Foundation plantings are only provided along the front wall of the synagogue. 4. The overall landscape design is subject to review and approval by the Board and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. 5. We recommend all proposed utilities be added to the plan to prevent any planting conflicts. 6. A detailed review of the landscape design will be undertaken when plan revisions are submitted. F. Lighting 1. A lighting design has been

provided on Sheet 3. The site lighting design proposes three (3) pole mounted fixtures for the parking lot. A point to point diagram will be required for review. 2. The overall lighting design is subject to review and approval by the Board. 3. According to the details provided, all proposed lighting will have a mounting height of sixteen feet (16'). 4. A detailed review of the lighting design will be undertaken when plan revisions are submitted. G. Utilities 1. Sanitary sewer and potable water has not been addressed. Sanitary sewer exists within the centerline of Spruce Street. A fire hydrant exists on the north side of Spruce Street across from the proposed site. The project is within the New Jersey American Water Company franchise area. H. Signage 1. Per review of the design documents, no signage is proposed at this time. A full signage package for free-standing and building-mounted signs identified on the site plans must be provided for review and approval as part of the site plan application. 2. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with Township ordinance. I. Environmental 1. A waiver from preparing an Environmental Impact Statement (EIS) was requested for this project. To assess the site for environmental concerns, our office performed a limited natural resources search of the property and surroundings using NJ Department of Environmental Protection (NJDEP) Geographic Information Mapping (GIS) system data, including review of aerial photography and various environmental constraints data assembled and published by the NJDEP. Data layers were reviewed to evaluate potential environmental issues associated with development of this property. Testimony should be provided on any known areas of environmental concern that exist within the property. 2. The existing property has a few large trees. A Tree Protection Management Plan must be provided as a condition of approval to comply with the Township's Tree Ordinance. J. Construction Details 1. All proposed construction details must comply with applicable Township and/or applicable standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. A detailed review of construction details will occur during compliance review; if/when this application is approved. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance (as applicable); c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals.

Mr. Vogt stated that they support the waivers requested.

A motion was made by Mr. Banas, seconded by Mr. Follman to approve the waivers.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert  
Abstained: Mr. Herzl

Mrs. Weinstein, Esq. stated that there are no variances requested and they are willing to stipulate to everything in the engineer's review letter. Testimony will be provided at the public hearing.

A motion was made by Mr. Follman, seconded by Mr. Franklin to advance this application to the April 23, 2013 public hearing.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert  
Abstained: Mr. Herzl

## 5. PUBLIC HEARING ITEMS

1. **SP 1998** (No Variance Requested)  
Applicant: Congregation Birchas Chaim  
Location: Vine Street  
Block 1130 & 1131 Lots 1 & 1  
Major Site Plan for a new school

### Project Description

The applicant has submitted revised plans for the above referenced project. The applicant is seeking Preliminary and Final Major Site Plan approval. This site plan is for the construction of a new school and related facilities on two (2) vacant sites. The proposed project is located in the south central portion of the Township on the east side of Vine Street between Surf Avenue and Grand Avenue. Vine Street is an improved municipally owned collector road in good condition having a fifty foot (50') right-of-way. Surf Avenue is an unimproved street bordering the project to the north, having a fifty foot (50') right-of-way. Mermaid Avenue is an unimproved street having a fifty foot (50') right-of-way, which separates Blocks 1130 and 1131. Grand Avenue is an unimproved street bordering the project to the south, having a fifty foot (50') right-of-way. Approximately the first hundred feet of Surf Avenue and Mermaid Avenue from their intersection with Vine Street will be improved to provide access to the north part of the site on Block 1131. Some of the south part of the site on Block 1130 will be cleared for recreational purposes. The site plans and architectural plans propose a school building on Lot 1 in Block 1131. An interior parking area consisting of eighteen (18) parking spaces, two (2) being van accessible handicapped, and site improvements are also proposed within the property. The minimum parking space size will be 9' X 18' with a twenty-four foot (24') wide two-way access aisle. Access to the proposed school site is provided from Mermaid Avenue and Surf Avenue. A counterclockwise a one-way bus drop-off area has been designed with the buses entering the site from the improved Mermaid Avenue stub and exiting from the improved Surf Avenue stub. Sidewalk on the south side of the Surf Avenue stub is proposed, curb is proposed on both sides of Surf Avenue, along with the road improvements. Sidewalk on the north side of the Mermaid Avenue stub is proposed, curb is proposed on both sides of Mermaid Avenue, along with the road improvements. Curb exists along Vine Street and sidewalk is proposed across the Vine Street frontage between Mermaid Avenue and Surf Avenue. The plans indicate the proposed project would be serviced by a septic system. Potable water will be extended to the proposed school through the Mermaid Avenue right-of-way from an existing main on Vermont Avenue to the east. A portion of Lot 1 in Block 1130 will be cleared for recreational purposes. Lot 1 encompasses the majority of Block 1130. Block 1130 is surrounded by Grand Avenue on the south, Vine Street on the west, Mermaid Avenue on the north, and Vermont Avenue on the east. Vermont Avenue is partially cleared with a sixty-six foot (66') right-of-way. The project sites are surrounded by vacant land. There is a recreation complex on the west side of Vine Street. We have the following comments and recommendations per testimony provided at the 2/5/13 Planning Board Plan Review Meeting, and comments from our initial review letter dated January 28, 2013: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours of the area within 200 feet of the site boundaries. 3. B10 - Man-made features within 200 feet thereof. 4. C13 - Environmental Impact Statement. Per communications with the applicant's professionals, the

Survey and Site Plan will be revised to show additional topography to the north side of the Surf Avenue right-of-way. There is more than enough information provided with the current submission to evaluate the design for plan review purposes. Therefore, we can support the "B-Site Features" requested waivers subject to the additional topography being provided for Surf Avenue. The Board shall take action on the requested Site Features waivers. A waiver has been requested from the submission of an Environmental Impact Statement. Our site investigation on 1/21/13 revealed the property appears to consist of wooded uplands with no wetlands or other known environmental issues. We can support the requested waiver from C13. The existing property is completely wooded. A tree sample area has been surveyed for completion of a Tree Protection Management Plan which must be provided as a condition of approval to comply with the Township's Tree Ordinance. The Board shall take action on the waiver from submission of an Environmental Impact Statement. We support this waiver since the applicant's engineer indicates a Tree Protection Management Plan will be submitted for resolution compliance (if approved).

II. Zoning 1. The proposed school building is located in the R-40/20 Cluster Zone. Private schools are a permitted use in the zone. Statements of fact. 2. Per review of the Site Plan and the zone requirements of Section 18-902B of the UDO, no variances are being requested for the proposed project. Statement of fact. 3. Testimony should be provided as to whether relief is required from any design waivers. The applicant's engineer indicates that testimony will be provided. A waiver is being requested from providing sidewalk along the improved road frontages of Block 1130. A curb ramp should be added to the north side of the Vine Street and Surf Avenue intersection.

III. Review Comments A. Site Plan/Circulation/Parking 1. The site plan design has been revised to eliminate the need for the right-of-way vacation of Mermaid Avenue. 2. A Survey for the property has been provided. The following revisions are required: a. The plan must be to scale with a graphic scale added. b. Existing bearings, distances, and areas shall be provided for Lot 1 in Block 1130 and Lot 1 in Block 1131. c. Mermaid Avenue shall be shown as an unimproved right-of-way for its entirety. d. Existing topography must be extended to the northern edge of the Surf Avenue right-of-way since a portion of the street will be improved. e. Pole numbers shall be added to the utility poles for identification since a nail in one of the poles is an assumed vertical bench mark. f. The cross section shots and drainage facilities for Vine Street must be to the hundredth of a foot for design purposes. The applicant's engineer indicates the requested survey information is being obtained. The requested survey information can be provided with resolution compliance submission should approval be granted. 3. The General Notes indicate boundary and topography taken from a survey by Robert S. Yuro Associates, dated 11-19-12. A horizontal datum for the survey should be provided. The revised General Notes indicate that horizontal datum is based on deed information. Therefore, copies of the deeds must be provided with resolution compliance submission should approval be granted. 4. The General Notes indicate vertical elevation based on an assumed datum. A bench mark of elevation 50.00 being a nail in a pole has been provided. The pole number must be added. The applicant's engineer indicates the pole number for the vertical datum is being obtained with the updated survey information. The pole number can be added for resolution compliance submission should approval be granted. 5. The provided lot area shall be corrected to one hundred eighty-five thousand square feet (185,000 SF) in the General Notes and the Zoning Data. The outbound survey data must be corrected for the respective lots. The corrected information can be provided with resolution compliance submission should approval be granted. 6. Proposed setback lines shall be added to the Site Plan. Accordingly, the Zoning Data shall be revised. The provided one hundred foot (100') lot width is probably incorrect. Proposed setback lines have been added to the Site Plan. The proposed lot width for Lot 1 in Block 1131 should be corrected to two hundred feet (200').

A proposed twenty foot (20') buffer should be shown around existing Lot 7 in Block 1130. These corrections can be provided with resolution compliance submission should approval be granted.

7. A proposed off-street parking breakdown should be added to the Zoning Data. The revised plans indicate a parking requirement of one (1) space per staff. Parking shall be provided to the satisfaction of the Board.

8. A one-way bus drop off area is proposed in front of the school building. Buses will turn into the site from Vine Street. The buses will then proceed in a counterclockwise direction, exiting at the access driveway on Surf Avenue. The proposed bus drop off spaces shall be increased in width to twelve feet (12') in accordance with the ordinance. Three (3) spaces for bus drop off are proposed. Testimony should be given regarding proposed circulation with the site layout (parking, bus drop off area, access, etc.). The traffic flow arrows should be revised to show a counterclockwise movement for the buses. The bus spaces have been widened to twelve feet (12'). The traffic flow arrows for the buses should be revised to show the counterclockwise movement. The applicant's engineer indicates that testimony on bus and vehicle traffic will be provided.

9. Testimony is necessary from the applicant's professionals regarding how the proposed bus drop off area will be used, including but not limited to times, sizes, and types of vehicles anticipated (i.e., buses, vans, cars, others). The applicant's engineer indicates that testimony will be provided.

10. Coordination between the site plans and architectural plans is required for the proposed two-story building, such as access points and handicapped ramps. The main access stairs on the site plan need to be pushed westward and sidewalk added to access the sides of the staircases. Proposed building square footage should be added on a per floor basis. It is not clear whether a basement is proposed. Proposed grading coordination between the site plans and architectural plans is required for the access points and handicapped ramp. The main access stairs on the site plan need to be pushed southward with the revised orientation of the proposed building. The applicant's engineer indicates testimony will be provided regarding the square footage of the building, including the basement.

11. Proposed dimensions and radii must be completed on the site plan for the sizes and locations of improvements. The applicant's engineer indicates that proposed improvement dimensions will be provided for resolution compliance submission should approval be granted.

12. The General Notes indicate solid waste and recycling to be collected by the Township. A refuse enclosure is depicted on the site. Testimony is required from the applicant's professionals addressing trash and recycling collection. Since Township pickup is proposed, approval from the DPW Director is necessary. The proposed waste receptacle area shall be screened and designed in accordance with Section 18-809E of the UDO. The applicant's engineer indicates that DPW approval of the trash enclosure will be obtained.

13. Regulatory signage should be completed on the site plan, such as stop signs, handicap, and directional restriction signs. The applicant's engineer indicates that regulatory signage will be provided with resolution compliance submission should approval be granted.

14. Some proposed Sight Triangle Easements are shown on the project. Proposed Sight Triangle Easements complete with bearings, distances, and areas shall be provided at all intersections (including paper streets) such that the Board Attorney and Engineer may review and approve deeds of easements prior to filing with the Ocean County Clerk. A proposed Sight Triangle Easement should be added at the intersection of Grand Avenue with Vermont Avenue. The proposed areas of the Sight Triangle Easements shall be corrected to 312.50 square feet. The applicant's engineer should examine whether Sight Triangle Easements are necessary at the intersections of the site access driveways with Surf and Mermaid Avenues. This information can be provided with resolution compliance submission, should approval be granted.

15. A proposed Shade Tree and Utility Easement has been provided across the Vine Street project frontage. Proposed Shade Tree and Utility Easements shall be provided along all project

frontages (including paper streets). Proposed bearings, distances and areas shall be added such that the Board Attorney and Engineer may review and approve deeds of easements prior to filing with the Ocean County Clerk. Proposed bearings and distances must be added. Two (2) separate easements should be provided for Block 1130 because of the configuration for Lot 1. The information can be provided with resolution compliance submission should approval be granted. 16. A basketball court is proposed behind the school building for recreation. The proposed basketball court is on the east side of the building near the twenty foot (20') buffer to neighboring Lots 4 and 5. 17. The street vacation is no longer being proposed. The two (2) existing Lots for the project are in different Blocks separated by Mermaid Avenue. 18. Testimony should be provided on loading and deliveries proposed for the site. The applicant's engineer indicates that testimony will be provided regarding loading and deliveries. B. Architectural 1. Preliminary architectural plans have been provided for the proposed school. The set includes floor plans and elevations. The proposed building includes two (2) floors. The proposed first floor elevation is four foot eight and a half inches (4'-8½") above grade. The proposed building height will be less than the allowable building height of thirty-five feet (35'). The applicant's engineer indicates that additional grading detail will be provided with resolution compliance submission should approval be granted. 2. The first floor contains classrooms, a main office, and other facilities. The second floor contains mainly dormitories. Statements of fact. 3. The location of proposed HVAC equipment is shown behind the building on the site plan. Said equipment should be adequately screened. The revised site plans indicate the proposed HVAC units will be located on the north side of the building. The applicant's engineer is requesting that screening not be provided. The Board should take action on the request. 4. We recommend that renderings be provided for the Board's review and use prior to the public hearing, at a minimum. The applicant's engineer indicates that a rendering will be provided. C. Grading 1. Per review of the proposed grading plan, the design concept is feasible. However, the following should be addressed: a. Additional proposed elevations for accessible routes and the handicapped parking spaces to insure slope compliance. b. Additional proposed elevations provided at control points, such as building landings, curb corners, and curb returns. c. Completion of proposed contour lines. Final grading can be addressed during compliance review if/when approval is granted. Final grading will be reviewed in detail after resolution compliance submission should approval be granted. 2. The proposed grading should be coordinated with the architectural plans. The architectural plans indicate a first floor elevation of four feet eight and a half inches (4'-8½") above grade. The proposed grading can be coordinated for resolution compliance submission should approval be granted. 3. Profiles are required for Surf Avenue and storm sewer. The applicant's engineer indicates that profiles will be provided for Surf and Mermaid Avenues with resolution compliance submission should approval be granted. D. Storm Water Management 1. A proposed storm water management system has been designed. The design proposes a storm sewer collection system with an underground recharge system and an infiltration basin located on the site. The project qualifies as major development and must meet the requirements of the New Jersey Department of Environmental Protection Storm Water Management Rules (NJAC 7:8). Per review of the design, it is feasible and can be finalized during compliance review if/when board approval is granted. The applicant's engineer indicates that all storm water management comments will be addressed for our approval with resolution compliance submission should approval be granted. 2. Seasonal high water table information is required to justify the proposed depth of the storm water recharge system. The results of Soil Logs should be provided to indicate that a two foot (2') separation will be maintained from the seasonal high water table elevations to the bottoms of the recharge beds. The applicant's engineer indicates that seasonal high water table



information will be provided with resolution compliance submission should approval be granted.

3. The Drainage Calculations indicate a permeability rate of five (5) inches/hour was used for the proposed recharge system. Permeability testing results must be provided to justify the design. The applicant's engineer indicates that permeability testing results will be provided with resolution compliance submission should approval be granted.

4. A design is required for the storm water collection piping for the roof of the proposed school building. The applicant's engineer indicates that storm water collection piping for the roof of the proposed school will be provided with resolution compliance submission should approval be granted.

5. Predevelopment and Post Development Drainage Area Maps should be provided to assist in the review of the design. The applicant's engineer indicates that Drainage Area Maps will be provided with resolution compliance submission should approval be granted.

6. Pipe design calculations should be provided. The applicant's engineer indicates that pipe design calculations will be provided with resolution compliance submission should approval be granted.

7. The proposed storm sewer collection piping shall be relocated out of the shade tree and utility easement. Storm sewer profiles should be added to the plans. The applicant's engineer indicates that storm sewer profiles will be provided with resolution compliance submission should approval be granted.

8. An end section and riprap should be added for the proposed infiltration basin in front of the site. The applicant's engineer indicates that an end section and riprap will be added for the proposed infiltration basin with resolution compliance submission should approval be granted.

9. The submission of a Storm Water Management Operation & Maintenance Manual will be required. The Manual can be provided during compliance submission should site plan approval be granted. The Storm Water Management Operation & Maintenance Manual should be prepared after the storm water management design is approved.

**E. Landscaping**

1. In accordance with Section 18-906A of the UDO, a twenty foot (20') wide perimeter landscape buffer is required from residential uses and zones. Said buffer is required along some of the property lines. It should be noted the lands surrounding the project are residentially zoned. The perimeter landscape buffer provided should be to the satisfaction of the Board. A twenty foot (20') buffer of existing trees is proposed. There are currently no developed parcels adjacent to the proposed sites. The Shade Tree Commission recommended supplementing the buffer with coniferous trees. The Board should provide direction to the applicant.

2. Additional landscaping should be provided. Shade trees should be added along the improved portion of Surf Avenue. Screening should be added around the refuse enclosure. Foundation plantings are only provided along the front wall of the school building. A revised landscaping design has been provided. Shade trees should be provided for any cleared portions of the Shade Tree and Utility Easements. The Shade Tree Commission recommended the substitution of the proposed Red Maples because of the overabundance of this species being proposed on site plan and subdivision projects.

3. The overall landscape design is subject to review and approval by the Board and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. Landscaping should be provided to the satisfaction of the Board.

4. We recommend all proposed sight triangles, utilities, and easements be added to the plan to prevent any planting conflicts. The applicant's engineer has agreed to comply with this recommendation and will provide all necessary information. Final review of the landscaping design will be undertaken with resolution compliance submission should approval be granted.

**F. Lighting**

1. A lighting design has been provided on Sheet 3. The site lighting design proposes two (2) pole mounted fixtures for the improved portion of Surf Avenue. The design also proposes four (4) pole mounted fixtures for the project site. A point to point diagram will be required for review. The revised design proposes two (2) pole mounted fixtures for the improved portion of Surf Avenue, two (2) pole mounted fixtures for the improved portion of

Mermaid Avenue, and three (3) pole mounted fixtures for the project site. The applicant's engineer indicates that a point to point diagram will be provided for review with resolution compliance submission if approval is granted. 2. The overall lighting design is subject to review and approval by the Board. Lighting should be provided to the satisfaction of the Board. Final review of the lighting design will be undertaken after resolution compliance submission should approval be granted. G. Utilities 1. Potable water has not been addressed. A fire hydrant exists on the west side of Vine Street near Essex Avenue. The project is within the New Jersey American Water Company franchise area. The revised plans propose a water main extension in Mermaid Avenue from Vermont Avenue. The applicant's engineer indicates the necessary approvals will be acquired from the New Jersey American Water Company. H. Signage 1. Per review of the design documents, no signage is proposed at this time. A full signage package for free-standing and building-mounted signs identified on the site plans must be provided for review and approval as part of the site plan application. No signage is proposed. I. Environmental 1. A Tree Sample Area was surveyed for the development of a Tree Protection Management Plan. The existing property is wooded. Trees with a diameter of at least six inches (6") were located within the Tree Sample Area. A Tree Protection Management Plan must be provided as a condition of approval to comply with the Township's Tree Ordinance. The applicant's engineer indicates that a Tree Protection Management Plan will be provided. J. Construction Details 1. All proposed construction details must comply with applicable Township and/or applicable standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. A detailed review of construction details will occur during compliance review; if/when this application is approved. Final review of construction details will take place after resolution compliance submission should approval be granted. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. Ocean County Board of Health (septic); and f. All other required outside agency approvals.

Mr. Rennert stepped down.

No variances are requested for this application and waivers were granted at the previous meeting.

Mr. Abraham Penzer, Esq. on behalf of the applicant apologized to the Krupnick family. He stated that plans were not readily available when Alan was at the Township. Mr. Penzer said it was an oversight. He further said that they had changed the plans so access was not blocked for the Krupnicks from Mermaid Avenue.

Mr. Ed Liston, Esq. stated that they are not so much worried about the plans not being there but the fact that the applicant does not have title to this property. He does not believe it is right that this application can be heard tonight and it should be postponed until after the Township Committee has acted on it and the new owners have closed.

Mr. Penzer stated that a contract purchaser has a proprietary right. He has had applications in the past where the clients don't buy anything until it is subject to approval. They have received permission from the owner of the property (Lakewood Township). He also stated that they are a

contractor purchaser in the notice. The Township Attorney also has no objections. He is ready to present this application.

Mr. Liston stated that Abe's client is not a contract purchaser. They are bidder that successfully bid the property that was being auctioned by the Town. The resolution from 2007 called for a closing within 30 days which did not happen. They would need to make an adjustment to that which he believes is being done Thursday. He stated that they do not have the interest to proceed with this application tonight. All they have is an expired resolution and ordinance.

Mr. Jackson does believe the applicant has some kind of interest in the property and he has discussed this at great length with the Township Attorney who advised him that the Committee will go forward with the sale.

Mr. Neiman said that they have gone forward with applications in the past where the applicant is not the owner but they do have some sort of interest in the property.

Mr. Schmuckler believes that they should here this application now.

Mr. Glenn Lines, P.E. was sworn in.

Discussion ensued about the plans not being readily available for Mr. Krupnick to review.

Mr. Lines entered a coloring rendering of the site plan as exhibit A-1. They are proposing to improve a portion of Surf and Mermaid Avenues as access to the property. There will be a parking lot with bus drop off in the front.

Mr. Neiman asked what age the children are.

Mr. Penzer said it is a boys high school which starts ninth grade and up. There is limited bussing including an early morning and late evening drop off.

Mr. Lines said the busses will come in from Vine Street, park in front of the building where there is space for up to three busses and then the busses would proceed out back onto Vine Street. There are classrooms on the first floor and limited dormitory rooms on the second floor. All state requirements will be met.

Mr. Penzer said they can meet with all the requirements in the engineer's report.

Mr. Vogt said that there are some open design issues as there are with most applications but the design is far enough along that they can be worked out during compliance.

Mr. Jackson asked what changed from the original plans.

Mr. Lines stated that they shifted the building ninety degrees to move it out of Mermaid Avenue. They were originally going to vacate about 300 ft of Mermaid Avenue to make the parcel bigger but Mr. Krupnick objected to that. They shifted the building so it is out of Mermaid Avenue and rearranged the entrance and other minor things.

Mr. Jackson stated that this is more conforming then.

Mr. Penzer said it was conforming boths ways but the difference is that they are not vacating Mermaid Avenue.

Mr. Jackson did say this this plan is a less of an impact because they are not vacating that street.

Mr. Lines stated that they are proposing 17 parking spaces with about 8 classrooms and a few offices so they have a demand of about 10-12 parking spaces. No students drive.

Mr. Franklin asked that the two streets, Mermaid and Surf, be 32' feet wide instead of 30' wide.

Mr. Lines agreed.

Mr. Liston asked why the applicant is not improving Mermaid Avenue all the way to the end of the property for safety and fire access reasons.

Mr. Lines stated that they don't need that for access so they proposed to stop after the interance in the parking lot on either side.

Mr. Liston asked what the hours of operation are for the basketball court.

Mr. Lines stated that he does not know.

Mr Liston asked if there will be lights.

Mr. Lines stated that there are no ligihts proposed.

Mr. Liston asked if they would be willing to accept a condition that there will never be lights on the court.

Mr. Penzer said no. He said that if they do put lights on the court they will make sure they will not impact any nearby residences.

Mr. Liston stated that it's not just the lights but also the noise and it will diminish the value of his client's property.

Mr. Lines said that they can move the basketball court behind the building on the Surf Avenue side and then move the septic system where the basketball court is supposed to be.

Mr. Vogt said that they could look at that through compliance. The septic would be subject to County Health review. They would make sure that the lighting and grading is ok as well as any proposed lighting to make sure there is no spillover onto adjacent properties. He also suggested that the lighting be put on timers.

Mr. Liston stated that his client's also own property directly across the street from where they are now proposing the basketball court.

Mr. Neiman said that something needs to be worked out so future neighbor's are not affected.

Someone suggested 7:30 pm.

The objector agreed that 7:30 pm would be fine.

Mr. Penzer agreed.

Mr. Liston said they don't care where the court is as long as there are no lights after 7:30 pm.

Mr. Neiman opened to the public, seeing no one, he closed the public.

Mr. Schmuckler asked if there will be a basement.

Mr. Lines said yes.

Mr. Schmuckler asked they he stipulate that it will not be rented because there is not adequate parking.

Mr. Penzer agreed.

The objector would like the applicant to leave the court where it was originally proposed. Lights must be out by 7:30 pm.

A motion was made by Mr. Follman, seconded by Mr. Schmuckler to approve the application

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Neiman, Mr. Schmuckler, Mr. Follman

**6. CORRESPONDENCE**

**7. PUBLIC PORTION**

**8. APPROVAL OF MINUTES**

**9. APPROVAL OF BILLS**

**10. ADJOURNMENT**

The meeting was hereby adjourned. All were in favor.

**PLANNING BOARD MEETING  
MARCH 5, 2013**

**TOWNSHIP OF LAKEWOOD  
PLAN REVIEW MEETING**

Respectfully submitted  
Sarah L. Forsyth  
Planning Board Recording Secretary