

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 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. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

3. SWEARING IN OF PROFESSIONALS

Mr. Vogt was sworn in.

4. MEMORIALIZATION OF RESOLUTIONS

- 1. **SD 1968** (Variance Requested)
Applicant: Barbara Flannery
Location: James Street
Block 375; 377; 378 Lots 1; 26 & 26.01; 1
Amended Final Major Subdivision (Phases 1 & 2) to create 20 duplex buildings and 1 single-family lot

This resolution was carried.

- 2. **SP1860A** (Variance Requested)
Applicant: Congregation Avreichim
Location: Tenth Street
Block 112 Lot 11.02
Amended Preliminary and Final Major Site Plan for a synagogue

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Neiman, Mr. Sussman, Mr. Schmuckler

- 3. **SD 1998** (Variance Requested)
Applicant: MNYK Developers at Prospect, LLC
Location: Nussbaum & Amsterdam Avenues
Block 461 Lots 1, 4, & 5
Preliminary and Final Major Subdivision to create 20 fee simple duplex units

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Rennert

4. **SD 1999** (Variance Requested)
Applicant: Charles Aderet
Location: Cedarbridge Avenue & Arlington Avenue
Block 762 Lots 20 & 21
Minor Subdivision to create 4 fee-simple duplex lots

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler

5. **SD 2000** (Variance Requested)
Applicant: Chaim Abadi for Ohel Torah
Location: 2nd Street
Block 73 Lot 2
Preliminary and Final Major Subdivision to create 7 lots (2 duplexes and 1 triplex)

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

6. **SD 2003** (Variance Requested)
Applicant: Imants Smildzins
Location: Lakewood-New Egypt Road & Miller Road
Block 11.03 Lot 3
Minor Subdivision to create two lots

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

7. **SP 2100** (No Variance Requested)
Applicant: Legacy Lakewood LLC
Location: 999 Airport Road
Block 1160.01 Lot 221
Site Plan for a building addition

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

8. **SD 2010** (Variance Requested)
Applicant: Joseph Lipschitz
Location: Oak Street
Block 782.01 Lots 2, 5, 11, 16.01, & 16.02
Preliminary and Final Major Subdivision to create 17 lots (14 fee-simple duplex lots and 3 remainder parcels)

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Schmuckler

9. **SP 2102** (Variance Requested)
Applicant: Congregation Zichron Binyamin
Location: 701 Princeton Avenue
Blocks 165 Lots 19.01, 19.02, & 19.03
Preliminary and Final Major Site Plan for a building addition

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

10. **SP 2107** (Variance Requested)
Applicant: Congregation Ohr Yaakov c/o Yehuda Lench
Location: Laguna Ave and Long Beach Ave
Block 189.11 Lot 22
Preliminary & Final Major Site Plan for an addition to existing for a synagogue

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

5. PLAN REVIEW

1. **SP 2108** (Variance Requested)
Applicant: Toras Imecha Inc
Location: East County Line Road
Block 208.01 Lot 18
Preliminary & Final Major Site Plan for a girls' school and Minor Subdivision to convey land to a neighboring parcel

Applicant has requested to carry this item to the April 14th meeting. This project will not be heard.

2. **SP 2113** (Variance Requested)
Applicant: Yeshiva Shaar Hatalmud of Lakewood
Location: 120 Edgcomb Avenue, off Argyle Avenue
Blocks 1009, 1019, 1022, 1023 Lots 1.06, 2.01, 3, 1
Preliminary and Final Major Site Plan for a school

Applicant is requesting a combined plan review and public hearing.

Project Description

The applicant is seeking Preliminary and Final Site Plan approval for the construction of a two-story school, which includes a basement, within a 15,939 square foot footprint, four (4) proposed duplex buildings and basketball courts. Off-street parking is proposed consisting of thirty-seven (37) parking spaces, two (2) being handicapped accessible for the school and thirty-four (34) parking spaces for the duplex buildings, bringing the total number of parking spaces proposed to seventy-one (71). Site improvements are also proposed within the property. The tract consists of an irregular shaped lot that totals 219,542.40 square feet (5.04 acres) in area. The site is wooded and currently vacant. The site is located in the south central portion of the Township along Edgcomb Avenue in between Parkview Avenue and Argyle Avenue. Edgcomb Avenue, Parkview Avenue, and Argyle Avenue are all unimproved municipal roads with fifty foot (50') wide right-of-ways. Access to the site will

be afforded by the improvement of Parkview Avenue and Argyle Avenue and the improvement of two (2) cul-de-sacs along Edgcomb Avenue off of Parkview Avenue and Argyle Avenue. Sanitary sewer is available to the property in the center of Argyle Avenue. No overhead electric is present. Some large trees exist on the site and the land generally slopes towards the northwest. The adjacent and surrounding properties are undeveloped, most of which are wooded and vacant. Other site improvements are proposed for the project which includes drainage, a retaining wall, landscaping, and lighting. The property is located in the R-10A Zone District. Schools are a permitted use. I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 – Topography within two hundred feet (200') thereof. 2. B4 – Contours within two hundred feet (200') of the site. 3. C13 – Environmental Impact Statement. The subject property is situated within a developed residential area and there is no proposal to disturb and/or modify existing topography beyond the tract. Per review of NJDEP-GIS mapping, there are no known environmental constraints on or adjacent to the property. Therefore, we support these waivers for completeness purposes, contingent upon the applicant documenting compliance with the Township Tree Protection Ordinance if/when approval is granted. II. Zoning 1. The parcel is located in the R-10A Single-Family District. Schools are a permitted use in the zone, subject to the provisions of Section 18-906 of the UDO. 2. As illustrated on site plan Sheet 2, a variance is required for Minimum Side Yard Setback for the westerly duplex unit proposed on Lot 3. A minimum side yard setback of eight feet (8') is proposed, whereas a ten foot (10') side yard setback is required. 3. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. 4. Perimeter buffer relief appears necessary for the school building, which is proposed 20 feet from the northerly property line. If desired by the Board, solid fencing and/or evergreen buffering may be considered along the property line in this area. III. Plan Review 1. Testimony should be provided by the applicant for the Board summarizing the proposed school, including but not limited to the following: a. How many students are proposed at the school. b. Will any parents drive and park at the school. c. How many buses are proposed. d. Will any students will be dropped off and picked up (by car). 2. As indicated on the site plans, one 24 foot wide, two-way entrance and exit are proposed off of Argyle Avenue. The entrance leads to a primary 24 foot wide, two way access drive which will encircle the parking area identified on the site. A 30 foot wide access way is also proposed from Parkview Avenue. This terminates at a cul-de-sac with a 42 foot radius. 3. As illustrated on the site plans, a two-way, 24-foot wide access is proposed for the school, extending from Argyle Avenue (to be improved by others). This entrance will extend from the Edgcomb Avenue ROW into the property, where a two-way, 24 wide circular access loop is proposed to provide access to the building as well a proposed interior parking lot of 27 spaces. A 12 foot aisle is proposed for bus parking along the building frontage. 4. While the plan is feasible geometrically, we recommend that the northerly portion of the circulation loop drive be restricted to one-way entering the site, and the southerly portion of the loop restricted to one-way for vehicles exiting the site. A comprehensive signage plan may be provided during compliance (if approved) to properly regulate traffic. 5. Site plan Sheet 3A depicts road improvements as "Phase 1" within Wadsworth Avenue, extending to an undepicted roadway. The applicant must address the proposed Argyle Avenue improvements, by whom (and when proposed to be constructed). Said improvements must be completed prior to a request for certificate of occupancy for the school. Additional information is also necessary for the (existing) connecting road to confirm the adequacy of the proposed design. Said information may be provided during compliance review (if approval is granted). 6. Similarly, access from Parkview Avenue is proposed through the westerly portion of the Parkview Avenue ROW, extending towards a cul-de-sac stem and 42 foot radius bulb, intended to provide access to the eight (8) proposed duplex units. We

recommend that a stop sign and stop bar be provided at the exit onto Parkview Avenue. 7. The applicant must address the proposed Parkview Avenue improvements, by whom (and when proposed to be constructed). Said improvements must be completed prior to requests for certificates of occupancy for the duplex units. 8. Testimony must be provided regarding proposed ownership of the cul-de-sac as well as the portion of the school entrance drive proposed within the Edgewood Avenue ROW. Township approval of the design will be necessary if Township approval is proposed. 9. As indicated previously, seventy-one (71) off-street parking spaces are proposed, including two (2) handicap accessible spaces. Parking requirements should be added to the Schedule of Bulk Requirements. Testimony must be provided to justify the adequacy of proposed parking. 10. Architectural drawings are provided for the school, which identify proposed floor plans on the first floor, second floor, and unfinished basement. Preliminary architectural elevations are also provided, including information regarding the proposed school building façade and treatments. Confirming testimony should be provided that school facilities (classrooms, offices, etc.) are not proposed in the basement. We recommend that architectural renderings be provided for the public hearing. 11. Testimony regarding the school building height must be provided. 12. Testimony must be provided regarding HVAC equipment location (roof mounted or ground level) and proposed screening for both buildings. 13. No refuse enclosures are proposed, but refuse enclosure details are provided. Testimony should be provided regarding if trash and recycling collection will be provided by the Lakewood Department of Public Works or by private contractor. 14. Sidewalk is depicted along a portion of the Argyle Avenue frontage (and none along Parkview Avenue). Sidewalk is proposed along one side of both site accesses (only). The plans must be revised (or design waiver sought). 15. We recommend that the interior sidewalk proposed within the easterly portion of Edgcomb Avenue should be extended around the school circulation loop drive and connect to the southerly end of the 10 foot wide sidewalk proposed in front of the school building. 16. The design plans show public sewerage as proposed for both (school, residential) uses. No information is provided for proposed water service. The applicant should provide testimony regarding the proposed water service to the site for both uses. 17. The lots associated with the overall tract should be consolidated. 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; and e. All other required outside agency approvals. In conjunction with the applicant's request for site plan approval, the applicant also seeks the following waivers: Submission Waivers: 1. B2: From the provision of Topography within two hundred (200) feet thereof. 2. B4: From the provision of contours within two hundred (200) feet of the site. 3. C13: From the provision of an Environmental Impact Statement. The Board supports the waivers for completeness purposes, contingent upon the applicant documenting compliance with the Township Tree Protection Ordinance. At the public hearing, the applicant was represented by Miriam Weinstein, Esquire who presented the testimony of Glenn Lines, P.E., P.P., project engineer. Mr. Lines was recognized as an expert in fields of engineering and planning and his testimony was credited by the board as accurate. Based upon the representations and testimony provided by the applicant and/or the applicant's professionals, the board made the following findings of fact: 1. This application is for approval to construct a two-story school with a dormitory, basketball courts, a basement and off-street parking. 2. The basement in the school shall be used for school purposes only and will not be used as a rental hall. 3. The roadways will be paved 32 feet wide from the site, down Argyle, Wadsworth to Vine Street, with curbs and sidewalks on both sides. The applicant agrees that all road improvements, drainage, utilities, curbs and sidewalks put in will conform to the CAFRA application that was obtained by the township. (CAFRA Permit Number 1514-14-0005.1 CAF140001) 4. There are waivers which have been granted. 5. The applicant must address the Argyle Avenue improvements and said improvements

must be completed prior to the certificate of occupancy for the school is issued. 6. The overall landscape design is subject to review and approval by the Board and the recommendations of the Shade Tree Commission. H. Members of the public were provided an opportunity to ask questions and comment upon the application however; no one appeared to offer either comment or objection

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

6. PUBLIC HEARING

- 1. SD 2020** (Variance Requested)
Applicant: FSBS Investments, LLC
Location: 150 Locust Street
Block 1081 Lot 5.01
Preliminary and Final Major Subdivision to create 37 lots to contain 64 duplex units, a private road, a synagogue, a tot lot, a stormwater management basin, and an open space lot

This project requires Zoning Board approval and will not be heard by the Planning Board

- 2. SD 2005** (Variance Requested)
Applicant: River Avenue Holding LLC
Location: River Ave & Edgecomb Ave
Block 1020 Lot 1
Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots

This project was carried to the April 14, 2015 meeting.

- 3. SD 2006** (Variance Requested)
Applicant: Chateau Holdings LLC
Location: River Ave & Edgecomb Ave
Blocks 1021; 1040 Lots 4; 1.02
Preliminary and Final Major Subdivision to create 22 fee-simple duplex lots and 1 commercial lot

This project was carried to the April 14, 2015 meeting.

- 4. SD 2007** (Variance Requested)
Applicant: Times Square Holdings, LLC
Location: Basswood Drive
Block 431 Lots 13 & 14
Preliminary and Final Major Subdivision to create 26 fee-simple duplex lots

This project was carried to the April 14, 2015 meeting.

- 5. SD 2008** (No Variance Requested)
Applicant: Berkshire Investment Holdings, LLC
Location: Elmhurst Boulevard
Block 431 Lot 15

Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of an existing lot to create twenty-one (21) proposed lots. Twenty (20) of the proposed lots would be developed as zero lot line properties with ten (10) duplex structures. The existing lot is known as Lot 15 in Block 431, and is proposed to be subdivided into proposed Lots 15.01 — 15.21 on the Major Subdivision Plan. Proposed Lot 15.01 will become a Homeowners Association property for a storm water management basin. Lot 15 contains 2.503 acres, and is a rectangular tract of land bounded by Elmhurst Boulevard to the south, a previously approved subdivision to the north, residential properties to the west, and Route 9 to the east. The site is vacant and completely wooded. There is a guide rail and a retaining wall on the site that will be removed. The subject property is located on the north side of Elmhurst Boulevard, an improved Municipal Road with a fifty foot (50') wide right-of-way, in the southwest portion of the Township, west from its intersection with Route 9. Site access would be from Elmhurst Boulevard. The existing property has approximately one hundred and fifty-eight feet (158') of frontage on Route 9 to the east and approximately six hundred and ninety feet (690') of frontage on Elmhurst Boulevard to the south. Belgian block curb and sidewalk are proposed along Elmhurst Boulevard. Proposed storm water management facilities and utilities are associated with this project. The proposed drainage system consists of gutter downspouts from the duplex roofs carrying runoff directly to sub-grade recharge trenches. Proposed potable water for the subdivision will be connected to an existing main on Elmhurst Boulevard. Proposed sanitary sewer for the subdivision will be connected to an existing main on Elmhurst Boulevard. A minimum of four (4) off-street parking spaces are proposed for each unit. The subject site is located within the HD-7 Highway Development Zone District. Therefore, zero lot line duplex housing is a conditional use in the zone district. The following waivers have been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement. 2. C14 - Tree Protection Management Plan. 3. B5 — Flood plains, wetlands, and wetland buffers. If any portion of the project contains wetlands or wetland buffers, proof of submission of a letter of interpretation to the NJDEP shall be required. The applicant's engineer indicates that an NJDEP LOI is pending. Proof of submission to the NJDEP should be submitted. We support the granting of the requested Environmental Impact Statement waiver, and the Tree Protection Management Plan waiver for completeness purposes. An Environmental Impact Statement should be provided prior to scheduling the Public Hearing. A Tree Protection Management Plan should be required prior to any construction. According to our review of the Major Subdivision Plan and the zone requirements, there are no variances requested for the subdivision approval: 3. Design waivers are required from the construction of curb and sidewalk along the Route 9 frontage.

Resolution not passed yet

- 6. **SP 2103** (No Variance Requested)
Applicant: Cedarbridge Properties, LLC
Location: Cedarbridge Avenue
Blocks 1608; 1609 Lots 1 & 2; & 28.01
Preliminary and Final Major Site Plan for two office buildings

Project Description

The applicant is seeking Preliminary and Final Major Site Plan approval to build two (2) office buildings with associated parking, landscaping, lighting, and a storm water management system. Lot 2 in Block 1608 consists of 294,798 square feet (6.77 acres) and is currently wooded and vacant. Lot 28.01 in Block 1609 consists of 173,469 square feet (3.98 acres) and is also vacant. Electrical transmission lines supported by towers pass over Lot 28.01. The entire two hundred forty foot (240') width of Lot 28.01 is part of a Jersey Central Power & Light

Company right-of-way. Both office buildings are proposed to be forty-one thousand square feet (41,000 SF). Except for storm water management, virtually all of the proposed improvements would be on Lot 2. According to the site plan, two hundred ninety-one (291) off-street parking spaces are proposed. Eight (8) of the proposed spaces will be handicapped, four (4) of them being van accessible. The site plan also indicates that two hundred and five (205) off-street parking spaces are required. The parking requirements are based on one (1) space per every four hundred square feet (400 SF) of gross floor area. Proposed parking spaces will be a minimum of 9' X 18'. The proposed aisle widths will be a minimum of twenty-four feet (24') wide. Access to the site will be provided from an existing access easement on neighboring Lot 1 which intersects Airport Road and Cedar Bridge Avenue at a traffic signal. Access to the site is also proposed at a new right in, right out driveway along Cedar Bridge Avenue in approximately the center of the site frontage. The tract consists of two (2) lots arranged in an irregular shape, which are 10.75 acres in area. The site is currently vacant. There are woods on the property consisting of mainly pitch pine. The property generally slopes downwards to the northeast. Freshwater wetlands exist in the northwestern and eastern areas of the tract. The site fronts the northeast side of Cedar Bridge Avenue, between the Garden State Parkway and the intersection of Airport Road. Access to the site would from Cedar Bridge Avenue which is an improved County Road. There is no sidewalk along the project frontage, but curbing exists. Major storm drainage exists in Cedar Bridge Avenue and there is a drainage easement located on the northwestern edge of the site with a large elliptical pipe. Potable water is located under the northeastern side of the road and terminates in the vicinity of the guiderail where the road elevates to pass over the Parkway. Sanitary sewer is available on neighboring Lot 1, within the Access Easement area. Overhead electric is also present along Cedar Bridge Avenue. The proposed project design will be relying on the approval of Transition Area Averaging from the New Jersey Department of Environmental Protection. The site is located in the PS Industrial Park Professional Service Zone. Professional offices and medical practitioners are permitted uses in the zone. We have the following comments and recommendations per testimony provided at the 2/3/15 Planning Board Plan Review Meeting, and comments from our initial review letter dated January 22, 2015: I. Waivers A. The applicant's engineer must confirm what submission waivers have been requested from the Land Development Checklist. Our review indicates the following waivers are being requested: 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. C9 - Required road dedication or road widening easements. 5. C13 - Environmental Impact Statement. 6. C20 - Shade tree easement, if necessary. We can support the B - Site Features waivers since enough survey information has been provided for design. The Board granted the Site Features waivers. We do not support the C - Improvements waivers. Our review indicates the road dedication will be required for the proposed acceleration/deceleration lane on Cedar Bridge Avenue. This information must be provided with a resubmission for the Public Hearing since proposed zoning criteria will be impacted. The resubmission provides right-of-way dedication along Cedar Bridge Avenue. An Environmental Impact Statement addressing freshwater wetlands and the proposed transition area averaging must be provided with a resubmission for the Public Hearing. An Environmental Impact Statement has been included as part of this resubmission. A Shade Tree and Utility Easement should be provided along the frontage of at least Lot 2 since street trees are proposed. A Shade Tree and Utility Easement has been added to the frontage of the subject lot as requested with this resubmission. II. Zoning 1. The site is situated within the PS, Industrial Park Professional Service Zone. Per Sections 18-9030.1.a., and c., of the UDO, professional offices and doctors, dentists, and other recognized medical practitioners are allowed permitted uses. Statements of fact. 2. The minimum Front Yard Setback may be reduced from one hundred feet (100') to fifty feet (50') with the approval of the Lakewood Industrial Commission. The proposed minimum front yard setback must be clarified for the Public Hearing. However, it appears that it would be greater than fifty feet (50') and less than one hundred feet (100'). The resubmission proposes a front yard setback of 76.5 feet. Lakewood Industrial Commission approval is required. 3. The preliminary architectural plans indicate the proposed uses to be medical/professional offices. Professional offices require one (1) off-street parking space for each four hundred square feet (400 SF) of gross floor area. However, for doctors, dentists, and other recognized medical practitioners - four (4) off-street parking spaces are required for each professional person occupying or using each office, plus an additional space

for each employee. Therefore, it is not clear whether a variance would be required for the proposed number of off-street parking spaces. Testimony should be provided regarding whether a variance is requested. Accordingly, the Board may have to take action.

4. Per review of the site plans and application, the following design waivers are required:

- Providing sidewalk along the project frontage. It should be noted that there is no existing sidewalk along Cedar Bridge Avenue in the vicinity of this project which is in the Industrial Park. The Board shall take action on the required design waiver.

III. Site Plan Review

1. Proposed off-street parking and site improvements are being added to adjoining Lot 1 which is not part of this application. The applicant's professionals shall confirm the same ownership for this adjoining Lot 1. Testimony is required regarding the reasons for proposed improvements on adjoining Lot 1. The major improvements proposed for adjoining Lot 1 consist of off-street parking, circulation, and storm water management. It appears adjoining Lot 1 should be annexed to the Site Plan Application or an appropriate agreement secured with the owner supplied. The applicant's engineer indicates that testimony will be provided at the Public Hearing.

2. The proposed off-street parking being added to adjoining Lot 1 would bring the total of additional spaces to more than three hundred (300). The applicant's engineer indicates that the applicant is in the process of obtaining a CAFRA Permit from the NJDEP.

3. Two (2) trash enclosures are proposed for the project. The applicant's professionals shall indicate whether collection will be provided by a private carter or the Township. The proposed trash enclosures will be screened in accordance with the ordinance. Proposed dimensions and construction details must be added to the plans. The applicant's engineer indicates that testimony will be provided. Construction details for the proposed trash enclosures have been included. Dimensions are still necessary on the Site Plan.

4. Testimony should be provided on loading and deliveries for the site. Testimony is also required to document the adequacy of proposed vehicular circulation for facility operations. Based on the scope of the proposed project, we recommend a Traffic Impact Analysis be provided for the Public Hearing. The applicant's engineer indicates that testimony will be provided.

5. The architectural plans show two (2) large proposed rooms for rent on each floor of the buildings. Testimony should be provided on the proposed floor area usage. The applicant's engineer indicates that testimony will be provided.

6. The applicant's professionals should provide testimony regarding the proposed buildings facades, and treatments. 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 testimony will be provided.

7. Testimony should be provided as to whether any roof-mounted HVAC equipment is proposed. If so, said equipment should be adequately screened. The applicant's engineer indicates that testimony will be provided.

IV. Regulatory Agency Approvals

Outside agency approvals for this project may include, but are not limited to the following:

- a. Township Developers Agreement;
- b. Township Tree Ordinance (as applicable);
- c. Lakewood Industrial Commission;
- d. Lakewood Fire Commissioners;
- e. Lakewood Township Municipal Utilities Authority (water and sewer);
- f. Ocean County Planning Board;
- g. Ocean County Soil Conservation District;
- h. Jersey Central Power & Light Company;
- i. New Jersey Department of Environmental Protection; and
- j. All other required outside agency approvals.

A. The applicant seeks preliminary and final major site plan approval to construct two (2) office buildings with associated parking, landscaping, lighting and a storm water management system. The entire width of Lot 28.01 is part of a Jersey Central Part & Light Company right-of-way. Both of the office buildings are proposed to be 41,000 square feet. Except for storm water management basin proposed on Lot 28.01, virtually all of the proposed improvements would be on Lot 2.

B. The tract consists of two irregular shaped lots totaling 10.75 acres in area. Lot 2 in Block 1608 consists of 6.77 acres and is currently wooded and vacant. Lot 28.01 in Block 1609 is 3.98 acres and is also vacant. Freshwater wetlands exist in the northwestern and eastern areas of the site. The site fronts the northeast side of Cedar Bridge Avenue. Access to the site would be from Cedar Bridge Avenue which is an improved County Road. There is no sidewalk along the property frontage. The project is partially located in the PS Industrial Park Professional Service Zone and partially in the Township's Industrial (M-1) Zone (a portion of Lot 28.01 only). In both zones, the proposed professional offices and medical practitioners are permitted uses.

C. The applicant proposes two hundred ninety-one (291) off-street parking spaces, eight (8) of which will be handicapped, four (4) being van accessible. Proposed parking spaces will measure a minimum of 9 X 18 feet. The aisle widths would be a minimum of 24 feet wide and access to the site will be provided from an existing access easement on neighboring Lot 1. In addition, access to the

site will also be from proposed new right in, right out driveway along Cedar Bridge Avenue in approximately the center of the site frontage. D. In conjunction with the applicant's request for site plan approval, the applicant also seeks the following waivers: Submission Waivers: 1. B2: From the provision of topography within 200 feet thereof. 2. B4: From the provision of contours of the area within 200 feet of the site boundaries. 3. B10: From the provision of man-made features within 200 feet thereof. 4. C9: From the provision required road dedication or road widening easements. 5. C13: From the provision of an Environmental Impact Statement. 6. C20: From the provision of Shade Tree easement, if necessary. The Board supports and grants the "B" site feature waivers since enough survey information has been provided for design. The Board hereby denies the "C" improvement waivers. Design Waiver From providing sidewalk along the project frontage. At the public hearing, the applicant was represented by Steven P. Gouin, Esquire, who presented the testimony of Stuart C. Challoner, P.E., P.P., project engineer. Mr. Challoner was recognized as an expert in fields of engineering and planning and his testimony was credited by the board as accurate. Based upon the representations and testimony provided by the applicant and/or the applicant's professionals, the board made the following findings of fact: 1. This is a fully conforming application and with the revised site plan there are no variances with this proposal 2. The applicant proposed a minimum front yard setback of 76.5 feet which must be approved by Lakewood Industrial Commission. The Lakewood Industrial Commission went "on record" as having "no exception" to the intended improvements and use as well as no objection to the Planning Board approval of a waiver from the existing front yard setback requirements to allow a setback of 85 feet. As a condition of this approval, the Applicant will provide such supplementary confirmation as necessary to show that the Industrial Commission has no objection to the final setback. 3. The application includes certain off-site improvements on Lot 1 in accordance with the submitted plans and pursuant to an existing Access Easement Agreement between the Lot 1 owner and the Applicant. These improvements will include an access driveway, off-street parking, circulation, and storm water management. The addition of Lot 1 brings the total of additional parking spaces to more than three hundred (300). 4. The office buildings shall have two large rooms for rent on each floor, which may be divided for use by smaller tenants as necessary. H. Members of the public were provided an opportunity to ask questions and comment upon the application however; no one appeared to offer either comment or objections.

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

7. **SD 2017** (No Variance Requested)
Applicant: David Kahan
Location: Cedar Street and West Spruce Street
Block 423.01 Lots 8 & 20
Minor Subdivision to create 3 lots

Project Description

The applicant seeks minor subdivision approval to subdivide two (2) existing residential lots into three (3) residential lots. The proposed subdivision would require vacation of some right-of-way along West Spruce Street from the Township for a zero lot line duplex structure, and the transfer of land to a single-family property. The project would involve the vacation of some surplus right-of-way along West Spruce Street to create an existing 20,367 square foot (0.47 acre) property comprised of the vacated right-of-way and the two (2) lots known as Lots 8 and 20 in Block 423.01. The proposed properties would be designated as new Lots 8.01, 8.02, and 20.01 on the subdivision plan. The original rectangular shaped lots, each contain one-story dwellings and appurtenances. Existing Lot 8 fronts West Spruce Street and existing Lot 20 fronts Cedar Court. Curb and sidewalk exists along these Cedar Court and West Spruce Street frontages. The site is situated in the southwestern portion of the Township to the west of River Avenue and spans between Cedar Court and West Spruce Street since these two (2) existing lots align. West Spruce Street is an improved Township Road with pavement in poor condition, curb and sidewalk in fair condition. West Spruce Street has a thirty-three foot (33')

pavement width with a variable width right-of-way, thereby allowing for the possibility of vacating surplus right-of-way. Cedar Court is an improved Municipal Road with pavement in fair condition, curb and sidewalk in poor condition. Cedar Court has a fifty foot (50') right-of-way with only a twenty-six foot (26') pavement width. Proposed Lots 8.01 and 8.02 would become zero lot line properties. The pair of zero lot line properties would have a combined area exceeding ten thousand square feet (10,000 SF). The site is relatively flat and contains some large trees. Sanitary sewer exists under West Spruce Street. Potable water and gas are readily available under the south side of West Spruce Street. The existing single-family dwelling fronting Cedar Court would remain on what would become proposed Lot 20.01. The surrounding lots are mixed uses since the project abuts a commercial zone and the hospital to the north. However, all the lots within the tract are situated within the R-7.5 Single Family Residential Zone. We have the following comments and recommendations: I. Zoning 1. The parcels are located in the R-7.5 Single-Family Residential Zone District. Zero Lot Line Duplex Housing with a minimum combined lot area of ten thousand square feet (10,000 SF) is a permitted use in the zone. Single-Family detached housing is also a permitted use in the zone. 2. The existing dwelling to remain on proposed Lots 20.01 is nonconforming with respect to Minimum Front Yard Setback. The existing dwelling is only setback 24.8 feet from Cedar Court, whereas twenty-five feet (25') is required. 3. It appears a variance for the number of off-street parking spaces is required for the existing single-family dwelling to remain on proposed Lot 20.01. Testimony shall be provided. 4. A design waiver would be required for proposed side lot lines not being radial to a curve. The proposed vacation of surplus right-of-way along West Spruce Street would create a curve in front of the site. Therefore, the proposed subdivision lines would not be radial to this curve. However, the proposed subdivision lines would be parallel to the other side lines. 5. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments 1. This Minor Subdivision approval is contingent upon the Township Committee vacating a portion of the West Spruce Street right-of-way. Furthermore, the applicant's surveyor must provide documentation that a right-of-way width of at least fifty feet (50') would be maintained on West Spruce Street subsequent to the vacation. 2. Zones and Zone Boundary Lines shall be added to the Map. 3. The Boundary and Topographic Survey that is referenced on the Plot Plan is different from the surveys used for the Minor Subdivision. 4. The Surveyor's Certification has not been signed since the monuments are not in place. 5. The incorrect applicant/owner is listed on the Plot Plan as well as the Minor Subdivision Plat. 6. Plot Plan Note #2 indicates that the elevations are in assumed datum. The Minor Subdivision indicates that vertical datum is NAVD 88. A benchmark should be referenced and shown on the plan. 7. Horizontal datum should be included. 8. The Subdivision Data and the Zoning Data requires editing. 9. It appears that land area will be transferred from existing Lot 8 to existing Lot 20 to become proposed Lot 20.01. 10. The setbacks for the existing dwelling to remain on proposed Lot 20.01 shall be shown on the minor subdivision plat. 11. Floor elevations should be shown for the proposed two-story duplex. 12. A fence is shown to be relocated, but the location is not specified. 13. Testimony should be provided with regards to whether new curb and sidewalk is being proposed along Cedar Court. 14. Depressed curb should be shown where it is proposed. 15. The proposed rear yards for new Lots 8.01 and 8.02 shall be 32.4 feet in the Zoning Data. 16. Four (4) off-street parking spaces will be provided per unit for the proposed duplex structure. This exceeds the three (3) off-street parking spaces which are required for units with unspecified number of bedrooms to comply with the NJ R.S.I.S. parking requirements. The plans should indicate that four (4) off-street parking spaces per unit will be required and a minimum of four (4) off-street parking spaces are required for proposed units with basements. Parking should be provided to the satisfaction of the Board. 17. The Minor Subdivision Plan shows new lot numbers were assigned by the tax assessor's office. However, the approval date is wrong along with many other Certification dates on the plan. 18. Public sewer and water services are to be installed by New Jersey American Water Company, as the project is within their franchise area. 19. A six foot (6') wide shade tree and utility easement dedicated to the Township is proposed along the West Spruce Street property frontages of new Lots 8.01 and 8.02. The proposed easement information is shown on an individual lot basis. The proposed easement areas on new Lots 8.01 and 8.02 shall be shown on an individual lot basis. A

proposed shade tree and utility easement shall be added to new Lot 20.01. 20. The plans propose no new landscaping. Landscaping should be provided to the satisfaction of the Board, and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. Our site investigation indicates there are some large existing trees on-site. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review. 21. Testimony is required on the disposition of storm water from the development. 22. Testimony is required on site grading from the development. The Plot Plan has proposed grading shown for the proposed project. 23. Due to no construction proposed at this time, the Board may wish to require the cost of improvements to be bonded or placed in escrow to avoid replacing them in the future. 24. Compliance with the Map Filing Law is required. 25. Construction details should be included in accordance with the conditions of any approvals. 26. Final construction details will be reviewed during compliance should subdivision approval be granted. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Committee (right-of-way vacation); 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.

The applicant seeks minor subdivision approval to subdivide two (2) existing lots into three (3) new residential lots. The proposed subdivision would require vacation of some surplus right-of-way along West Spruce Street from the Township to create an existing .47 acre property comprised of the vacated right-of-way and two lots known as 8 and 20 in Block 423.01. The proposed properties would be designated as lots 8.01, 8.02 and 20.01. The original two lots are rectangular in shape and each contains a one-story dwelling and appurtenances. Existing Lot 8 fronts West Spruce Street and existing Lot 20 fronts Cedar Court. Curbs and sidewalks exist along both lot frontages.

B. The site is located in the southwestern portion of Lakewood Township to the west of River Avenue and spans between Cedar Court and West Spruce Street. West Spruce Street is an improved Township Road with pavement in poor condition and curb and sidewalk in fair condition. West Spruce Street has a thirty-three foot pavement width with a variable width right-of-way, thereby allowing for the vacating surplus right-of-way. Cedar Court is an improved Municipal Road with pavement in fair condition, curb and sidewalk in poor condition. Proposed Lots 8.01 and 8.02 would become zero lot line properties with a combined area exceeding 10,000 square feet. The existing single-family dwelling fronting Cedar Court would remain on what would become proposed Lot 20.01. The surrounding lots are mixed uses since the project abuts a commercial zone and the hospital to the north. All lots within the tract are situated within the R-7.5 Single Family Residential Zone wherein zero lot line duplex housing with a minimum combined lot area of ten thousand square feet is a permitted use in the zone. Single family detached housing is also a permitted use in the zone. C. In addition to minor subdivision approval, the applicant also seeks the following variances and waiver relief: 1. Minimum Front Yard Setback: The existing dwelling on proposed Lot 20.01 is nonconforming in that it is only setback 24.8 feet from Cedar Court, whereas 25 feet required. 2. Off-Street Parking: The number of off-street parking spaces for the existing single family dwelling on proposed Lot 20.01. Design Waivers: From the proposed side lot lines not being radial to a curve. The proposed vacation of surplus along West Spruce Street would create a curve in front of the site. Therefore, the proposed subdivision lines would not be radial to this curve, but would be parallel to the other side lines. F. At the public hearing, the applicant, Joseph Kociuba, P.E., P.P., was sworn in and recognized as an expert in the field of engineering and his testimony was credited by the board as accurate. Based upon representations and testimony provided by the applicant and/or the applicant's professional, the board made the following findings of fact: 1. The applicant is seeking minor subdivision approval to subdivide two residential lots into three new residential lots. 2. The applicant proposes to leave the existing one-story dwelling on new lot 20.01 and construct a zero lot line duplex structure on new lots 8.01 and 8.02. 3. The applicant requests the Township to grant a vacation of the surplus right-of-way along West Spruce Street to create a .47 acres property. In addition, the right-of-way width on West Spruce Street of at least fifth feet must be maintained after the granting of the vacation. 4. Four off street parking spaces will be provided per unit for the proposed duplex structure. 5. The existing single family dwelling on proposed new lot 20.01 is

nonconforming with respect to minimum front yard setback. 6. A waiver for the subdivision line not being radial to a curve is required. The design of the subdivision provides good spatial utilization of the lot. G. Members of the public were provided an opportunity to ask questions and comment upon the application; however, no one appeared to offer either comments or objection.

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Neiman, Mr. Schmuckler

- 8. SD 2018** (Variance Requested)
Applicant: David Kahan
Location: White Road
Block 251 Lot 8.02
Minor Subdivision to create 2 lots

Project Description

The applicant seeks minor subdivision approval for the subdivision of one (1) existing residential lot into two (2) proposed residential lots. The project involves an existing 44,128 square foot (1.01 acre) property comprised of one (1) lot known as Lot 8.02 in Block 251. The proposed properties are designated as new Lots 8.03 and 8.04 on the subdivision plan. The overall tract is irregularly shaped containing a one and a half story dwelling with appurtenances. An existing garage from neighboring Lot 20 significantly encroaches onto the property. Public water and sewer is not available. No curb or sidewalk exists along the White Street frontage. The site is situated in the western portion of the Township on the northwest side of White Street southwest of Drake Road. White Street is an improved Municipal Road with no curb or sidewalk. White Street has a fifty foot (50') right-of-way. The site contains many large trees which have not been located. The land generally slopes toward the southeast. The surrounding lots are vacant or residential. Two (2) new residential building lots would be created by this minor subdivision. The proposed lots would require many variances. The project is situated within the R-40 Single Family Residential Zone. We have the following comments and recommendations per testimony provided at the 2/3/15 Planning Board Plan Review Meeting and comments from our initial review letter dated January 29, 2015: 1. Zoning 1. The parcel is located in the R-12 Single-Family Residential Zone District. Single Family Detached Housing is a permitted use in the zone. The parcel is currently located in the R-40 Single-Family Residential Zone District since the rezoning to R-12 has been rescinded. Single Family Detached Housing is a permitted use in the R-40 Zone. 2. The revised plans require Variances for Minimum Lot Area in the R-40 Zone. A lot area of 17,123.07 square feet is proposed for new Lot 8.03 and a lot area of 27,005.32 square feet is proposed for new Lot 8.04. A minimum lot area of forty thousand square feet (40,000 SF) is required. The Board shall take action on the required variances. 3. Variances are required for Minimum Lot Width – seventy-five feet (75') is proposed for new Lots 8.03 and 8.04, whereas ninety feet (90') is required. However, the required minimum lot width in the R-40 Zone is one hundred fifty feet (150'). The Board shall take action on required variances. 4. The revised plans require Variances for Minimum Front Yard Setback in the R-40 Zone. Thirty foot (30') front yard setbacks are proposed for new Lots 8.03 and 8.04, whereas fifty feet (50') is required. It should be noted that front yard setbacks of forty feet (40') are proposed on the Development Plan. Furthermore, the proposed lots would have ample depth to be complying. The Board shall take action on the required variances. 5. The revised plans require Variances for Minimum Side Yard Setback in the R-40 Zone. Ten foot (10') side yard setbacks are proposed for new Lots 8.03 and 8.04, whereas fifteen feet (15') is required. The Board shall take action on the required variances. 6. The revised plans require Variances for Minimum Aggregate Side Yard Setbacks in the R-40 Zone. Twenty-five foot (25') aggregate side yard setbacks are proposed for new Lots 8.03 and 8.04, whereas forty feet (40') is required. The Board shall take action on the required variances. 7. The revised Minor Subdivision plan requires Variances for Minimum Rear Yard Setback in the R-40 Zone. Twenty foot (20') rear yard setbacks are proposed for new Lots 8.03 and 8.04, whereas thirty feet (30') is required. It should be noted that the rear yard setbacks proposed on the Development Plan are complying. Furthermore,

the proposed lots would have ample depth to be complying. The Board shall take action on the required variances. 8. Our review of the revised plans indicates the following waivers are required: a. Construction of curb along White Street. b. Construction of sidewalk along White Street. c. Planting of street trees. The Board shall take action on the required waivers. 9. The applicant must address the positive and negative criteria in support of the required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments 1. A Survey of the property has been submitted. The following shall be addressed: a. No topography has been shown on the survey. This must be provided. b. The existing lot area shall be added. c. The six foot (6') wide road widening, shade tree, and utility easement shown on Filed Map J3769 shall be properly shown on the survey. d. The large trees should be located for future compliance with the Township Tree Ordinance. An updated signed and sealed Survey, including topography, must be provided with resolution compliance submission should approval be granted. 2. Testimony must be provided to address the garage encroachment. A note has been added to the Development Plan stating that the existing shed encroachment was "authorized by permissive encroachment and easement agreement made on December 19, 1995 (Deed Book 5330/Page 0411)". This note shall be added to the Minor Subdivision plan for resolution compliance submission should approval be granted. 3. The Schedule of Bulk Requirements shall be revamped to only list the current zone and proposed lots. The Schedule of Bulk Requirements must be coordinated between the Minor Subdivision and Development Plans for resolution compliance submission should approval be granted. 4. The Surveyor's Certification has not been signed since the proposed monuments are not in place. Statement of fact. 5. A note on the plan indicates that the elevations are in NAVD 88. However, no elevations are shown. Furthermore, a benchmark should be referenced and shown on the plan. This information shall be provided with resolution compliance submission should approval be granted. 6. The proposed subdivision map is not to scale and must be revised. The revised subdivision map has conflicting title box and graphic scale information which must be corrected for resolution compliance submission should approval be granted. 7. A Legend should be added to the plans. The Legend added shows only information associated with the Development Plan. Legends for the respective plans shall be corrected for resolution compliance submission should approval be granted. 8. The existing dwelling and appurtenances shown on the minor subdivision plan should be designated as to be removed or to remain. Any remaining appurtenances should not cross new lot lines and create encroachments. The Development Plan must better indicate the status of existing improvements onsite to insure additional encroachments are not being created. The revisions shall be provided for resolution compliance submission if approval is granted. 9. Testimony should be provided with regards to whether new curb and sidewalk is being proposed. Design waivers may be required. Testimony shall be provided. 10. No parking is proposed for this application. The Planning Board Application says that eight (8) off-street parking spaces are proposed, but none are shown on the subdivision plan. Proposed off-street parking has been shown on the Development Plan. Off-street parking information shall be added to the Schedule of Bulk Requirements for resolution compliance submission should approval be granted. 11. The Minor Subdivision Plan shows new lot numbers were assigned by the tax assessor's office. If approved, the map shall be signed by the tax assessor. The tax assessor's signature is required prior to map filing should approval be granted. 12. A note on the plan states that public sewer and water services are to be handled by Lakewood Township. To our knowledge, public sewer and water are not available. The revised plans propose wells and septic systems. The various Plan Notes on the Development Plan shall be corrected for resolution compliance submission should approval be granted. 13. The proposed easement information for the six foot (6') wide road widening, shade tree, and utility easement dedicated to the Township shall be shown on an individual lot basis. The identifying of the easement and dedicated party shall be added for resolution compliance submission should approval be granted. 14. The plans propose no new landscaping. Landscaping should be provided to the satisfaction of the Board, and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. Our site investigation indicates there are many large existing trees on-site. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review. The revised plans provide no landscaping and a waiver is required from planting street trees. The

Board should provide landscaping recommendations, if any. Should any landscaping be required, the project must be submitted to the Shade Tree Commission for review. 15. Testimony is required on the disposition of storm water from the development. The Development Plan states that roof leaders at the front and rear of the dwellings are to be directed to the street and no dry wells are required. Calculations shall be submitted to justify this claim for resolution compliance review should approval be granted. 16. Testimony is required on site grading from the development. No grading has been included in the submission. Proposed grading has been included on the Site Development Plan. The Plan Notes indicate all trees within limits of grading to be removed except as noted. However, no trees have been indicated. The Plan Notes also indicate that no grading within five feet (5') of the property line is permitted. However, proposed grading extends to the property lines. Corrections shall be provided for resolution compliance submission if approval is granted. 17. Soil logs and seasonal high water table information will be required for any basements, septic systems, and storm water management systems that are proposed on new Lots 8.03 and 8.04. This information shall be provided with resolution compliance submission should approval be granted. 18. Compliance with the Map Filing Law is required. Statement of fact. 19. An Improvement Plan is required. A Development Plan has been submitted. However, improvements to White Street have not been addressed. Plan revisions will be required for resolution compliance submission should approval be granted. 20. Construction details should be included in accordance with the conditions of any approvals. Construction details shall be added for resolution compliance submission should approval be granted. 21. Final construction details will be reviewed during compliance should subdivision approval be granted. Statement of fact. 22. Signed and sealed plans shall be provided. The revised Minor Subdivision plan submitted has not been signed and sealed. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Tree Ordinance (as applicable); b. Ocean County Planning Board; c. Ocean County Soil Conservation District; d. Ocean County Board of Health (well and septic); and e. All other required outside agency approvals. A. The applicant seeks minor subdivision approval to subdivide one (1) existing lots into two (2) new residential lots. The project involves and existing 1.01 acre property comprised of one lot known as Lot 8.02 in Block 251. The proposed properties would be designated as lots 8.03 and 8.04. The tract is irregularly shaped and contains a one and a half story dwelling with appurtenances. An existing garage from neighboring lot 20 significantly encroaches onto the property. No curb or sidewalk exists along White Street frontage. B. The site is located in the western portion of Lakewood Township on the northwest side of White Street southwest of Drake Road. White Street is an improved Municipal Road with no curb or sidewalk. White Street has a fifty foot right-of-way. The site has many large trees and the surrounding lots are vacant or residential. The property is located in the R-40 Single Family Residential Zone District whereby singly family housing is a permitted use in the zone. C. In addition to minor subdivision approval, the applicant also seeks the following variance and waiver: 1. Minimum Lot Area: 40,000 square feet is required, whereas 17,123.07 square feet is proposed for new lot 8.03 and lot area of 27,005.32 square feet is proposed for new lot 8.04; 2. Minimum Lot Width: 90 feet is required, whereas 75 feet is proposed for new lots 8.03 and 8.04; 3. Minimum Front Yard Setback: 50 feet is required, whereas 30 feet is proposed for new lots 8.03 and 8.04. 4. Minimum Side Yard Setback: 15 feet is required, whereas 10 foot side yard setbacks are proposed for new lots 8.03 and 8.04; 5. Minimum Aggregate Side Yard Setbacks: 40 feet is required, whereas 25 feet is proposed for new lots 8.03 and 8.04; and 6. Minimum Rear Yard Setbacks: 30 feet is required, whereas 20 feet rear yard setbacks are proposed for new lots 8.03 and 8.04. Design Waivers: 1. From the construction of curb along White Street; 2. From the construction of sidewalk along White Street; and 3. The planting of trees. The Board denied the design waivers. F. At the public hearing, the applicant, Joseph Kociuba, P.E., P.P., was sworn in and recognized as an expert in the field of engineering and his testimony was credited by the board as accurate. Based upon representations and testimony provided by the applicant and/or the applicant's professional, the board made the following findings of fact: 1. The applicant is seeking minor subdivision approval to subdivide one residential lot into two new residential lots. 2. The new residential lots will be designated as lot 8.03 and 8.04. 3. There are numerous variances requested to comply with the R-40 Residential Zone. 4. The applicant has also requested several design waivers. 5. There applicant shall provide information for the six foot wide road widening easement. 6. The existing shed which encroaches

on the property was authorized by permissive encroachment and easement agreement made on December 19, 1995 (Deed Book 5330/Page 0411). G. Members of the public were provided an opportunity to ask questions and comment upon the application; however, no one appeared to offer either comments or objection.

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

No: Mr. Sussman

- 9. SP 2104** (No Variance Requested)
Applicant: Kennedy County Line Realty, LLC
Location: Kennedy Boulevard and County Line Road
Block 141 Lots 3 & 12
Preliminary and Final Major Site Plan for an office building

Project Description

A. The applicant seeks preliminary and final major site plan approval to construct a two-story office building of 6,000 square feet with an unfinished basement and twenty-three (23) off-street parking spaces. Access to the proposed site will be provided by a proposed parking area from Kennedy Blvd East frontage, as well as access from County Line Road East frontage. B. The property consists of two lots that total .34 acres. Each lot contains a one story frame structure with asphalt driveways extending to Kennedy Boulevard East and County Line Road East, as well as concrete walkways accessing the buildings. All existing structures will be removed. The property is located in the northern portion of the Township between Kennedy Blvd East and County Line Road East, both County Highways. The majority of the surrounding property is developed and consists of residential uses. The project is located in OT, Office Transitional Zone where professional offices are a permitted use. C. The applicant proposes 23 off-street parking spaces. This zone requires one off-street parking space for every 200 square feet of office space. While the building proposes a 6,000 square foot building the leasable office space will be 4,534 square feet. All parking areas shall have five foot of solid buffer area if adjacent to a residential property. D. In conjunction with the applicant's request for site plan approval, the applicant also seeks the following variance and waivers: 1. Sign – Per 18-812A.9.b of the UDO freestanding signs shall not be closer than fifteen (15) feet to the street or property line, whereas the applicant proposed a sign with a two (2) foot setback from County Line Road after the dedication for the road widening and one (1) foot setback from Kennedy Blvd. G. At the public hearing, the applicant was represented by John Doyle, Esquire who presented the testimony of Graham MacFarlane, P.E., P.P., project engineer. Mr. MacFarlane was recognized as an expert in fields of engineering and planning and his testimony was credited by the board as accurate. Based upon the representations and testimony provided by the applicant and/or the applicant's professionals, the board made the following findings of fact: 1. The applicant is seeking variance for sign placement. 2. There will be 23 off-street parking spaces with two (2) of the spaces being accessed from County Line Road East and designated as Employee Only parking spaces. The two employee only parking spaces shall not conflict with any easements. Proposed Employee Only signs shall be erected. 3. Curb exists along the entire frontage of the property and sidewalks exists along the property's County Line Road East frontage. Sidewalk is being proposed along Kennedy Blvd East frontage and curb ramps have been proposed at the driveway crossings. H. Members of the public were provided an opportunity to ask questions and comment upon the application however; no one appeared to offer either comment or objections.

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Purvis, Mr. Banas, Mr. Sussman, Mr. Neiman

Abstain: Mr. Schmuckler, Mr. Rennert

- 10. SP 2109** (Variance Requested)
Applicant: RD Lakewood LLC
Location: Boulevard of the Americas
Block 961.01 Lots 2.02 & 2.03
Preliminary & Final Major Site Plan for a bank and a hotel

This application was carried to the April 14, 2015 meeting.

- 11. SD 2032** (Variance Requested)
Applicant: Michael Fish
Location: Maplehurst Avenue
Block 494 Lots 52 & 53
Preliminary & Final Major Subdivision to create 20 fee-simple duplex lots

This application was carried to the April 14, 2015 meeting.

7. CORRESPONDENCE

- **SP 2098** – adjustment to approved building height

The Board voted unanimously to approve the change in building height to 54.9’.

- **SP 2075AA** – addition of a pool to the previously approved change of use/site plan exemption

The Board voted unanimously to approve the administrative change to add a pool to the change of use/site plan exemption and agreed that this was not a material change to the approval.

Revised grading and drainage plans will be reviewed by the Board Engineer as appropriate.

- **SD 1728** – change to original approval from single-family units to duplex units

The Board voted unanimously to approve the administrative change to fee-simple duplexes instead of single-family units. It is understood that there will be no change to the total unit count.

Revised grading and drainage plans will be reviewed by the Board Engineer as appropriate.

- 8. PUBLIC PORTION
- 9. APPROVAL OF MINUTES
- 10. APPROVAL OF BILLS
- 11. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth, Planning Board Recording Secretary

**The audio recording did not work and the minutes presented herewith were completed to the best of our ability. If more comprehensive minutes are required, a transcript may be purchased from the court stenographer.*