

I. CERTIFICATION OF COMPLIANCE

Mr. Kielt called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Mr. Kielt 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. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

3. SWEARING IN OF PROFESSIONALS

Mr. Vogt was sworn in.

4. PLAN REVIEW ITEMS

- SP 1973** (No Variance Requested)
Applicant: Meon HaTorah Rabbinical College
Location: Oak Street, west of Vine Avenue
Block 1012 Lot 1.02
Block 1017 Lot 1
Block 1024 Lot 2

Preliminary & Final Site Plan for proposed school (Phase One) & Preliminary & Final approval for planned educational campus & housing (Phase Two)

Project Description

The applicant is seeking Preliminary and Final Major Site Plan approval. This site plan is for constructing a rabbinical college of a school and residences with support recreational and parking facilities in conformance with R-12 and Planned Educational Campus Zoning. The proposed project will be phased with a total of six (6) phases proposed. The first phase will consist of a three-story K-8 elementary school, a three-story yeshiva college/high school, and two (2) dormitory buildings. The proposed project design is based on the portion of Halsey Street east of Clyde Avenue being vacated. The fifty foot (50') wide by three hundred fifty foot (350') length of Halsey Street would be added to the site. Township Committee approval will be required for the street vacation. Halsey Street is an unimproved street. The project is also surrounded by a number of unimproved streets. These streets would be improved as part of the site plan project. The site plan indicates one hundred two (102) off-street parking spaces will be required for residential parking and eighty-five (85) off-street parking spaces for school parking.

This is based on one (1) off-street parking space required for each dwelling unit and one (1) off-street parking space required for each room containing a classroom, tutor room, library, meeting room, or office. Therefore, according to the site plan, the total off-street parking required for the project is one hundred eighty-seven (187) spaces. We count the proposed parking lots in Phase 1 provide for ninety-three (93) off-street spaces. The proposed parking for the residential units in the subsequent phases contains one hundred two (102) off-street spaces. Therefore, the total proposed off-street parking provided for the project is one hundred ninety-five (195) spaces, two (2) of which are handicapped accessible. The first phase of the project proposes two (2) abutting school buildings, two (2) dormitory buildings, associated parking, and recreational facilities. The second phase proposes two (2) six-unit campus housing buildings. The third phase proposes seven (7) four-unit and one (1) six-unit campus housing buildings. The fourth phase proposes five (5) four-unit and four (4) six-unit campus housing buildings. The fifth phase proposes three (3) four-unit campus housing buildings. The last phase proposes a pool to complete the recreational uses of the site. The subject property consists of multiple Blocks and Lots. The plans indicate the irregular tract contains four hundred fifty-nine thousand four hundred twenty square feet (459,420 SF), which is 10.55 acres. The site is located on the south side of Oak Street, west of Cypress Avenue. Oak Street is an improved municipally owned collector road having a sixty-six foot (66') right-of-way with a forty foot (40') pavement width. Curb exists along the site frontage, but sidewalk does not. The project is located in the southern portion of the Township and is generally surrounded by vacant land. The plans list the project as a Planned Educational Campus since it encompasses more than three (3) acres in area. We offer the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours of the area within 200 feet of the site boundaries. 3. B10 - Man-made features within 200 feet thereof. 4. C13 - Environmental Impact Statement. 5. C14 - Tree Protection Management Plan. Although the Site Plan does not show all topography within two hundred feet (200') of the site, there is more than enough information provided to prepare the design. Therefore, we support the "B-Site Features" requested waivers. Waivers have been requested from the submission of an Environmental Impact Statement and a Tree Protection Management Plan. Our site investigation on 1/11/12 revealed the property appears to consist of wooded uplands with no wetlands or areas of environmental concern mapped for the site. We can support the requested waiver from C13. The existing property is completely wooded. We can support the granting of the requested waiver from C14 for completeness only, provided there is an agreement to comply with the Township's Tree Ordinance as a condition of approval. II. Zoning 1. Testimony should be provided on compliance with the Planned Educational Campus Ordinance. 2. Per Ordinance #2009-53, Section 18-902.H.6.b., "A Planned Educational Campus may only be developed on one or more contiguous parcels of land having a minimum gross acreage of three (3) acres". The Schedule of Bulk Requirements indicates that 10.55 acres of land is being provided. Therefore, the Minimum Tract Size is met. 3. The allowable Maximum Gross Residential Density is twenty-eight (28) dwelling units per acre. Based on one hundred two (102) proposed residential dwelling units, the density would be 9.67 units per acre. Therefore, the Maximum Gross Residential Density is met. 4. The allowable Maximum Building Coverage is forty-five percent (45%) of the gross tract area. From our review of the overall site plan it appears the coverage is well below the allowable forty-five percent (45%). A summary table should be provided. 5. The allowable Maximum Impervious Surface Coverage is eighty-five percent (85%) of the gross tract area. From our review of the overall site plan it appears the coverage is well below the allowable eighty-five percent (85%). A value should be provided. 6. No variances or design waivers are being requested in connection with this application. From

our review of the project, we note that building signage variances and buffer area waivers may be necessary. III. Review Comments A. Site Plan/Circulation/Parking 1. As currently configured, Site Plan approval is contingent upon the vacation of Halsey Street. The applicant shall request the Lakewood Township Committee to vacate the portion of Halsey Street east of Clyde Avenue. 2. The overall tract outbound appears to be based on a Plan of Survey for Parcel 9, Block 1017 & 1024 and filed Minor Subdivision Map #J3812. An updated outbound survey for the tract is required since we note discrepancies with the overall tract outbound shown on the site plan. 3. Based on the filed Minor Subdivision, Lot 1.02 of the site fronting on Oak Street shall be corrected to Lot 1.01. 4. Per communications with the applicant's engineer, additional survey information will be provided types of pipe, sizes, and inverts where applicable. 5. We recommend the existing lots be consolidated if feasible. Per communications with the applicant's professionals, the provided on the campus housing units proposed in Phases 2 through 5 will be rental units as per the campus ordinance. The proposed internal road network will be privately owned, while the surrounding right-of-ways will be improved as Township roads. 6. Additional proposed dimensions are required on the Site Plan, particularly building dimensions and curb radii. 7. Except for proposed footprints on the site plan, no other information has been provided for the two (2) proposed dormitory buildings. Additional information should be provided including access to the proposed buildings. 8. Off-street parking for student dormitories requires 0.25 spaces shall be provided for each dwelling unit. The plans need to address parking for the student dormitories. Depending on the number of units proposed, the project may already have enough off-street parking to comply with the requirements. Testimony shall be provided on off-street parking. 9. Only two (2) handicap parking spaces, both being van accessible, are proposed for the project. Additional proposed spaces are required. Proposed curb ramps and accessible routes should be provided. 10. It appears all proposed road widths and driveway access aisle widths are sufficient for the two-way circulation patterns shown. A Circulation Plan should be provided for confirmation. 12. Testimony is necessary from the applicant's professionals regarding how the proposed bus drop off areas will be used, including but not limited to times, sizes, and types of vehicles anticipated (i.e., buses, vans, cars, others). 13. We believe a proposed refuse enclosure is depicted behind the building. Testimony is required from the applicant's professionals addressing who will collect the trash. If Township pickup is proposed, approval from the DPW Director is necessary. The waste receptacle area shall be screened and designed in accordance with Section 18-809.E. of the UDO. 14. Curb and sidewalk is proposed throughout the project and along the road frontages surrounding the property. Existing Lot 1 in Block 1024 is an out parcel fronting Argyle Avenue within the limits of the Phase 5 construction. Proposed sidewalk has been omitted across the frontage of this property since it is not owned by the applicant. For pedestrian safety, we recommend this missing stretch of sidewalk be added to the site plan. 15. Proposed sight triangle easements should be addressed throughout the proposed project. A sight triangle easement has been proposed at the intersection of Clyde Avenue with Oak Street. Testimony on sight triangles should be provided. 16. At a minimum, shade trees within shade tree and utility easements should be considered along all public right-of-ways. 17. Testimony should be provided on loading and deliveries proposed for the site. B. Architectural 1. Architectural floor plans and elevations have been provided for the proposed school buildings and campus housing. Architectural floor plans and elevations are required for the proposed dormitory buildings. The proposed school buildings contain three (3) floors. The proposed mean building height is forty-eight feet, six and three eighth inches (48'-6 3/8"). The proposed campus housing consists of three (3) floors with a lower level unit and a two-story unit. The proposed mean building height is twenty-nine feet and fifteen sixteenths inches (29'-15/16").

The allowable building height is sixty-five feet (65'). 2. The applicant's professionals should provide testimony regarding the facades and treatments of the proposed buildings. We recommend that renderings be provided for the Board's review and use prior to the public hearing, at a minimum. 3. All proposed buildings will be serviced by public water and sewer. The proposed school buildings will have a sprinkler system. 4. Testimony should be provided as to whether any roof-mounted HVAC equipment is proposed for the buildings. If so, said equipment should be adequately screened. 5. The proposed school buildings will have an elevator to meet applicable ADA accessibility requirements. C. Grading 1. A grading plan is provided on Sheet 4. The proposed grading is feasible, ties into the existing conditions, and has been designed to generally slope towards proposed inlets. A storm sewer collection system is proposed to collect runoff and direct it to underground recharge systems. 2. Proposed road profiles must be added to evaluate the grading scheme. 3. The improvement of Clyde Avenue must be coordinated with the developed site immediately to the west for vehicular access purposes. 4. We recommend the following be added to the grading plan: a. Proposed top of curb elevations for the parking lots. b. Proposed building corner elevations. 5. The proposed grading will be reviewed in detail after plan revisions are submitted. D. Storm Water Management 1. A proposed storm water management system has been designed. The design proposes a storm sewer collection system with a number of underground recharge systems located throughout the site. The project qualifies as major development and must meet the requirements of the New Jersey Department of Environmental Protection Storm Water Management Rules (NJAC 7:8). Per review of the design, it is feasible and can be finalized during compliance review if/when board approval is granted. 2. The Narrative Section of the Storm Water Management Report indicates a laboratory permeability rate of 12.0 inches/hour was obtained for the on-site soils. The permeability testing results should be added to the Report. 3. The Narrative Section of the Storm Water Management Report also indicates a soils investigation was undertaken for the site. The locations of Soil Logs should be added to the plans. The results of the Soil Logs should also be provided to indicate that a two foot (2') separation will be maintained from the seasonal high water table elevations to the bottoms of the recharge beds. 4. Predevelopment and Post Development Drainage Area Maps should be provided to assist in the review of the design. 5. Pipe design calculations should be added to the Report. 6. Storm sewer profiles should be added to the plans. 7. The submission of a Storm Water Management Operation & Maintenance Manual will be required. Testimony shall be provided on the operation and maintenance of the proposed storm water management system components since it appears a combination of publicly and privately owned facilities are proposed. The Manual can be provided during compliance submission should site plan approval be granted. E. Landscaping 1. A landscape design has been provided on sheet 6. At this time, the landscape design only includes proposed shade trees and screening for the first phase of the project. 2. The overall landscape design is subject to review and approval by the Board and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. 3. We recommend all proposed sight triangles, utilities, and easements be added to the plan to prevent any planting conflicts. 4. A detailed review of the landscape design will be undertaken when plan revisions are submitted. F. Lighting 1. A lighting design has been provided on sheet 6. At this time, the lighting design only includes the first phase of the project. A point to point diagram will be required for review. 2. The overall lighting design is subject to review and approval by the Board. 3. According to the details provided, all proposed lighting will have a mounting height of thirty feet (30'). 4. Testimony should be provided on the ownership of the proposed lighting since lighting appears to be provided for a combination of publicly and privately owned facilities. 5. A detailed review of the lighting design

will be undertaken when plan revisions are submitted. G. Utilities 1. The project is located in the New Jersey American Water franchise area. Public water and sewer service will be constructed by NJAW. 2. Proposed sanitary sewer and potable water connections will be made in Oak Street. 3. The proposed utilities are shown on the Grading & Drainage Sheet of the site plan set. H. Signage 1. Per review of the design documents, it appears that (only) building mounted signage is proposed at this time. 2. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with the Township Ordinance. I. Environmental 1. A waiver from preparing an Environmental Impact Statement (EIS) was requested for this project. To assess the site for environmental concerns, our office performed a limited natural resources search of the property and surroundings using NJ Department of Environmental Protection (NJDEP) Geographic Information Mapping (GIS) system data, including review of aerial photography and various environmental constraints data assembled and published by the NJDEP. The data layers were reviewed to evaluate potential environmental issues associated with development of this property. No environmentally-sensitive areas exist per available mapping. 2. A waiver is required from the submission of a Tree Protection Management Plan. The existing property contains mature woodlands with the exception of a few trails that crisscross the site. We can support the granting of the requested waiver only from a site plan completion standpoint. A Tree Protection Management Plan must be provided as a condition of approval to comply with the Township's Tree Ordinance. J. Construction Details 1. Construction details are provided on Sheets 8 through 10 of the site plans. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. Construction details will be reviewed in depth after plan revisions are submitted. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance (as applicable); c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals.

Mr. Vogt stated there are waivers requested for topography within 200 feet thereof, contours of the area within 200 feet of the site boundaries, man-made features within 200 feet thereof, environmental impact statement and tree protection management plan. We support the waivers with the understanding that tree protection, if they get Board approval, that they would comply with the tree ordinance.

Moved and seconded to approve the requested waivers.

Affirmative: Mr. Herzl, Mr. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

Mr. Abraham Penzer, Esq. on behalf of the applicant stated that the project will be built in six phases and they have more than enough parking spaces. He said they have no problem with any of the comments in Mr. Vogt's review letter.

Mr. Neiman asked about the parking.

Mr. Lines stated that there are fifty two duplexes altogether.

Mr. Penzer stated that the campus ordinance allows one parking space per unit. He confirmed that they will have enough parking.

Mr. Kielt stated the application will be carried to the February 21, 2012 meeting. No further notice is required.

A motion was made and seconded to advance the application to the February 21, 2012 meeting.

Affirmative: Mr. Herzl, Mr. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

Mr. Jackson stated the application will be advanced to the February 21, 2012 meeting. No further notices are required.

2. **SP 1974** (Variance Requested)
Applicant: Congregation Sheman Lmincha
Location: Northwest corner of Kennedy Boulevard East & Milano Drive
Block 174.01 Lot 26.02
Preliminary & Final Site Plan approval for proposed house of worship

Project Description

The applicant is seeking Preliminary and Final Site Plan approval for the construction of a two-story shul, which includes a future finished basement, within a 3,521 square foot footprint. The architectural plans indicate the proposed shul will contain a one thousand nine hundred square foot (1,900 SF) main sanctuary area. An interior parking area is proposed consisting of eight (8) parking spaces, one (1) being van accessible handicapped. Another perpendicular row of parking is proposed along Milano Drive consisting of three (3) parking spaces. Site improvements are also proposed for the project. The site is located in the northern portion of the Township on the northwest corner of Kennedy Boulevard East and Milano Drive known as Lot 26.02 in Block 174.01. The total area of the site is 31,158 square feet, which is 0.7153 acres. The land is vacant and partially cleared. The property frontage on Kennedy Boulevard East has existing concrete curb and the site frontage on Milano Drive has Belgian block curb. No sidewalk exists along either frontage, but is proposed along a portion of the Milano Drive frontage. Kennedy Boulevard East is a County Road. The undeveloped site has been created from a previously approved major subdivision. The major subdivision received a CAFRA Permit and is restricted with Tree Line Preservation Areas. The subdivision is under construction with most of the single family residential lots still undeveloped. Otherwise, the surrounding properties are mostly developed with residential uses. The property is located in the R-15 Zone District. Places of worship are a permitted use. I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement. 2. C14 - Tree Protection Management Plan. 3. C17 - Proposed Drainage Facilities. The waivers are being requested due to the fact that previous subdivision approval was issued by the Board and CAFRA approval was issued by the NJDEP. The subdivision which contains the subject site plan lot was designed with a storm water management system to handle increased impervious surface due to development. NJDEP as part of the CAFRA review approved the storm water management system. Additionally, an Environmental Impact Statement and Tree Save Plan were reviewed by NJDEP and the Lakewood Township Planning Board as part of the

previous subdivision approval. We recommend the granting of the requested waivers recognizing the three (3) elements were previously completed during the subdivision approval process. II. Zoning 1. The parcel is located in the R-15 Single-Family Residential District. Places of worship are a permitted use in the zone, subject to the provisions of Section 18-905. 2. A front yard setback variance is being requested. A front yard setback of twenty-two feet (22') is being proposed, whereas a front yard setback of thirty feet (30') is required. The variance is being requested because the Tree Line Preservation Area restricts the proposed building from being located further back on the site. 3. According to Section 18-905 B. 1. Perimeter Buffer: For properties adjacent to residential properties, if the site leaves a twenty (20) foot undisturbed area then there is no requirements for buffering. If the twenty (20) foot buffer is invaded or disturbed than requirements indicated in 18-905 B. 3 shall be put in place along the invaded area. A variance is necessary from the twenty foot (20') buffer requirement to neighboring Lot 26.03. Landscaping should be provided to the satisfaction of the Board. 4. A design waiver is required for the proposed parking aisle width. A twenty-two foot (22') aisle width is proposed instead of a twenty-four foot (24') aisle width. The waiver is being requested because of the limited developable area of the site due to the restriction imposed by the CAFRA Tree Line Preservation Area. 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. III. Review Comments A. Site Plan/Circulation/Parking 1. An updated Boundary and Topographic Survey is required for Lot 26.02. Milano Drive is a new road without top course paving since the subdivision is under construction. Existing on-site and frontage improvements such as electric and telephone boxes, street lights, drainage, and sanitary sewer cleanouts need to be added to the base map because they will impact design. 2. The existing Tree Line Preservation Easement with bearings and distances must be added to the Site Plan. It cannot be determined whether the current improvements encroach upon the easement. 3. The proposed side yard setback dimension must be reduced to no more than 55.88 feet to keep the proposed building from encroaching into the Tree Line Preservation Area. 4. As indicated previously, eleven (11) off-street parking spaces with one (1) handicapped space is being provided for the proposed synagogue. Testimony should be provided that no catering is proposed and the number of off-street parking spaces is compliant. 5. Per our 1/20/12 site inspection, we note that concrete curbing exists along the Kennedy Boulevard East frontage of the site and Belgian block curb is constructed for the municipal streets within the subdivision. Sidewalk is being proposed across a portion of the Milano Drive frontage. A partial waiver from the construction of sidewalk will have to be granted by the Board unless the sidewalk is extended to the property line extension on Kennedy Boulevard East. The proposed sidewalk should be dimensioned within the right-of-way and be five feet (5') wide to comply with the new ADA requirements. Curb ramps should be provided where the sidewalk crosses proposed driveways and at the intersection of Kennedy Boulevard East and Milano Drive. 6. Existing Belgian block curb will be replaced with depressed Belgian block curb for the proposed driveway areas on Milano Drive. 7. The applicant's professionals should provide testimony as to whether the congregation proposes to use curbside pickup by the Township. If so, a proposed storage area should be depicted on the plans. 8. Testimony should be provided on lines of sight and whether sight triangle easements are necessary for the proposed access driveway. An existing sight triangle easement dedicated to Ocean County is shown at the intersection of Kennedy Boulevard East and Milano Drive. 9. Proposed traffic and handicapped parking sign locations shall be added to the site plan. 10. Wheel stops will need to be added for the proposed parking spaces in front of the handicapped

ramp access to the building 11. Minor corrections are required to the General Notes and Schedule of Bulk Requirements. 12. The Record Holder Certification should be corrected to Lot 26.02. B. Architectural 1. The proposed building is approximately thirty feet (30') high consisting of a two-story structure with a future finished basement. The first floor is proposed to be about four feet (4') above proposed grade. The building does not exceed the allowable height of thirty-five feet (35'). 2. The proposed building square footage should be provided. 3. Testimony is required on ADA accessibility. It appears only the first floor is accessible. 4. Testimony should be provided as to whether the proposed shul will include a sprinkler system. 5. The location of proposed air conditioning equipment should be shown. Said equipment should be adequately screened. 6. The disposition of storm water from the proposed roof of the building must be addressed. 7. We recommend that color renderings of a revised building be provided for the Board's use at the forthcoming public hearing for the application. C. Grading 1. Per review of the proposed grading, the overall design is reasonable. 2. Grading information is provided on Sheet 3 of the Site Plans. Corrected proposed elevations should be provided for the handicapped ramp access to the building. 3. The architectural plans indicate a four foot (4') elevation difference between the proposed first floor and finished grade. This approximate elevation difference is reflected on the site plans. 4. Per review of the existing elevations and per review of site conditions during our 1/20/12 site investigation, on-site grades generally slope southward towards Kennedy Boulevard East. 5. Soil log locations are indicated on the drawings. Based on the soil log provided within the building footprint, the proposed basement floor elevation of fifty-six (56) shown on the site plan is greater than two feet (2') above the seasonal high water table elevation. 6. Final grading can be addressed during compliance review should approval be granted. D. Storm Water Management 1. A waiver from providing storm water management for the site is being requested due to the fact that previous subdivision approval was issued by the Board and CAFRA approval was issued by the NJDEP. The increase in impervious coverage from the proposed project being a small shul as opposed to a residential dwelling is negligible. Therefore, we find the applicant's request from providing on-site storm water management reasonable. E. Landscaping and Lighting 1. A dedicated Landscaping Plan is provided with the submission; proposed landscaping is depicted on Sheet 4 of the plans. 2. A row of Green Giant Arborvitae has been proposed to buffer the project from neighboring Lot 26.03. 3. Existing shade tree and utility easements are shown across the frontage of the property. Proposed shade trees shall not conflict with sight triangle easements. Proposed shade trees are not required along the Kennedy Boulevard East frontage because of the extent of the existing sight triangle easement and the fact the remainder of the existing shade tree and utility easement is already vegetated. 4. Landscaping should be provided to the satisfaction of the Board. 5. Landscaping shall be reviewed in detail during compliance should site plan approval be granted. 6. A dedicated Lighting Plan is provided with the submission; proposed lighting is depicted on Sheet 4 of the plans. 7. The Lighting design shows three (3) wall mounted lights for the proposed project. The height of the wall mounted lights must be clarified. A point to point diagram has been provided to show the adequacy of the proposed site lighting. 8. Shielding shall be provided to prevent light spillage onto adjoining properties. 9. The Lighting Schedule indicates pole mounted lights which are not shown on the plans. 10. Lighting should be provided to the satisfaction of the Board. 11. Lighting shall be reviewed in detail during compliance should site plan approval be granted. F. Utilities 1. The General Notes should be corrected to indicate the site is served by public water and sewer. 2. The applicant must receive necessary approvals from New Jersey American Water since the project is within their franchise area. G. Signage 1. No 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. 2. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with Township ordinance. H. Environmental 1. No Environmental Impact Statement (EIS) was prepared for this site plan application. However, an Environmental Impact Statement was previously prepared and reviewed by the Board for the subdivision project which created this subject site plan property. 2. A waiver is requested from preparing a Tree Protection Management Plan. A Tree Save Plan was reviewed by NJDEP and the Lakewood Township Planning Board as part of the previous subdivision approval. Therefore, the preparation of a plan for this individual site is unnecessary. 3. We recommend that all on-site materials and debris be removed and disposed in accordance with applicable local and state regulations. I. Construction Details 1. All proposed construction details must comply with applicable Township and/or applicable standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 2. Construction details are provided with the current design submission. We will review the construction details during compliance should site plan approval be granted. 3. Performance guarantees should be posted for any required improvements in accordance with Ordinance provisions. 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. Ocean County Planning Board; c. Ocean County Soil Conservation District; d. New Jersey American Water prior to occupancy; and e. All other required outside agency approvals.

Mr. Vogt stated that the waivers requested are for environmental impact statement, tree protection management plan and proposed drainage facilities. They are okay with the waivers with the understanding that they will be dealt with as applicable down the line in the process.

Mr. Samuel Brown, Esq. on behalf of the applicant stated that they have no problem with Terry's recommendation.

Moved and seconded to approve the requested waivers.

Affirmative: Mr. Herzl, Mr. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

Mr. Vogt stated a front yard setback variance is being requested. A front yard setback of twenty-two feet is being proposed, whereas a front yard setback of thirty feet is required and a design waiver for the proposed parking aisle width.

Mr. Brown stated that this is part of a subdivision that has previously been approved. There is a tree save portion of this parcel so in order to protect that and not make issues we have moved the building in a way so that it can accommodate the tree save plan and yet provide the function that we are attempting to accomplish. All we are doing is shifting everything over that little bit and so it does create the variance that we are asking for.

Mr. Flannery stated that they have eleven parking spaces. There are three that back out directly into the road, similar to driveways and eight in the stall. The ordinance says one per hundred square feet over the eight hundred. There is off-street parking available.

Mr. Kielt stated the application will be carried to the February 21, 2012 meeting.

A motion was made Mr. Herzl, seconded by Mr. Follman to advance the application to the February 21, 2012 meeting.

Affirmative: Mr. Herzl, Mr. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

Mr. Jackson stated the application will be advanced to the February 21, 2012 meeting. No further notices are required.

- 3. SD 1832** (No Variance Requested)
Applicant: Joseph Goldberg
Location: Delaware Trail & Lenape Trail, west of County Line Road
Block 2.04 Lots 2 & 10
Minor Subdivision to create three (3) lots

Project Description

The applicant seeks minor subdivision approval to subdivide two (2) existing lots in Block 2.04 containing Lots 2 & 10 into three (3) new residential lots. The proposed residential lots are designated as new Lots 2.01-2.03 on the subdivision plan. The “wedge-shaped” property which decreases in width towards the rear totals 1.764 acres in area. The site contains an existing dwelling to be razed and a dwelling under construction. The dwelling under construction is located on existing Lot 2 and would be located on proposed Lot 2.01 after the subdivision. The site is situated in the northwestern corner of the Township, next to Jackson Township. The tract consists of land located on the east side of where Lenape Trail and Delaware Trail intersect, south of County Line Road West. The roads are improved with existing curbing, but not sidewalk. The pavement and curbing in front of the site is in poor condition, partially because of a gas line utility trench. An existing drainage easement dedicated to Ocean County crosses the rear of the lots. The subdivision proposes to create three (3) new lots. Proposed Lot 2.01 will contain the dwelling under construction. Proposed Lots 2.02 and 2.03 will be new residential building lots. The existing dwelling on the site will be razed. An eight and a half foot (8.50’) right-of-way dedication is proposed to the Township to increase the half right-of-way width to the proper dimension. Curb in poor condition exists along the frontage and sidewalk is proposed. Public water and sewer is available. The proposed lots are situated within the R-12, Single Family Residential Zone. The site is surrounded by mixed development because of its proximity to County Line Road West. We have the following comments and recommendations: 1. Zoning 1. The parcels are located in the R-12 Single Family Residential Zone. Single family detached housing is a permitted use in the zone. 2. No variances are requested for the subdivision. However, because of the decreasing width of the “wedge shaped” property, the mean lot widths will be less than the required ninety foot (90’) lot widths for the Zone. Therefore, we recommend the Board consider the lot width variances provided a minimum lot width of ninety feet (90’) is maintained at the front setback line. The applicant’s Surveyor should check the proposed lot widths at the front setback lines and adjust the Map accordingly. 3. A design waiver is requested for a non-radial lot line between proposed Lots 2.01 and 2.02. The proposed lot line is intended to provide reasonable lot widths for the lots being created by the subdivision. 4. The applicant must address the positive and negative criteria in support of the

requested 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. The stockade fence shown encroaching on proposed Lot 2.01 must be addressed.
2. A Detail for the existing twenty foot (20') wide Drainage Easement owned by Ocean County must be added.
3. Zone Boundary Lines are missing from the drawing.
4. The Topographic information shows a lot of relief on the site. A bench mark for the assumed datum should be added to the map.
5. The plans show an existing septic system behind the existing dwelling to be razed. The plans should note any existing potable wells and septic systems shall be abandoned. Approval from the Ocean County Board of Health is required.
6. The General Notes state that water and sewer will be provided by the Jackson Township Municipal Utilities Authority. There is an existing water main on the opposite side of Delaware Trail. The existing sanitary sewer main from County Line Road West terminates on Delaware Avenue in front of proposed Lot 2.03. Testimony should be provided on the proposed utilities. It appears the existing water main will have to be extended onto Lenape Trail and it may be necessary to pump up to the existing sanitary sewer main.
7. The existing property has substantial relief and generally slopes towards the existing drainage easement across the rear of the lots. Since no units are depicted at this time for proposed Lots 2.02 and 2.03, testimony is required to address proposed grading and drainage. Furthermore, we recommend that a resubmission of the plan be made prior to the Public Hearing using a conforming building box to delineate proposed layout, grading, and drainage schemes.
8. Individual trees are shown on the Minor Subdivision Plan. We observed that the site is partially wooded during our 1/17/12 site investigation.
9. Sidewalk is proposed along the frontage of the project. We recommend the existing curb and gutter be reconstructed because of its poor condition. An Improvement Plan should be submitted.
10. Except for the Plot Plan approved on existing Lot 2, no other construction or new dwelling units are proposed at this time. The Zoning Requirement Schedule indicates four (4) off-street parking spaces are required per dwelling unit and four (4) off-street parking spaces are proposed per dwelling unit. The Plot Plan for existing Lot 2 has a six-car driveway to provide enough off-street parking. Parking shall be provided to the satisfaction of the Board.
11. The Foundation As-built submitted indicates the required minimum side yard setback of ten feet (10') will be provided for proposed Lot 2.01. We recommend offsets be provided to the hundredth of a foot to insure no setback variances need to be acted upon.
12. A basement is proposed for the dwelling under construction on proposed Lot 2.01 and seasonal high water table information has been provided. Testimony should be provided as to whether basements will be proposed for the future dwellings on new Lots 2.02 and 2.03. Seasonal high water table information will be required should basements be proposed.
13. The General Notes indicate proposed lot numbers were approved by the Lakewood Township Tax Assessor on 11-22-11. The plat must be signed by the Tax Assessor.
14. A Legend must be added on the Minor Subdivision Plan.
15. A six foot (6') wide shade tree and utility easement is proposed along the frontage of the project. Survey information and areas on an individual lot basis have been added.
16. No shade trees are proposed for the project and must be provided unless a waiver is sought. Landscaping should be provided to the satisfaction of the Board.
17. The Plan indicates existing trees with a diameter of ten inches (10") or larger on the site. Testimony should be provided regarding whether there are any specimen trees located on the property. Compensatory plantings should be provided in accordance with the Township Code. Additionally, protective measures around mature trees to remain (e.g., snow fencing or tree wells at drip lines) should be provided. If this subdivision is approved, the final plot plans for proposed Lots 2.02 and 2.03 submitted for Township review should include tree protection measures to save mature vegetation where

practicable. 18. Due to no construction proposed at this time on new Lots 2.02 and 2.03, the Board may wish to require the cost of the improvements to be bonded or placed in escrow to avoid replacing them in the future. 19. Construction details are required for improvements approved by the Board. At a minimum this will include pavement, curb, aprons, driveways, and sidewalk. 20. Testimony should be provided on existing utilities. There are existing telephone poles, gas, drainage, sanitary sewer, and potable water which are not shown on the plans. 21. The Surveyor has not set monuments and the Monument Certification has not been signed. Proposed monuments must be added at the intersections of proposed side lot lines with the dedicated right-of-way line. 22. Compliance with the Map Filing Law is required. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Tree Ordinance; b. Ocean County Planning Board; c. Ocean County Soil Conservation District; d. Ocean County Board of Health (septic removal); and e. All other required outside agency approvals. The plans indicate that potable water and sanitary sewer service will be approved by the Jackson Township Municipal Utilities Authority.

Mr. Vogt stated that there are no variances. There is one minor design waiver which we feel is reasonable.

Mr. Penzer on behalf of the applicant stated they agree to everything and they can take care of item I2 by moving back the lot line.

Mr. Kielt stated the application will be carried to the March 20, 2012 meeting.

A motion was made Mr. Follman, seconded by Mr. Herzl to advance the application to the March 20, 2012 meeting.

Affirmative: Mr. Herzl, Mr. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

Mr. Jackson stated the application will be advanced to the March 20, 2012 meeting. No further notices are required.

- 4. SD 1833** (Variance Requested)
Applicant: D. Greenes
Location: Read Place, east of Albert Avenue
Block 855.02 Lot 25
Minor Subdivision to create two (2) lots

Project Description

The applicant proposes to subdivide the existing 150' X 300' tract into two (2) equal separate lots. Existing Lot 25 in Block 855.02, containing forty-five thousand square feet (45,000 SF), would be subdivided into proposed Lots 25.01 and 25.02 as designated on the subdivision plan. There is an existing dwelling and shed on the property, all existing structures would be removed. Public water and sewer is not available. The site is situated in the south central portion of the Township on the north side of Read Place, east of its intersection with Albert Avenue. The surrounding area is predominantly single-family residential, with some vacant land. Read Place is a narrow paved road in fair condition that has an existing right-of-way width

of fifty feet (50'). Curbing and sidewalk does not exist along the property frontage, but is proposed. Road widening is proposed since the existing pavement width is narrow. The existing forty-five thousand square foot (45,000 SF) property which would be subdivided into twenty-two thousand five hundred square foot (22,500 SF) lots falls within the R-20 Single Family Residential Zone. Lot width variances are requested to create this subdivision. We have the following comments and recommendations: I. Zoning 1. The property is located within the R-20 Single-Family Residential Zone District. Single-family detached dwellings are a permitted use in the zone. 2. The applicant has requested bulk variances for lot width on proposed Lots 25.01 and 25.02. Lot widths of seventy-five feet (75') are proposed where the ordinance requires a minimum of one hundred feet (100'). 3. The applicant must address the positive and negative criteria in support of the requested 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. An Outbound & Topographic Survey has been provided. The encroachment noted on the west side of Lot 25 must be addressed. 2. The Survey Certification on the Minor Subdivision shall be corrected to indicate a Survey date of 12/16/11, which is the date on the Survey provided. 3. The General Notes indicate vertical elevations are based on an assumed datum. A bench mark must be provided. 4. The NJ R.S.I.S. requires 2.5 off-street parking spaces for unspecified number of bedroom single-family dwellings. The zoning schedule indicates that four (4) off-street parking spaces are required and will be provided for the proposed future dwellings. The applicant should provide testimony detailing the number of bedrooms proposed for the future dwellings. Parking must be provided to the satisfaction of the Board. 5. Testimony should be provided whether basements will be proposed for the future dwellings on proposed Lots 25.01 and 25.02. If basements are proposed, a minimum of four (4) off-street parking spaces would be required to comply with the Township Parking Ordinance. 6. If basements are proposed, seasonal high water table information will be required. The Notes on the Improvement Plan indicate seasonal high water table information will be provided with plot plan submissions. 7. The Minor Subdivision Plan requires new lot numbers to be assigned by the tax assessor's office. If approved, the map shall be signed by the tax assessor. 8. The Improvement Plan includes a note that existing well and septic to be removed. New lots to be serviced by individual well and septic and approved by the Ocean County Board of Health. Furthermore, it is our understanding proposed well and septic locations will be shown when plot plans are submitted. 9. Six foot (6') wide shade tree and utility easements dedicated to the Township are proposed along the property frontages of new Lots 25.01 and 25.02. The proposed lot numbers for the easement call outs should be revised to match the correct lots. The proposed easement areas are shown on an individual lot basis. 10. Four (4) October Glory Maple street trees are proposed along the property frontage of Lots 25.01 and 25.02. 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 on 1/17/12 indicates the rear of the property to be wooded with mostly scrub pines. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review for proposed Lots 25.01 and 25.02. 11. The applicant proposes to construct road widening, with curb, sidewalk, and driveway aprons along the property frontage of new Lots 25.01 and 25.02. The proposed sidewalk will be five feet (5') wide and setback two feet (2') behind the back of curb. The proposed half pavement width shall be increased to at least fifteen feet (15'). 12. The existing utility poles with offsets from the centerline and property line should be provided on the Improvement Plan to determine whether relocations will be necessary. 13. Existing topography and proposed curb grades have been

provided for the improvements along Read Place. The proposed grading for the new curb varies too much from the existing grades to be constructed according to pavement widening construction details. Based on our review of the existing grades, a low point requiring drainage will likely be created by the proposed curb construction in front of the site. 14. On the Concrete Curb Detail the pavement repair strip on the detail shall be replaced with either road widening specifications of half width reconstruction. 15. Testimony is required on the disposition of storm water from the development of proposed Lots 25.01 and 25.02. The property slopes northward away from Read Place. The Notes on the Improvement Plan state that storm water management shall be provided when plot plans are submitted. 16. Testimony should be provided on proposed site grading. No proposed grading is indicated on the plan. The Notes on the Improvement Plan indicate that proposed grading will be included on the plot plan submittals. 17. 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. 18. Compliance with the Map Filing Law is required. 19. Final review of construction details will be conducted during compliance if approval is given. 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 system approvals); and e. All other required outside agency approvals.

Mr. Vogt stated that there are bulk variances being requested for lot width. Lot widths of seventy-five feet are proposed where the ordinance requires a minimum of one hundred feet.

Mr. John Doyle, Esq. on behalf of the applicant stated that they will meet all of the comments on Terry's report, most specifically the roadway widening and the sidewalk as well as the others.

Mr. Kielt stated the application will be carried to the March 20, 2012 meeting.

A motion was made Mr. Follman, seconded by Mr. Herzl to advance the application to the March 20, 2012 meeting.

Affirmative: Mr. Herzl, Mr. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

Mr. Jackson stated the application will be advanced to the March 20, 2012 meeting. No further notices are required.

5. **SD 1834** (Variance Requested)
Applicant: Jacob & Karen Craven
Location: Corner of Ridge Avenue, East Fifth Street & Ridge Fourth Street
Block 239 Lots 1 & 2
Minor Subdivision to create two (2) zero lot line lots

Kevin stated this application will be carried to the March 6, 2012 meeting. Notice is required.

5. PUBLIC HEARING

1. **SD 1835** (Variance Requested)

Applicant: Michele Inzelbuch
Location: Southeast corner of Fourteenth Street & Chicanos Drive
 Block 24.01 Lots 26 & 33
 Minor Subdivision to realign lot line

Project Description

The applicant and owner of Lot 23 in Block 24.01 is Michelle Inzelbuch. The applicant proposes to rebuild and expand a former structure that was damaged by fire and ‘mostly demolished’ as described in the zoning application. As depicted on the architectural plans, the new building will be two-story with a new basement under the building, proposed deck, proposed covered porch, and two-story additions at the easterly and westerly ends of the original building footprint. The applicant is requesting bulk variance relief for proposed building coverage. The existing home’s property is Block 24.01, Lot 33, which is situated on the southeast corner of the intersection with 14th Street and Chicanos Drive. It is 13,875 square feet (sf) in size. To eliminate a side yard variance that would be required for the proposed (rebuilt, expanded) home within existing Lot 33, a 10-wide strip of land from existing Lot 26 will be conveyed to existing Lot 33. The resultant lots will be renumbered Lot 33.01 (where the rebuilt house is proposed) and Lot 33.02 (the remaining portion of existing Lot 26, after the proposed subdivision). Both streets on which proposed Lot 33.01 has frontage are paved and have existing sidewalk along the respective frontages. This application was originally submitted to the Zoning Board of adjustment for bulk variance relief. However, it was determined that the proposed subdivision, necessary to convey a small area to the rear of the residential lot was necessary to eliminate a variance but could not be heard by the Zoning Board. Due to the deminimus nature of the proposed subdivision and the applicant’s hardship, we support the request to eliminate the workshop hearing of this application and to proceed directly to the Board’s public hearing for consideration of this application. We offer the following comments and recommendations: I. Zoning and Waivers 1. The property is located in the R-12 Single Family Residential Zone. Single family residences (and conditional uses such as home occupations) are permitted uses within the R-12 zoning district. 2. The applicant is requesting bulk variance relief for: a. Proposed building coverage of 32% for proposed Lot 33.01, where 25% (maximum) is allowed. b. Proposed front yard setback (Chicanos Drive) of 27.29 feet (proposed porch) for Lot 33.01, where a 30 foot wide setback is required. c. Proposed front yard setback (Fourteenth Street) of 18.67 feet (proposed porch) for Lot 33.01, where a 30 foot wide setback is required. It should be noted that there is a pre-existing non-conforming setback of 23 feet for the pre-existing home. d. Minimum Lot Area of 11,234.90 sf for proposed Lot 33.02, where 12,000 sf is required. The applicant must address the positive and negative criteria in support of the requested variances. II. Property Development Standards (Section 18-903 (E)) The proposed subdivision layout as depicted on the plan complies as follows with bulk requirements in the respective zone:

R-12 Zoning	Proposed Lot 33.01	Proposed Lot 33.02	
Min. Lot Area	12,000 square feet (sf)	13,850.53 sf	11,234.90 sf(*)
Min. Lot Width	90 feet	>90 feet	>90 feet
Min. Front yard Setback	30 feet (minimum)	27.29ft (ChicanosDr)(*)	29.5 ft (Roselle Ct)(**)
Side yard Setback	18.67 ft (14th St.) (*)	31.71 ft. (14th St.)	
Rear yard Setback	10 feet (minimum)	10 feet	32.37 feet
	20 feet (minimum)	21.03 feet	41.96 feet

**PLANNING BOARD MEETING
FEBRUARY 7, 2012**

**TOWNSHIP OF LAKEWOOD
PLAN REVIEW MEETING**

Height	35 feet (maximum)	<35 feet	<35 feet
Building Coverage	25% (maximum)	32% (*)	12%
Parking (***) (<i>minimum</i>)	Four (4) spaces	Four (4) spaces	two (2) spaces (**)

(*) *Bulk variance requested.* (**) *Pre-existing non-conforming condition.*

The Bulk Requirements Table on the Minor Subdivision plat must be revised to reflect all existing bulk conditions and proposed variance conditions as summarized above. This revision can be made as a condition of minor subdivision approval, if/when granted. III. Review Comments 1. The existing architectural plan does not match the proposed subdivision plat with respect to the floor plan and setbacks for the new home as depicted on proposed Lot 33.01. This plan should be revised as a condition of Board approval, if/when forthcoming. 2. Testimony should be provided by or on behalf of the applicant, summarizing the proposed home to be built as well as the reasons behind the bulk variances sought. We recognize that the proposed subdivision and addition of 10 feet to proposed Lot 33.01 is a good faith effort by the applicant to eliminate a side yard variance that would otherwise be required. 3. Testimony should be provided regarding the proposed façade treatments along the Fourteenth Street frontage and the (dual) Chicanos Street frontage. Along the Fourteenth Street frontage, brickface appears to be proposed on the exposed basement wall and siding along the first and second floor exposures. Siding is also proposed along the Chicanos Street frontage, but no finish is identified on the exposed basement wall. 4. The architectural plans depict six (6) proposed bedrooms on the second floor. The plans also depict a new (unfinished) basement as well as an attic above the second floor. Testimony should be provided as to whether bedrooms or additional uses are proposed in these areas. 5. As depicted on the subdivision plan, the existing driveway for proposed Lot 33.01 will be replaced by a paved 18'x36' wide area fronting Chicanos Drive, which will provide for four (4) off-street parking spaces per UDO requirements. Parking shall be provided to the satisfaction of the Board. 6. As depicted on the Subdivision Plat, 6-foot wide Shade Tree and Utility easements are proposed along the frontages of both proposed lots, as well as 2" caliper red maples planted in excess of 50 foot on center. Additionally, site triangles are proposed where Chicanos Drive and Roselle Court intersect Fourteenth Street. Landscaping shall be provided to the satisfaction of the Board. 7. The final Subdivision Plat must be revised in accordance with the Map Filing Law prior to filing. At a minimum, a monument appears necessary where the new Lot line between Lots 33.01 and 33.02 intersects the Fourteenth Street Right of Way (ROW). 8. No existing proposed grades are depicted on the Subdivision Plat. If relief is granted by the Board, a grading plot plan must be provided to the Township Engineering Department prior to construction of the proposed home. This plan will have to provide sufficient detail with respect to building elevations, parking, site amenities and grading, at a minimum, to ensure no increase in stormwater runoff onto adjacent properties. At the discretion of the Engineering Department, stormwater measures such as drywells may be required. 9. Additional information and construction details are required for the proposed off-street parking for Lot 33.01, including construction details for the proposed paved parking, depressed curbing, apron and sidewalk to be replaced. This information can be provided on a separate Improvements Plan during compliance, or on the subsequent plot plan submitted to the Township Engineering Department (if/when Board approval is granted).

Mr. Vogt stated that the applicant originally started with the Zoning Board on bulk variance relief. It is an existing home, there was a fire which is a hardship which is part of the reason why we are at the public hearing. Upon further review of the applicant's documents it was found that they didn't own all the property that they need. As a result the Zoning Board cannot hear minor subdivision unless it's tied to a use variance so they are now here. It is a fairly simple application with the Board's input on the bulks. I recommend that they come directly to the public hearing because it is a hardship.

Mr. Banas stated that this is a change in our procedure of the way we conduct our meetings. We generally have the applicant appear before the Planning Board at the plan review meeting. He is concerned that if they change their procedure they are going to get many requests.

Mr. Fink asked if he should be sitting on the application because he is on the school board.

Mr. Jackson stated he should probably step down to be safe.

Mrs. Miriam Weinstein, Esq. on behalf of the applicant stated they are here tonight because their home was ravaged by fire. Their home was virtually deemed unlivable. She explained that their grandmother lived in the apartment behind the home and is displaced by this incident.

Mr. Banas asked if they are using the same footprint of the old house.

Mrs. Weinstein stated that it is not identical.

Mr. Glenn Lines, P.E. was sworn in. They are not going into any setbacks with these additions.

Mrs. Weinstein stated that the setbacks are remaining the same. She stated that variances were previously granted by the Zoning Board.

Mr. Jackson stated that all the variances are back on the table.

Mr. Lines stated that they do require a lot area variance. We have now 11,234 sf for proposed Lot 33.02, where 12,000 sf is required. The rest of it is fully conforming. That lot has 12% coverage.

Mrs. Weinstein stated that they are requesting a parking variance on that lot which is an existing condition. There are only two parking spaces there now. There is no new construction planned for that lot.

Mr. Lines stated that the building coverage on the new home is 32% where 25% percent is permitted. This is the house that had the fire.

Mr. Vogt stated that the pre-existing building was oversized. This is slightly more oversized due to the constraints. They had to add to the rear of the new building lot, the problem is that creates the lot area variance on the other lot which was previously conforming.

Mr. Banas stated he is upset with this plan. They have granted lot coverage variances for schools but not for homes.

Mrs. Weinstein stated that the applicant has agreed to remove the deck. Without the deck the coverage will be 27%. She stated that they can comply with all the comments in Terry's report. The façade will be around the Chicanos and 14th Street side. There will be stone on the bottom of the house and there will be some type of siding. The applicant will not be putting any basement apartment in the home. The applicant would prefer to have a deck.

Mr. Percal stated he does not consider a wood deck as invasive as a permanent concrete structure and if the Board sees fits I would approve the wood deck.

Mr. Neiman stated if it does not affect the drainage then maybe we can work this out.

Mr. Vogt stated at plot plan review we could work with the applicant's engineer to do a drywell or whatever is necessary.

A motion was made by Mr. Percal to approve the application with the deck, seconded by Mr. Follman.

Affirmative: Mr. Herzl, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal
No: Mr. Banas

6. CORRESPONDENCE

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

9. APPROVAL OF BILLS

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Banas, Mr. Neiman, Mr. Fink, Mr. Follman, Mr. Percal

10. ADJOURNMENT

**PLANNING BOARD MEETING
FEBRUARY 7, 2012**

**TOWNSHIP OF LAKEWOOD
PLAN REVIEW MEETING**

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth
Planning Board Recording Secretary