

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. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

3. SWEARING IN OF PROFESSIONALS

Mr. Vogt was sworn in.

4. MEMORIALIZATION OF RESOLUTIONS

- SD 1932** (Variance Requested)
Applicant: Roger & Claudia Lebedz
Location: 220 Newport Ave
Block 496 Lot 2
Minor Subdivision to create four lots

A motion was made by Mr. Schmuckler, seconded by Mr. Franklin to approve.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Schmuckler
Abstained: Mr. Neiman, Mr. Rennert, Mr. Follman

- SD 1939** (Variance Requested)
Applicant: Brava Land, LLC
Location: Rachel Avenue
Block 463 Lot 2
Preliminary and Final Major Subdivision to create 9 duplexes

A motion was made by Mr. Schmuckler, seconded by Mr. Franklin to approve.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Schmuckler
Abstained: Mr. Neiman, Mr. Rennert, Mr. Follman

- SD 1937** (Variance Requested)
Applicant: Lakewood Investments, LLC
Location: Williams Street
Block 420 Lot 21.01, 21.02, 23 & 24

Minor Subdivision to create 7 lots

A motion was made by Mr. Schmuckler, seconded by Mr. Franklin to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Schmuckler

Abstained: Mr. Neiman, Mr. Rennert, Mr. Follman

4. **SP 2062** (No Variance Requested)
Applicant: Yeshiva Ruach Hatorah Inc
Location: Ridge Avenue
Block 189.03 Lot 35

Preliminary and Final Major Site Plan for school campus with dormitory and residential units

A motion was made by Mr. Schmuckler, seconded by Mr. Franklin to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Schmuckler

Abstained: Mr. Neiman, Mr. Rennert, Mr. Follman

5. **SD 1920** (No Variance Requested)
Applicant: School Gardens Realty
Location: 52 Holly Street
Block 243.01 Lots 6.05, 6.06, 6.07, & 12

Minor Subdivision to re-align lot lines

A motion was made by Mr. Schmuckler, seconded by Mr. Franklin to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Schmuckler

Abstained: Mr. Neiman, Mr. Rennert, Mr. Follman

5. DISCUSSION

- Update to the Land Use Element of the Master Plan

Mrs. Morris stated that the Board moved to approve and adopt the amendment to the Land Use Element of the Master Plan. The plan has been updated per the Board's comments.

Mr. Neiman said the plan should specifically include widening of Cross Street. He said it is vital to this Master Plan amendment.

Mr. Schmuckler suggested writing a letter to the Committee in addition to this plan and list specifically each recommendation the Board has made.

Mrs. Miriam Weinstein Esq. Is there representing Cheder Torah Zev. The Board granted a site plan exemption for a change of use to a school. She said the parcel is currently zoned R-40 and as per the Master Plan Amendment, was slated to remain R-40. Many of the surrounding lots have been rezoned to R-12B. She requested that this lot be including in that rezoning.

Mr. Neiman does not have a problem with it. He asked Mr. Jackson if there is any reason they can not include this lot in the zone change.

Mr. Jackson said he believes there is enough latitude within the document that the governing body could adopt that.

Mr. Wouters said the Township is aware of this additional request. They did not want to slow down the process and it is their position that the Plan adequately contemplates additional properties. They intend to include this property when they do intend to rezone this area. It will come back to the Board for further comment.

Mr. Neiman opened to the public.

Mr. Walter Lucas, 110 Newport Avenue, he did not understand why his property and his next door neighbor's property was not included in the rezoning.

Mr. Neiman said they will be included as they just discussed.

Mr. Neiman closed to the public.

A motion was made by Mr. Follman, seconded by Mr. Franklin to approve.

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

Abstained: Mr. Herzl

- Ordinance suspending 18-1019 Digital Billboards

Mr. Wouters said it has been determined that there are some issues in it that relates to State regulations. It has been decided to suspend this ordinance until those issues are resolved.

A motion was made and seconded to recommend this ordinance to the Township Committee for approval.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Rennert

- Ordinance amending and supplementing 18-903 I Service Stations and Public Garages in the ROP

Mr. Wouters said they are amending to permit automobile sales as a conditional use. It is really just a technical issue. There will be further amendments to this that will include more definitions as to requirements, locations, etc.

A motion was made and seconded to recommend this ordinance to the Township Committee for approval.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Rennert

- Ordinance amending and supplementing 18-200 B Definition of Planned Educational Campus

Mr. Wouters said this ordinance is changing the definition of the what is a Planned Educational Campus. It is tightening up the criteria in response to a couple of issues that they ran into.

A motion was made and seconded to recommend this ordinance to the Township Committee for approval.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Rennert

6. PUBLIC HEARING ITEMS

1. **SP 2057** (No Variance Requested)
Applicant: Congregation Satmar of Lakewood
Location: Kennedy Boulevard East
Block 174.11 Lot 38.02
Preliminary and Final Major Site Plan for a proposed synagogue

Mrs. Morris announced that this project is being carried to the June 10th meeting and will not be heard tonight.

A motion was made and seconded to carry this application to the June 10, 2014.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Rennert

2. **SP 2058** (Variance Requested)
Applicant: Simon Soloff
Location: 926 & 930 East County Line Road
Block 208 Lot 7 & 162
Preliminary and Final Major Site Plan for new office building

Project Description

The applicant is seeking a Preliminary and Final Major Site Plan approval. The applicant proposes to construct a new office building and parking in connection with the existing office building and appurtenances. This proposed site plan would expand the existing Entech site approved by the Zoning Board under Appeal #3786 on Lot 7 in Block 208, onto adjoining Lot 162. The project site consists of approximately 0.938 acres and includes Lots 7 and 162 in Block 208. The subject properties are located in the northern portion of the Township on the south side of East County Line Road, west of Somerset Avenue. East County Line Road is a County Highway. The highway is improved. Curb exists across the frontage of the recently constructed Entech site on Lot 7. The construction of curb along with pavement widening is proposed across the frontage of Lot 162. No sidewalk exists, and sidewalk along the County Highway is not proposed. The site is currently occupied by a professional office building (Entech) with associated parking on Lot 7 and a one-story residential structure with a stone driveway and detached garage on Lot 162. Lot 162 is "L" shaped and also contains a bituminous parking lot in the rear. Entech has removed some vinyl fence panels at the rear of Lot 7 and is currently using this bituminous parking lot on Lot 162 for overflow parking. Proposed storm water management facilities and utilities are associated with this project. The proposed drainage system for the commercial project consists of a conventional storm sewer collection system that collects storm water and directs runoff to onsite underground recharge systems. Proposed sanitary sewer and potable water for the second office building will need to be extended to existing mains in East County Line Road. Forty-nine (49) off-street parking spaces are proposed for the office use on the entire site. The subject site is located within the

R-12 Single Family Residential Zone District. The site is situated in a predominately developed area. A school site with a dwelling is situated immediately to the west, which was approved under Application SP1947. Residential uses border the site to the east and south. We have the following comments and recommendations per testimony provided at the 4/8/14 Planning Board Plan Review Meeting, and comments from our initial review letter dated March 27, 2014: 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. The Board granted the requested submission waivers. An as built plan has been submitted for Lot 7. II. Zoning 1. The site is situated within the R-12, Single Family Residential Zone District. Commercial uses on properties with frontage on Ocean County Route No. 526 in accordance with the conditions and standards of Section 18-1020 can be a Conditional Use in the Zone. In accordance with Section 18-1020B.2.h., professional and administrative offices may be permitted. Statements of fact. 2. A lot consolidation is required for the proposed project to meet the minimum frontage and lot area requirements of Section 18-1020A. A lot consolidation shall be a condition of any approvals. 3. According to our review of the Major Site Plan and the zone requirements, the following variances are required: • Minimum Side Yard Setback for the new building – Proposed side yard setback of 12.5 feet, whereas twenty-five feet (25') is required to a nonresidential use. • Minimum Side Yard Setback for the existing building – Side yard setback of eleven feet (11'), whereas fifty feet (50') is required to a residential use. The revised plan shows a side yard setback of 10.7 feet for the existing building. However, the dimensions across the property are in conflict to the lot width by 0.4 feet. The applicant's professionals must clarify the extent of the side yard setback variances required such that the Board can take action. 4. Variances shall be requested for the proposed free-standing sign. At a minimum, the setback is not being complied with. The revised plans comply with the required free-standing sign setback. Testimony must be provided as to whether any other variances are being requested for the proposed free-standing sign such that the Board can take action. 5. The following design waivers are required for the existing fenced trash enclosure (Section 18-1020E.1.): • The design of trash enclosures shall blend with the building exterior. • The size of trash enclosures shall be approved by the Department of Public Works. (The General Notes indicate private collection.) • No trash enclosure shall be located less than fifty feet (50') from the side or rear property line when the adjacent property is developed with a residential use. The Board shall take action on the design waivers required for the existing fenced trash enclosure. 6. A design waiver is required from the construction of six foot (6') wide sidewalk along the County Highway frontage (Section 18-1020E.2.a.). The Board shall take action on the design waiver required from the construction of sidewalk. It should be noted that sidewalk was constructed along the frontage of the adjoining property to the west which was approved under Application SP1947. 7. A design waiver is required from Section 18-803E.2.a., of the UDO. Non-residential development shall provide a minimum twenty-five foot (25') wide buffer area. The buffer shall be increased to fifty feet (50') where the non-residential development is adjacent to an existing single-family residential development or an area zoned for residential land uses. The Board shall take action on the design waiver required from buffer area. 8. 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. III. Review Comments A. Site Plan/Circulation/Parking 1. An as built plan has been submitted for Lot 7. The surveys show existing easements which are in conflict with the Tax Maps. Filed easement documents must be provided to determine what easements exist and what proposed easements are required. This

information can be provided with resolution compliance submission should approval be granted. 2. Even though an as built plan has been submitted for Lot 7, the Existing Conditions Plan is not accurate. Therefore, the Site Plans do not properly show the proposed work required for the development of this project. The submission of updated Outbound and Topographic Surveys should be made a condition of any approvals. 3. The Index of Sheets shown on the Title Sheet must be coordinated with the plan set. Corrections, as well as drawing scale corrections, can be provided with resolution compliance submission should approval be granted. 4. The General Notes require editing. The applicant's engineer should review the General Notes with our office prior to submitting for resolution compliance if approval is granted. 5. The distance from the center of the proposed property to the center line intersection of Somerset Avenue shall be added to the Zone Schedule for resolution compliance submission should approval be granted. 6. The Zone Schedule shall include side yard setbacks for both nonresidential and residential use. The required side yard setback to a nonresidential use shall be twenty-five feet (25'). The required side yard setback to a residential use shall be fifty feet (50'). Testimony shall be provided as to the correct proposed side yard setbacks. The Zone Schedule can be corrected with resolution compliance submission should approval be granted. 7. The largest individual commercial use shall be added to the Zone Schedule to insure Section 18-1020D.7., of the ordinance is complied with. Since the buildings are not very large, the project should comply. Therefore, this information can be added to the Zone Schedule for resolution compliance submission if approval is granted. 8. Testimony should be provided on the proposed uses for the commercial site plan to insure compliance with Section 18-1020B., of the ordinance. Testimony shall be provided. The General Notes propose the construction of a commercial building. The Site Plan Sheet proposes an office building. 9. Curb and sidewalk is required across the entire project frontage unless waivers are granted. Proposed curb and sidewalk locations along East County Line Road will be dictated by the County of Ocean. Limits of proposed Township and County curb should be identified. Statements of fact. 10. Existing Sight Triangle Easements to the County of Ocean on Lots 7 and 163 should be extended and proposed through Lot 162. Any sight triangle easement requirements will be dictated by the County of Ocean, not the Township. Proposed bearings, distances, and areas shall be completed and will be reviewed by the County. 11. Shade Tree and Utility Easements shall be shown along the road frontage. All existing and proposed easements shall be completed with bearings, distances, and areas provided on an individual lot basis. The 46.50 foot dimension shall be corrected to fifty feet (50') for the proposed Shade Tree and Utility Easement across Lot 162. A proposed area shall also be provided. The status of the Shade Tree and Utility Easement across Lot 7 shall be provided. Shade Tree and Utility Easements shall be finalized with resolution compliance submission should approval be granted. 12. Proposed setback lines shall be added to the drawings. Based on the adjoining uses, the side yard setback line adjacent Lot 8 should be fifty feet (50') and the side yard setback line adjacent Lot 163 should be twenty-five feet (25'). These corrections can be provided with resolution compliance submission should approval be granted. 13. Surveys and an updated Existing Conditions Plan are required for the Layout Plan dimensions to be completed. Layout Plan dimensions can be completed for resolution compliance submission should approval be granted. 14. Dimensions shall be completed for the proposed building. A proposed exterior stairway is missing from the rear of the building which could impact the site design. Some proposed building dimensions require corrections. The missing proposed exterior stairway could impact the eighteen (18) space parking row design. Corrections can be provided with resolution compliance submission should approval be granted. 15. Forty-nine (49) off-street parking spaces have been proposed on the site plan. Of these, two (2) of the spaces have been proposed as ADA accessible. Curb ramps shall be shown for accessible route compliance. The Existing conditions Plan and Site

Plan show the existing parking space in front of the trash enclosure to be eliminated. Furthermore, the existing ADA space and aisle in the four (4) space row have not been shown. All off-street parking and curb ramps can be clarified for resolution compliance submission should approval be granted. 16. Accurate existing and proposed building square footage must be provided to confirm the off-street parking requirements. This information can be provided with resolution compliance submission should approval be granted. 17. No proposed loading or delivery zones are shown on the site plan. Testimony on site operations should be provided. Testimony shall be provided on site operations as vehicles frequently park next to the existing building access.

B. Architectural

1. A preliminary architectural drawing has been provided for the new commercial building. Based on the elevations provided, the proposed building will not exceed a height of thirty-five feet (35'). Therefore, the allowable thirty-five foot (35') maximum building height is not violated. We recommend that color renderings be provided for the Board's review for the Public Hearing. Final architectural drawings shall be provided with resolution compliance submission should approval be granted.
2. An unfinished basement is proposed for the commercial building with interior access from stairwells. The proposed basement floor will be eleven feet, two inches (11'-2") below the first floor level and nine feet (9') below finished grade. Seasonal high water table information shall be provided to substantiate the propose basement floor elevation. Based on the Soil Boring Log provided we note the seasonal high water table depth is only forty inches (40"). The applicant's engineer shall confirm.
3. The proposed first floor of the commercial building is broken up into two (2) suites with a main hall separating the spaces. Statement of fact.
4. The proposed second floor of the commercial building consists of a large work area with two (2) offices and a conference room. Statement of fact.
5. ADA accessibility should be addressed. It appears only the first floor is accessible. Testimony on ADA accessibility should be provided.
6. We recommend that locations of HVAC equipment be shown. Said equipment should be adequately screened. The location and screening of HVAC equipment can be provided with resolution compliance submission should approval be granted.
7. Proposed utility connections are shown on the site plan. Testimony should be provided as to whether the proposed commercial building will have a sprinkler system. Testimony should be provided on fire safety.

C. Grading

1. Grading is provided on a Grading Plan which is Sheet 4 of 6. The design cannot be evaluated until topographic surveys of both lots are provided and the Existing Conditions Plan and base map updated. The proposed design will be evaluated with resolution compliance submission should approval be granted.
2. Limits of work will need to be better defined to review the proposed grading. Updated surveys should be provided such that the limits of work can be better defined for resolution compliance submission if approval is granted.
3. Proposed elevations must be provided at control points, such as building access points, landings, and corners, as well as high points and low points. This information can be provided for review with resolution compliance submission if approval is granted.
4. Off road profiles are required for the existing and proposed storm drainage systems. Off road profiles have been provided. Corrections can be provided with resolution compliance submission should approval be granted.
5. A detailed review of the grading can be completed during compliance submission; if/when this site plan is approved. Statement of fact.

D. Storm Water Management

1. A proposed storm sewer collection system has been designed to collect and convey storm water runoff to underground recharge systems on the commercial property. These designs will require approval from Ocean County. The plans must address ownership and maintenance responsibilities. The Storm Water Management Report indicates that ownership and maintenance responsibilities will be the property owner. This information can be added to the plans for resolution compliance submission should approval be granted.
2. Our review of the project indicates it will be classified as Major Development since more than a quarter acre of impervious surface will be added. As

a result, the project must meet water quality and water quantity reduction rate requirements. The Storm Water Management Report needs to address the use of eight inches per hour (8 in/hr) for the infiltration rates of the soils beneath the storm water management systems in order to provide the proper factor of safety. A permeability rate of 14.8 in/hr has been provided and the Storm Water Management Report has been revised to provide the proper factor of safety using an infiltration rate of 7.4 in/hr. A final review of Storm Water Management will take place after resolution compliance submission should approval be granted. 3. Soil boring locations must be shown within the proposed project to confirm the seasonal high water table depth. The Soil Boring provided indicates the seasonal high water table depth is not sufficient. This matter shall be addressed with resolution compliance submission should approval be granted. 4. Drainage Area Maps must be provided for our review of the Storm Water Management Report and Design. Corrected Drainage Area Maps can be provided with resolution compliance submission should approval be granted. 5. The Storm Water Management Report and Design will be reviewed in detail after revisions to the project are made. Final storm water management shall be reviewed in detail with resolution compliance submission should approval be granted. 6. A separate Storm Water Management Operation & Maintenance Manual shall be submitted for the commercial site per the NJ Storm Water Rule (NJAC 7:8) and Township Code. The Manual will be reviewed in detail after the storm water management design is found to be acceptable. Statements of fact. E. Landscaping 1. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. The site will be cleared as necessary for the construction of the project. Compensatory plantings shall be addressed with the Tree Protection Management Plan. The Shade Tree Commission recommended the following revisions which can be provided with resolution compliance submission should approval be granted: a. Change the four (4) Red Oaks on the west side to Red Maple Armstrong. b. Change the two (2) Red Maples on the south side to Crape Myrtle. c. Change the three (3) Red Oaks on the east side to Hedge Maple. d. Change the Chanticleer Pear to Common Hornbeam. The Board should provide landscaping recommendations (if any). 2. Landscaping shall be reviewed in detail after compliance submission should site plan approval be granted. Statement of fact. F. Lighting 1. The Plan proposes two (2) wall mounted two hundred fifty watt (250W) metal halide fixtures mounted twenty feet (20') high on the west side of the new building. Five (5) pole mounted two hundred fifty watt (250W) metal halide fixtures mounted twenty feet (20') high are proposed for the expanded parking lot on the commercial site. Existing wall mounted and pole mounted fixtures from the original Entech site are also shown. Statements of fact. 2. A point to point diagram is required to verify the adequacy of the lighting design. The parking lot lighting shall be designed with a minimum intensity of 0.5 foot-candles, an average intensity of 1.0 foot-candles, and a uniformity ratio not exceeding 15:1. The point to point diagram shall be condition of any approvals. 3. Lighting should be provided to the satisfaction of the Board. The Board should provide lighting recommendations (if any). 4. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. Statement of fact. G. Utilities 1. Testimony should be provided regarding other proposed utilities. The General Notes indicate all other utilities shall remain. H. Signage 1. A proposed project sign is indicated for the commercial property. The proposed sign is only located ten feet (10') from the front property line, whereas the required minimum setback is fifteen feet (15') from the right-of-way. No construction detail for the proposed signage is provided within the current design submission. The proposed sign is noted to be seventy-five square feet (75 SF) and twenty feet (20') high. Zoning information is required for the proposed sign to determine what relief by the Board must be approved as part of the application. The location of the proposed project sign has been moved to comply with the setback of fifteen feet (15'). Zoning information is still required to

determine whether any relief by the Board must be approved as part of this application. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is currently occupied by the Entech office building on Lot 7 and an existing one-story residential structure with detached garage on Lot 162. The site is bounded by East County Line Road to the north, residential properties to the east and south, and a new school approved under Application SP1947 to the west. Statements of fact. 2. Environmental Impact Statement A Limited Environmental Impact Statement (EIS) has been prepared for the project. The document shall be updated to satisfy Section 18-820 of the UDO. An updated document can be provided with resolution compliance submission should approval be granted. 3. Tree Management A Tree Protection Management Plan has been submitted. The plan shall be completed in accordance with current ordinance Chapter XIX, Protection of Trees. The Tree Protection Management Plan will be reviewed with resolution compliance submission should approval be granted. J. Construction Details 1. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. Statement of fact. 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. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Vogt stated they had originally identified variances required for minimum side yard setback for the new and existing building. The revised plans show a side yard setback of 10.7 ft. Variances are also shown for a free-standing sign, however, that has been revised. He does not believe the applicant requires sign variances any longer. He said the variances are now limited to side yard setback. Design waivers are being requested with respect to the trash enclosures being compatible with the building exterior.

Mr. Samuel Brown, Esq., on behalf of the applicant, stated that some of the variances asked for in terms of relief is to accommodate better circulation and parking in between the buildings and the rear. This is an expansion of an existing site which is already in use as an office building. This does add square footage but it also adds significant parking and circulations. They show 49 parking spaces where 43 spaces are required. If anything, this is an enhancement to what currently exists while at the same adding additional office space.

Mr. Flannery, P.E., P.P., was sworn in. The applicant is proposing an additional building and consolidating two properties. This is a site that the Zoning Board approved. They are asking for minimal relief. There is a side yard setback variance to the existing building to the east which the Zoning Board has already approved at 10.7 ft. They are asking for a side yard setback to the west side to the new building of 12.5 ft where 25 ft is required. That side backs up to a shul, not a residential property. The trash is a fenced in enclosure behind the building. That was approved by the Zoning Board. It has been working well so the applicant would like to keep it that way.

Mr. Joe Kociuba, P.E., P.P. was sworn in.

Mr. Neiman opened to the public.

Ms. Noreen Gill, 192 Coventry Drive, was sworn in. She made a comment about the parking.

Mr. Chezy Schonfeld, 14 Cabinfield Circle, was sworn in. He lives right behind the property. He is for the application because it will alleviate the parking congestion.

Mr. Neiman closed to the public.

A motion was made by Mr. Follman, seconded by Mr. Herzl to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Rennert

- 3. SP 2061** (Variance Requested)
Applicant: Congregation of Chestnut, Inc
Location: Chestnut Street
Block 1051.07 Lot 51
Preliminary and Final Major Site Plan for addition to existing synagogue

Project Description

The applicant is seeking Preliminary and Final Site Plan approval for the construction of an addition to the existing one-story residential dwelling for a proposed synagogue along with site improvements, on the subject premises. The project site consists of Lot 51 in Block 1051.07, situated in the R-12 Zone. The site is in the southern portion of the Township, on the northeast corner of Chestnut Street and Tiffany Lane. Chestnut Street is an improved County Highway with a sixty-six foot (66') right-of-way and a forty foot (40') pavement width. The road is in fair condition with existing curb and sidewalk across the project frontage, also in fair condition. Tiffany Lane is an improved municipal roadway in fair condition with a fifty foot (50') right-of-way and a thirty-two foot (32') pavement width. Curb and sidewalk in fair condition exist along this project frontage. Sanitary sewer and potable water are available and currently serve the existing lot. According to the site plan and our site investigation, the property is within a residential area. Lot 51 is a corner property and contains the existing one-story dwelling for which an addition is proposed in order to create the place of worship use. The adjacent properties contain residential uses. Per our site investigation, the site is within a depression. There are some existing trees on the site which have not been located. Site access to the synagogue is proposed via two (2) access driveways, one (1) access driveway from each street, and a parking area. These proposed driveways and the parking area will service twenty-eight (28) off-street parking spaces, where two (2) of the proposed off-street parking spaces would be van accessible handicap. The proposed standard off-street parking space size appears to be 9' X 18'. Proposed driveway and aisle widths are both twenty-four feet (24') wide. Proposed storm water management facilities have been included on the Site Plan. Other site improvements proposed for the project include landscaping and lighting. We have the following comments and recommendations per testimony provided at the 4/8/14 Planning Board Plan Review Meeting, and comments from our initial review letter dated April 1, 2014: 1. Waivers A. The following submission waivers have been requested: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours within 200 feet of the site boundaries. 3. B10 - Man-made features within 200 feet of the site. 4. C13 - Environmental Impact Statement. 5. C14 - Tree Protection Management Plan. We can support the B-Site Features waivers provided a current signed and sealed outbound and topographic survey is submitted prior to scheduling a Public Hearing. The Board granted the B-Site Features submission waivers. Accordingly, a current signed and sealed outbound and topographic survey has been provided with a resubmission of

documents for the Public Hearing. We support the waiving of an Environmental Impact Statement due to the developed nature of the site. The Board waived an Environmental Impact Statement. The applicant will be required to comply with the Township Tree Protection Ordinance as a conditional of Board approval (if/when granted). A Tree Protection Management Plan will be required as a condition of approval. II. Zoning 1. The parcel is located in the R-12 Zone. Places of worship are a permitted use in this zone. Places of worship are subject to the provisions of Section 18-905 of the UDO. Statements of fact. 2. No variances have been requested. Statement of fact. 3. Depending on the future status of the existing shed, setback variances may be required for accessory structures. Should the existing shed remain, a rear yard setback variance will be required for an accessory structure. The existing shed is only 2.2 feet from the rear property line, whereas a rear setback of ten feet (10') is required. Testimony must be provided on the future status of the existing shed such that the Board can take action on any required variance. 4. A waiver from the Buffer Requirements Section 18-905B., of the UDO has been requested. A twenty foot (20') buffer is required from a residential use or district. For properties adjacent to residential properties, if the site leaves a twenty foot (20') undisturbed area than there are no requirements for buffering. However, if the twenty foot (20') buffer is invaded or disturbed then the following requirements shall be put in place along the invaded area: • A required buffer shall be landscaped with trees, shrubs, and other suitable plantings for beautification and screening. Natural vegetation should be retained to the maximum degree possible. On those sites where no vegetation is present or existing vegetation is inadequate to provide screening, the applicant shall suitably grade and plant the required buffer area, such that this planting shall provide an adequate screen of at least six feet (6') in height so as to continually restrict the view. A minimum on-center distance between plantings shall be such that upon maturity the buffer will create a solid screen. The buffer may be supplemented with a fence of solid material where necessary. The Board shall take action on the required buffer waiver. III. Review Comments A. Site Plan/Circulation/Parking 1. Twenty-eight (28) off-street parking spaces are proposed for the synagogue, including two (2) van accessible handicap spaces. The number of off-street parking spaces required is seventeen (17) based on a main sanctuary area of 2,354 square feet. The applicant's professionals shall confirm that no catering is proposed, since that use impacts the off-street parking requirements. The applicant's engineer indicates that testimony will be provided at the public hearing. 2. A vertical bench mark must be provided. Based on the revised survey, the bench mark elevation should be 101.41. The correction can be provided with resolution compliance submission should approval be granted. 3. The General Notes require editing. The applicant's engineer should review the General Notes with our office prior to submitting for resolution compliance should approval be granted. 4. We recommend the proposed parking lot be moved as far north as possible on the site to maximize the distance from Chestnut Street. In this manner, the distance of the proposed access driveway on Tiffany Lane would be maximized from the Chestnut Street intersection for safety purposes. We acknowledge that the distance the proposed parking lot can be moved is minimal. However, a few feet would still be beneficial. The applicant's engineer indicates that testimony will be provided at the Public Hearing. 5. The plan must be revised clarifying existing improvements to remain and to be removed. The future statuses of some of the existing improvements have been added to the plans. This information must still be completed. The existing stockade fence to remain adjacent neighboring Lot 2 is in poor condition. We recommend replacement for resolution compliance submission should approval be granted. 6. The proposed setback lines shall be dimensioned on the site plan. The proposed ten foot (10') rear setback line can be corrected to a side setback line with resolution compliance submission should approval be granted. 7. Existing dimensions shall be provided on at least the portion of the building to remain. Proposed building dimensions shall be checked

and corrected as necessary. All existing and proposed building access points must be shown. The correct proposed building dimensions have been added to the plans. Proposed walkways should be considered to the building access points. The existing building dimensions on the portion of the building to remain and the locations of building access points can be finalized with resolution compliance submission should approval be granted. 8. As noted previously, synagogue site access is proposed via driveways that intersect Chestnut Street and Tiffany Lane. The proposed curb locations for the parking area must be dimensioned from the property lines. Proposed dimensioning should be completed throughout the site. Proposed dimensions have been added. Proposed dimensioning and curb radii can be completed for resolution compliance submission if approval is granted. 9. As depicted on the site plan, sidewalk is to be replaced in the vicinity of the proposed driveway crossings. Proposed sidewalk is also shown connecting the parking area to the building. Proposed sidewalk should be considered between the building and Tiffany Lane. This can be added for resolution compliance submission should approval be granted. 10. Curb ramps shall be proposed onsite where necessary. The existing sidewalk and curb ramp at the intersection have not been shown correctly. Detectable warning surface must be proposed for the curb ramp at the intersection. The proposed curb ramp for the ADA aisle and the detectable warning surface at the intersection can be added to the Site Plan sheet for resolution compliance submission should approval be granted. 11. The General Notes indicate that solid waste and recycling to be collected by the Township. A proposed refuse area has not been shown for the synagogue. In addition, a refuse/recyclable storage area detail has not been provided. A proposed refuse area and detail has been added. Proposed sidewalk connecting to the street can be added for resolution compliance submission should approval be granted. 12. Curbing has been proposed along Chestnut Street and Tiffany Lane where new driveways are to be constructed. Curbing shall also be proposed where existing driveways are to be removed. Curbing has also been proposed for the interior of the parking area. Curb replacement has been proposed where driveways are to be removed. The limits of replacement can be shown for resolution compliance submission should approval be granted. 13. Proposed Sight Triangle Easements have been depicted at the access driveways. A proposed Sight Triangle Easement shall be added to intersection. Sight Triangle Easements associated with Chestnut Street will be dictated by the County and dedicated to the County. The proposed easement along Tiffany Lane will be dedicated to the Township. A description and deed of easement for the Township Sight Triangle Easement shall be provided to the board attorney and engineer for review. Waivers from the standard County Sight Triangle Easements must be requested from the County. 14. A Shade Tree and Utility Easement has been proposed for the project. Proposed survey data must be provided. A description and deed of easement shall be provided to the board attorney and engineer for review. Proposed survey data, description, and deed of easement can be provided with resolution compliance submission should approval be granted. B. Architectural 1. Only a preliminary floor plan has been provided for the proposed building addition. A mezzanine is included with the floor plan. Elevations are required to confirm the proposed building addition does not exceed the allowable height of thirty-five feet (35'). The applicant's engineer indicates that architectural drawings are being finalized. 2. The existing and proposed building layout and square footage must be checked and coordinated with the site plan. The applicant's engineer indicates that architectural drawings are being finalized. 3. ADA accessibility will be provided to the first floor. Testimony should be provided on ADA accessibility. 4. Testimony should be provided as to whether the synagogue will have a sprinkler system. The site plan notes the proposed addition intends to use the existing sanitary sewer and potable water services. Testimony shall be provided on fire protection. 5. Testimony should be provided as to where HVAC equipment is proposed for the building and how the equipment will be adequately screened. The applicant's engineer indicates that

testimony will be provided. 6. The roof drainage of the existing and proposed building must be coordinated with the site plan. The applicant's engineer indicates that architectural drawings are being finalized. 7. We recommend that renderings be provided for the Board's review and use at the public hearing, consistent with the building footprint as depicted on the site plans. The applicant's engineer indicates that architectural drawings are being finalized. C. Grading 1. A dedicated grading plan has been provided and cannot be reviewed until a topographic survey has been submitted. A revised survey has been provided and we have reviewed the Grading Plan. We offer the following comments which can be addressed with resolution compliance submission should approval be granted: a. Architectural elevations will be required to complete any review. b. Proposed curb elevations should be added at all curb returns. c. Proposed high points should be added. d. Proposed elevations should be provided at all building access points. e. Proposed elevations should be provided at the corners of ADA parking to check compliance. f. Proposed elevations should be provided along ADA accessible routes to check compliance. 2. A soil log shall be provided to justify the proposed basement depth. The proposed basement floor elevation has been shown to be ten feet (10') below the first floor elevation. The soil log provided indicates seasonal high water table to be less than five feet (5') deep. Therefore, design revisions will be required with resolution compliance submission should approval be granted. 3. A review of the grading plan will be performed when a topographic survey and revised plans have been submitted. Final grading can be reviewed after resolution compliance submission should approval be granted. D. Storm Water Management 1. Proposed storm water management facilities have been provided. A proposed underground recharge trench has been provided consisting of one hundred forty-five feet (145') of twin eighteen inch (18") perforated polyethylene corrugated pipe encased in a five foot (5') wide by two and a half foot (2.5') high stone trench. Statements of fact. 2. The project appears to increase impervious surface by over a quarter of an acre. Therefore, the proposed storm water management facilities shall be designed to handle the requirements for Major Development. A Storm Water Management Report and Drainage Area Maps shall be provided with a revised submission. Based on the revised survey provided, the applicant's engineer indicates that design revisions are being considered. Revised Storm Water Management Design and Calculations can be provided with resolution compliance submission should approval be granted. 3. We recommend the proposed spacing between the twin pipes be decreased in order to fit within the walls of Type B Inlets. Based on the soil log and permeability test provided, the applicant's engineer indicates that design revisions are being considered. 4. Storm water management will be reviewed in detail with a revised submission. Final storm water management shall be reviewed in detail with resolution compliance submission should approval be granted. E. Landscaping 1. The final landscape design is subject to review and approval by the Board and should conform to recommendations (if any) from the Shade Tree Commission as practicable. The revised landscape plan proposes nine (9) Japanese Holly and twenty-four (24) Anthony Waterer Spireas for foundation plantings. The revised plan should be forwarded to the Shade Tree Commission for review. The Board should provide landscaping recommendations (if any). 2. Landscaping shall be reviewed in detail during compliance should site plan approval be granted. Statement of fact. F. Lighting 1. A dedicated Lighting Plan is provided with the submission; proposed lighting is depicted on Sheet 3 of the plans. Proposed lighting consists of three (3) two hundred fifty watt (250W) pole mounted fixtures sixteen feet (16') high for the parking area in front of the building. Statements of fact. 2. A point to point diagram will be required for the parking area. The applicant's engineer indicates that a point to point diagram will be prepared for resolution compliance submission should approval be granted. 3. Lighting should be provided to the satisfaction of the Board. The Board should provide lighting recommendations (if any). 4. The final lighting design shall be reviewed during compliance review, if/when Board

approval is granted. Statement of fact. G. Utilities 1. The existing site is served by public water and sewer from New Jersey American Water Company since the project is within their franchise area. Based on the Site Plans it is intended that the existing sewer and water services will be reused for the addition. Statements of fact. H. Signage 1. No site identification or building signage information is provided. A full signage package for free-standing and building-mounted signs identified on the site plans (requiring relief by the Board) must be provided for review and approval as part of the site plan application. No proposed site identification or building signage has been provided. I. Environmental 1. Site Description To assess the site for environmental concerns, a natural resources search of the property and surroundings was completed 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. Testimony should be provided on any known areas of environmental concern. 2. Tree Management Plan As indicated previously, a Tree Management Plan must be provided. The applicant must comply with the Tree Protection ordinance requirements as a condition of Board approval (if/when granted). The applicant's engineer indicates that a Tree Management Plan will be forwarded separately. J. Construction Details 1. Final review of construction details will take place during compliance (if/when approval is granted). Statement of fact. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement (if required, 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.

Mr. Vogt stated there are no variances that they are aware of, however, there is an existing shed which if not relocated would require a variance. Relief is sought from the perimeter buffer requirement.

Mrs. Miriam Weinstein, Esq. On behalf of the applicant stated this is an application to expand the existing structure to be utilized as a synagogue to accommodate the needs of the growing population. The Chestnut neighborhood has seen tremendous growth in the last few years so there is demand for a synagogue in this neighborhood. No variances are being requested. The existing shed will be removed. There are no plans for a catering facility or hall to be used on Shabbos. Any party that is held on Shabbos is held in the sanctuary itself.

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

Mr. Neiman is not familiar with this shul. He asked if there is currently a parking issue.

Mr. Lines said there are currently two driveways with some paved parking. It is not striped or anything. With this application, they will provide additional parking with a striped parking lot. There will be 28 parking spots.

Mr. Schmuckler said he is familiar with this shul and right now there is haphazardly parking. This will alleviate that.

Mr. Lines said there are currently six foot high fences along both property lines so they are requesting a waiver from the perimeter buffer requirements.

Mr. Schmuckler said there is a lot of room on the property wherein they could add a gravel area for overflow parking.

Mr. Vogt said a waiver would have to be granted for the gravel parking lot.

Mr. Lines said there was a recommendation in the review letter to move the proposed parking lot as far north as possible to maximize the distance from Chestnut Street. They would like to keep it the way it is.

Mr. Vogt is fine with that.

Mr. Lines said there is a comment in the review letter about fence on lot 2 being in disrepair. That fence is the neighbor's. He also asked that item A-9 in the review letter not be a condition of approval.

Mr. Vogt stated it is a recommendation to add interior sidewalk on the site.

Mr. Follman said when existing the building you step right on to the grass.

Mr. Schmuckler suggested putting pavers there.

Mr. Lines said that is fine. They just don't want to connect it to the street. They will be adding a new entrance in the front with sidewalk anyway.

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

The Board, with the exception of Mr. Franklin, voted to approve the waiver for a gravel lot used strictly for overflow parking.

A motion was made by Mr. Herzl, seconded by Mr. Follman to approve.

Affirmative: Mr. Herzl, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Rennert

Mr. Franklin: No

- 4. SD 1942** (Variance Requested)
Applicant: Aaron Finkelstein
Location: 121 East 7th Street
Block 231 Lot 33
Minor Subdivision to create two fee-simple duplex lots

Project Description

The applicant seeks minor subdivision approval for the subdivision of one (1) existing residential lot into two (2) residential lots for a zero lot line duplex. The project involves an existing 10,453.54 square foot (0.24 acre) property comprised of one (1) lot known as Lot 33 in Block 231. The proposed properties are designated as new Lots 33.01 and 33.02 on the subdivision plan. Existing Lot 33 is an irregular corner parcel containing a frame dwelling and detached garage. The subdivision plan indicates all existing structures would be removed. A duplex is proposed for new Lots 33.01 and 33.02. Public water and sewer is available. Curb and sidewalk exists along the frontage of the entire property. The site is situated in the northern

portion of the Township on the northeast corner of Park Avenue and East Seventh Street. Both streets are fully improved Township Roads in fair condition. Park Avenue has a fifty foot (50') right-of-way and East Seventh Street has a sixty foot (60') right-of-way. Proposed Lots 33.01 and 33.02 would become zero lot line properties for the proposed duplex, with main frontage on East Seventh Street. The zero lot line properties would have a combined area of just over ten thousand square feet (10,000 SF). The site is relatively flat and contains a few large trees. Sanitary sewer exists under the centerline of the roads. Potable water is readily available under the north side of East Seventh Street. Overhead electric is located on the north side of East Seventh Street. The surrounding lots are predominately residential uses. The lots are situated within the R-7.5 Single Family Residential Zone. Variances are required for the proposed subdivision. We have the following comments and recommendations: I. Zoning 1. The parcel is 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. 2. A Front Yard Setback variance is required for proposed Lot 33.01. A front yard setback of 15.85 feet is proposed to Park Avenue. A twenty-five foot (25') front yard setback is required. 3. A Side Yard Setback variance is required for proposed Lot 33.02. A side yard setback of five feet (5') is proposed. A seven foot (7') side yard setback is required. 4. 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. We have reviewed the Outbound & Topographic Survey Plan provided and the following revisions are required: a. Provide an area for Lot 33. b. Complete the existing improvements such as wood fencing, decking, gates, and a shed. c. Add the existing signs and poles within the right-of-ways of the frontages. d. Correct the location of the existing inlet in the Park Avenue right-of-way. The inlet is closer to the intersection within the north edge of the sidewalk. e. Locate the large trees for future compliance with the Township Tree Ordinance. 2. The existing fencing is encroaching into the right-of-ways. However, this existing fencing is being removed. 3. Our site investigation noted the existing driveway along the Park Avenue frontage is providing vehicular access to an off-street parking area on neighboring Lot 32. The approval of this subdivision will eliminate this access. Testimony must be provided. 4. Zones and Zone Boundary Lines shall be added to the Map. 5. Proposed monuments should be provided for all outbound corners. 6. The Legend shall be revised to "monument to be set". 7. The date on the Surveyor's Certification shall be revised to 2/26/14. The certification has not been signed since the monuments are not in place. 8. According to the architectural plan, the 51.42 foot building dimension shall be corrected to 52.42 feet. 9. A 30' X 30' Sight Triangle Easement to Lakewood Township is proposed at the intersection of Park Avenue and East Seventh Street. 10. Four (4) off-street parking spaces will be provided per unit. The architectural plan provided indicates that the units will contain five (5) bedrooms with unfinished basements. Therefore, four (4) off-street parking spaces per unit will be required. Four (4) off-street parking spaces for the proposed unit on new Lot 33.01 will be side by side perpendicular spaces to East Seventh Street. The four (4) off-street parking spaces for the proposed unit on new Lot 33.02 will be split, with two (2) each located along East Seventh Street and Park Avenue. Parking should be provided to the satisfaction of the Board. 11. Since a basement is already proposed for the duplex, seasonal high water table information must be provided. The General Notes indicate that seasonal high water table information will be provided with plot plan submittal. 12. 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. 13. Public water and sewer is available to the project site. The project will be serviced by New Jersey American Water Company, since the site is within their franchise area. 14. Six foot (6')

wide shade tree and utility easements dedicated to the Township are proposed along the property frontages of new Lots 33.01 and 33.02. The proposed easement information and areas are shown on an individual lot basis. 15. A Tree List proposes seven (7) "October Glory Maple" street trees. The locations of the proposed shade trees are shown on the Improvement Plan. 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 a few large existing trees on-site. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review. 16. The Improvement Plan shall be revised to replace curb and sidewalk at all old and new driveway locations along the property frontage of new Lots 33.01 and 33.02. Detectable warning surface shall be proposed at the intersection. A note on the plans indicates that any existing sidewalk and curb shall be replaced at the direction of the Township Engineer. 17. Testimony is required on the disposition of storm water from the development. The project is too small to qualify as major development. At a minimum, dry wells will be required for storm water management and shall be provided when plot plans are submitted. 18. The existing contour lines on the Improvement Plan do not coordinate with the existing elevations shown on the Survey. Corrections are required, and proposed grading must be indicated on the Improvement Plan. 19. Should proposed utility connections disturb more than twenty percent (20%) of the road length along a site frontage, an overlay would be required. 20. 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. 21. Compliance with the Map Filing Law is required. 22. Construction details should be revised on the Improvement Plan in accordance with the conditions of any approvals. 23. 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 Tree Ordinance (as applicable); b. Ocean County Planning Board; c. Ocean County Soil Conservation District; and d. All other required outside agency approvals.

Mr. Vogt stated that variances are requested for front yard and side yard setbacks.

Mrs. Miriam Weinstein, Esq. On behalf of the applicant, stated this application is for a subdivision to create two zero lot line lots upon which a duplex will be constructed. The side yard setback of 5 ft on each side where 7 ft is required. The front yard setback requested is 15.85 ft where 25 ft is required. This is a corner lot so it has two front yard setbacks.

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

Mr. Neiman asked if this affects the site triangle.

Mr. Lines said no. Because of the unique shape of the lot, the site triangle is another 15 ft away from the house. They are keeping the house well back in order to not create any issues with the site triangle.

Mr. Neiman asked about the parking.

Mr. Lines said there will be 4 spots for each unit for a total of 8 spots.

Mr. Neiman said to make sure everything is off-street because there is no parking in that area.

Mr. Neiman asked where the cars will be pulling out.

Mr. Lines said most of the cars will back out onto 7th Street.

Mrs. Weinstein pointed out that there is a four way stop sign at that corner.

Mr. Vogt stated that they did receive recommendations from the Shade Tree Commission. They recommended the substitution of 4 willow oaks for 4 red maples on Park Avenue, recommend the substitution of 2 hackberry for 2 red maple on East 7th Street and foundation plantings on the new portion of the building.

Mr. Lines said they agree with that. Mr. Lines said the adjacent property to the east is currently using their driveway to get out to Park Avenue. They have a driveway of their own and there is no easement recorded in order for them to cross the property. They will be removing that access.

Mrs. Weinstein said that property owner is aware of this.

Mr. Lines said there are there are 3 existing houses on Park Avenue that are less than the 15 ft front yard setback so it is in keeping with the neighborhood.

Mr. Neiman opened to the public.

Mr. Raphael Neuman, 706 Park Avenue, was sworn in. He is concerned about the parking on Park Avenue.

Mr. Lines explained the parking situation to him.

Mr. Neiman closed to the public.

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

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Rennert

7. CORRESPONDENCE

- **SD 1564** – Major Subdivision amended approval request for re-aligned roadway

Mrs. Morris announced this application will be carried to a further date. Notices are required.

- **SD 1944** – Block 417, Lots 1, 2, & 22 - subdivision of Lakewood Township owned property (near Henry Street)

This is a courtesy review minor subdivision for the Township of Lakewood.

Mr. Neiman opened to the public.

Ms. Joyce Blay asked that this application be explained in further detail.

The Township Committee adopted an ordinance following a public hearing which authorizes the minor subdivision of Block 417 Lot 22 in order to split it into two parcels, with the subdividing line located at the eastern edge of Lot 2. The Township could then transfer title to the owner of Lots 1 and 2 after the subdivision of Lot 22 is perfected. In order to complete the sale, the Planning Board needs to approve the minor subdivision so the deed can be recorded in the County Clerk's office.

Mr. Neiman closed to the public.

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

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Rennert

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