

1. CERTIFICATION OF COMPLIANCE

Mr. Neiman called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Mr. Vogt 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. Franklin, Mr. Banas, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Schmuckler

3. SWEARING IN OF PROFESSIONALS

Mr. Vogt was sworn in.

4. MEMORIALIZATION OF RESOLUTIONS

- 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

A motion was made by Mr. Follman and seconded by Mr. Neiman to approve.

Affirmative: Mr. Neiman, Mr. Follman

Abstained: Mr. Franklin, Mr. Banas, Mr. Rennert, Mr. Schmuckler

5. PLAN REVIEW ITEMS

- SP 1977** (No Variance Requested)
Applicant: Mordechai Mezan
Location: Southeast corner of Madison Avenue (Route 9) & Hurley Street
Block 87 Lot 9
Conceptual Change of Use Site Plan. Existing service station – proposed service station & used car sales.

Project Description

The applicant is seeking Site Plan exemption/Change of Use approval for conversion service station operation to continue as a service station and to allow for used car sales at the existing property. The existing site has access off of NJ Route 9 and Hurley Avenue. It includes a one-story service station, a set of gas pumps with a canopy, underground fuel storage tanks and parking spaces around the perimeter of the paved portion of the site. As currently proposed, there are no building or site improvements associated with the use conversion. No further building improvements or site disturbance are proposed. The site is located immediately south of the 'downtown portion of the Township, on the east side of NJ Route 9 where it intersection Hurley Avenue. The property address is 103 Hurley Avenue. Curbing and sidewalk exists along both property frontages. I. Zoning 1. The property is located in the B-4 Wholesale Service District. As indicated on the application, car sales ("used car lots") is listed as a permitted use in the zone. 2. The existing use, service stations, is not a permitted use in the B-4 zone but is referenced as a conditionally-permitted use in the Neighborhood Business (B-1) zone. We note that this application was initially reviewed by the Zoning Officer, who referred it for consideration of the Change of Use/Site Plan Waiver by the Planning Board. 3. We recommend that the also applicant demonstrate compliance with the Conditional Use requirements for service stations and public garages (UDO Section 18-1008) as it relates to the continued use of the service station use and the proposed used car sales on the same property. Zoning requirements per Section 18-1008 are include on the Change of Use plan. 4. Per review of the Site Plan and the zone requirements, the existing/proposed layout complies with the Bulk (area, setback) requirements of the B-4 zone. II. Review Comments 1. Testimony should be provided by the applicant for the Board to determine the adequacy of existing site improvements to support the proposed change in use, including but not limited to the following issues: a. How many parking spaces are required per UDO standards to support employees of the service station, employees of the used car lot, and patrons of both facilities? Per the site plat, five (5) off-street parking spaces exist. Nine (9) perimeter spaces are depicted for display of used cars, and therefore should not be counted as off-street parking. b. Is the "service station" use limited strictly to automotive service, or are sales proposed? If sales are proposed, is existing/proposed off-street parking adequate? c. Testimony must be provided to the satisfaction of the Board regarding how the site will function in supporting both (used car, service station) uses, including vehicular and pedestrian circulation, deliveries, etc. Based on the above referenced testimony and other information requested, the Board will need to determine if existing parking and vehicular access are suitable for the requested change of use, or whether additional parking and access improvements are necessary. 2. Per Note #9, solid waste and recycling will be provided by an existing dumpster on the property. Testimony should be provided as to whether waste will be collected publically vs. private, and if during off-hours (since access to the dumpster location appears necessary to encroach on at least one of the parking spaces). 3. Testimony should be provided regarding proposed lighting. Lighting shall be provided to the satisfaction of the Board. 4. If approved by the Board, we recommend that Township Fire Officials be given the opportunity to review the request to ensure necessary fire equipment access is provided to the facility. Depending upon the Board's consideration of the above referenced information and testimony, additional site plan improvements may be necessary. The request for Site Plan exemption should be considered based on additional improvements (if any) deemed necessary to support the requested change in use.

Mr. Lines stated that the existing gas station requires no variances and it meets all the conditions in the zone. The applicant would like to sell a limited number of used cars to

supplement his business. The cars would be in the parking spaces around the perimeter of the site, there would be about four or five cars at any given time.

Mr. Neiman is concerned about the overflow of parking.

Mr. Schmuckler asked if there was or will be a convenience station.

Mr. Lines said there is no plan for a convenience station. There are fourteen total spaces. Three of the spaces will be used for the employees.

The Board members would like to see a site plan because of the location of this project and the concern of overflow parking.

A motion was made to deny the site plan exception and require that a site plan be provided.

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

- 2. SP 1976** (No Variance Requested)
Applicant: Calvary Lighthouse
Location: East County Line Road, west of Ridge Avenue
Block 175.01 Lot 34

Preliminary & Final Site Plan for proposed addition to existing school & church

Project Description

The applicant is seeking Preliminary and Final Major Site Plan approval to expand the existing school and church use by constructing a new school structure to the west of an existing school building and connecting to the existing school use. The applicant is also seeking approval to clear an existing wooded area on the western side of the site for future recreational purposes. Existing outbuildings, a school building, church, and parking lots on Lot 34 in Block 175.01 will remain. Existing trailers on the site containing classrooms would be removed. Existing circulation, parking areas, lighting, landscaping, and utilities will be largely unaffected by the project. The proposed school building will fit mostly within an open area and mainly consist of classrooms, some offices, a computer room, a conference room, and an auditorium. The architectural plans indicate the proposed lower floor of the school building will contain six (6) classrooms. The proposed ground floor will contain a computer classroom, four (4) offices, a conference room, and an auditorium. The site plans indicate the existing school building contains ten (10) offices, twenty (20) classrooms, one (1) library, and one (1) meeting room. The site plans also indicate the place of worship contains a main sanctuary of 10,397 square feet with six hundred ninety square feet (690 SF) of catering room. The plans claim a total of two hundred four (204) spaces are required for the site. The site plans indicate there are two hundred eighty-nine (289) existing parking spaces, thirteen (13) of which are designated handicap. The site is located in the northern portion of the Township on the north side of East County Line Road west of Ridge Avenue. East County Line Road is a County Highway. The tract consists of about eighteen (18) acres in area, but only a small percentage of the site will be disturbed. Curb exists across the developed frontage of the project, but sidewalk does not. The project is serviced by sanitary sewer and potable water. Much of the land to the north side of the site is undeveloped. The surrounding land to the south and east is mostly developed. We

offer the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours of the area within 200 feet of the site boundaries. 3. B10 - Man-made features within 200 feet thereof. 4. C13 - Environmental Impact Statement. The project is on a small portion of a large developed site. Topographic features, contours, and man-made features are shown for the area of proposed improvements. Due to the developed nature of the site and the small area encompassed for improvements, we support the granting of the requested waivers. II. Zoning 1. The project is located in the R-15 Residential District. Places of worship are a permitted use in the zone. Private schools are a permitted use in the zone. 2. The following design waivers are required for the project: a. Providing an updated Boundary Survey. b. Providing additional site lighting. c. Providing curb across the entire frontage of the property. d. Providing sidewalk across the frontage of the site. e. Providing shade trees and a shade tree and utility easement across the frontage of the tract. The proposed building is within a large developed church and private school property. The existing property lines are of sufficient distance where setbacks would not be violated. However, we recommend at least a partial Outbound Survey be provided to insure the proposed tree clearing does not violate any buffer requirements. It should be noted the site lighting is already in place. Only bollard style lighting will be proposed around the new building. 3. No variances are requested for this application. III. Review Comments A. Site Plan/Circulation/Parking 1. The General Notes state that a partial topographic survey was prepared by Yorkanis & White in November of 2011. A signed and sealed copy of this partial Topographic Survey must be provided. 2. General Note #3 must be clarified as it refers to the existing church and school as a conditional use. 3. The Schedule of Bulk Requirements should include existing and proposed building square footage to confirm zoning compliance. 4. Our review indicates there are seven (7) classrooms and four (4) offices proposed for the new school building. The Parking Summary should be revised accordingly. 5. The Total Parking Required should be revised to forty-four (44) off-street parking spaces required for the school buildings. The total parking required for the site plan should be two hundred six (206) off-street parking spaces. 6. We recommend a Demolition Plan be added to the site plan set. This will clarify the proposed site work and eliminate some of the plan overwrites. 7. Additional coordination is required between the site plans and architectural plans. The layout and grading for the proposed building and surround improvements gets quite intricate. There are numerous discrepancies between the plans that need to be addressed. 8. Testimony is necessary from the applicant's professionals regarding site operations, such as how bus drop off and parking areas will be used, including but not limited to times, sizes, and types of vehicles anticipated (i.e., buses, vans, cars, others). 9. No refuse enclosures are depicted on the site plan. Our site investigation on 2/24/12 notes an existing trash enclosure in the western portion of the site which is not fully screened. 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. Any waste receptacle area shall be screened and designed in accordance with Section 18-809E., of the UDO. 10. Some of the General Construction Notes are duplicated. 11. The existing pavement which will serve as an access driveway on the west side of the proposed school building is in need of repair. Corrective work should be considered as a condition of Board approval, if/when granted. 12. A note should be added to the plans to replace deteriorated or damaged existing curb and sidewalk. 13. Since an updated Boundary Survey has not been provided, evidence of any existing Sight Triangle Easements at the access driveways should be provided. Testimony on sight triangles should be provided. B. Architectural 1. Architectural plans have been provided for the proposed school building. The set includes floor plans and elevations. The proposed building is two (2) levels

with a mechanical mezzanine. Testimony is required that the proposed building is less than the allowable building height of thirty-five feet (35'). Proposed dimensions and square footages shall be added to the architectural plans. 2. The applicant's professionals should provide testimony regarding the facades and treatments of the proposed new building. We recommend that renderings be provided for the Board's review and use prior to the public hearing, at a minimum. 3. As noted on the proposed architectural plans, the ground and lower floor levels contain numerous facilities. Testimony should be provided on the specific uses for the individual floors. It appears an elevator is proposed and the building is fully handicapped accessible. 4. Proposed water and sewer connections are shown for the school building. A separate fire service line is proposed. 5. The location of mechanical equipment has been shown in the courtyard between the existing and proposed school buildings. The sizes and locations of the proposed equipment must be better coordinated between the site plans and architectural plans. The proposed equipment should be adequately screened. C. Grading 1. A grading plan is provided on Sheet 4. The proposed grading has been designed to generally connect to the existing surroundings. The proposed grading of the courtyard between the buildings slope towards a storm water management seepage pit. 2. Per review of the existing elevations and per review of site conditions during our 2/24/12 site inspection, the area for the proposed school building generally slopes to the surrounding paved on-site driveways. The wooded area to be cleared in the western section of the site is lower than improved portion of the site and appears to slope westward, away from the site. 3. Per review of the proposed grading plan, the design concept is feasible. Final grading will be addressed during compliance review if/when approval is granted. 4. No soil boring locations are indicated on the drawings. However, the lower floor elevation of the proposed school building is the same as the lower floor elevation of the adjacent existing school building. D. Storm Water Management 1. A Storm Water Management design for the project is feasible. The Storm Water Management comments below can be addressed during resolution compliance review should approval be granted. 2. The Storm Water Management Report does not address whether the existing detention basin can handle the increased runoff from the proposed school building. To insure the existing storm water management system is not overtaxed, we recommend all roof drainage from the proposed building be recharged with seepage pits. 3. The Storm Water Management Report needs to address items such as permeability testing and seasonal high water table. In addition, any increase in runoff from the tree clearing area must be considered. 4. Drainage Area Maps must be provided to assist in the review of the design. 5. Proposed inverts and slopes are required for the storm water collection of the roof drainage for the proposed school building. 6. A Storm Water Management Facilities Maintenance Plan is required. Confirming testimony shall be provided that the operation and maintenance of the proposed on-site storm water management system will be the responsibility of the applicant. E. Landscaping 1. A dedicated landscaping plan is provided with the submission; proposed landscaping is depicted on Sheet 5 of the plans. 2. The proposed landscaping around the school building is comprehensive. 3. Landscaping should be provided to the satisfaction of the Board. 4. A final review of landscaping can be conducted during compliance, should site plan approval be granted. F. Lighting 1. A waiver from providing additional site lighting has been requested. Minor relocation of an existing site light is required by the proposed improvements. Otherwise, all existing site lighting in the vicinity will be unaffected. Proposed bollard lighting will be added in front of the school buildings. G. Utilities 1. The General Notes should be corrected to indicate water and sewer service will be provided by the Lakewood Township Municipal Utilities Authority. Proposed water service to the future school building including fire service is depicted on the plan. A proposed sanitary sewer lateral for the new school is shown connecting to the existing system in

front of the building. 2. Approvals will be required from the Lakewood Township Municipal Utilities Authority for water and sewer since the project is within their franchise area. H. Signage

1. No signage information is provided in the site plan submission. 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. Proposed building-mounted signage is shown on the architectural plans. 2. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with Township ordinance.

I. Environmental

1. A waiver was requested from submission of an Environmental Impact Statement (EIS) due to the developed nature of the project site. 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. We recommend that all on-site materials from the proposed demolition activities be removed and disposed in accordance with applicable local and state regulations. 3. A Tree Protection Management Plan must be provided as a condition of approval, including compensatory plantings. The Landscaping Plan shows existing trees will be removed with the construction of the project.

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. A detailed review of construction details will occur during compliance review; if/when this application is approved. IV. Regulatory Agency Approvals

Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals.

Mr. Banas recused himself from the application.

Mr. Vogt stated there are no variances but there are several submission waivers including topography within 200 ft, contours within 200 ft of site boundaries, man-made features within 200 ft and EIS. We do support the waivers.

A motion was made by Mr. Schmuckler and seconded by Mr. Follman to grant the waivers.
Affirmative: Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Schmuckler
Abstained: Mr. Banas

Mr. Vogt stated that the applicant is also requesting design waivers which can be heard at the public hearing.

Mr. Hirsch, Esq. on behalf of the applicant stated they had one or two items on the review letter that he would like to go over with their engineer.

Mr. Kennedy, P.E. stated that in the letter they suggested that a stormwater collection system be designed for the proposed new roof, however, Mr. Kennedy feels that there is an under

utilized detention basin on site. He would like to reroute the existing basin to show that it works given the additional roof area.

Mr. Vogt stated they will require a revised submission based upon the letter. Recommendation would be to meet with our office and go over what they would like to do.

Mr. Kennedy said that they proposed a clearing area. The area is roughly two acres which is a wooded area that the church recently purchased. They propose to clear some open space for activities. Prior to clearing, they would like to stake the property line in the field and ensure that they are providing the correct buffer.

Mr. Vogt stated that they recommended a partial outbound, understanding that it would be overkill to go survey the whole property. If they could come up with a method where they could control the clearing, that would be fine.

Mr. Kennedy stated that they passed out renderings of the project. The size of the signs are necessary for visibility from the street, however, variances are required for them.

Mr. Jackson stated that they will have to re-notice to include the sign variance.

Mr. Kennedy said they will do an amended re-notice.

A motion was made by Mr. Follman and seconded by Mr. Rennert to advance the application to the April 24, 2012 meeting.

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

Mr. Jackson stated the application will be advanced to the April 24, 2012 meeting. Notice is required.

- 3. SD 1836** (Variance Requested)
Applicant: Homes For All, Inc.
Location: Vine Avenue, south of Oak Street
Block 1146 Lot 1
Block 1147 Lot 1
Block 1154 Lot 1
Block 1155 Lot 1
Block 1156 Lot 1

Maple Tree Village – Preliminary & Final Major Subdivision to create 71 residential single family dwellings & duplex affordable housing

Project Description

This application is to amend a preliminary and final major subdivision, previously approved by Resolution SD #1562 which was adopted by the Lakewood Township Planning Board on

December 19, 2006 and memorialized on January 30, 2007. The original approval created sixty-six (66) lots, using fifty-eight (58) lots for single family low income housing, three (3) lots for recreation, one (1) lot for storm water management, and four (4) lots reserved for future development. The amended application proposes to subdivide a portion of three (3) existing blocks into seventy-four (74) lots, using seventy-one (71) lots for single family or duplex low income housing, and reserving three (3) lots for future development. A storm water basin is to be constructed on a portion of an existing lot adjacent to the subdivision (Block 1155, Lot 1), and the remainder of this lot along with the one (1) additional lot (Block 1154, Lot 1) are to be reserved for future development. The subject properties to be residentially developed are located between Vine Avenue and Vermont Avenue south of Oak Street. Except for the proposed storm water management basin, additional land for the project which is reserved for future development is located on the east side of Vermont Avenue, where it intersects with the south side of Oak Street. The site is in the southern portion of the Township, generally southeast of the Vine Avenue and Oak Street intersection. Vine Avenue an improved road with a fifty foot (50') right-of-way and a thirty-four foot (34') pavement width borders the proposed residential portion of the project to the west. Oak Street an improved road with a sixty-six foot (66') right-of-way and a forty foot (40') pavement width borders the proposed storm water management basin and future development area to the north, east of Vermont Avenue. Vermont Avenue which separates the proposed residential development area from the rest of the properties is a sixty-six foot (66') wide unimproved right-of-way. Vermont Avenue has been previously cleared and poles with overhead electric lines have been constructed on the west side of the right-of-way. The proposed subdivision would improve four (4) Township streets and create temporary turnarounds at their termini. The four (4) roads to be improved for the proposed project are Havens Avenue, Bradhurst Avenue, Wasdworth Avenue, and Edgecomb Avenue. All of the improved streets will intersect with Vine Avenue. Except for Bradhurst Avenue, all of the temporary turnarounds will be located in the Vermont Avenue right-of-way. All proposed residential lots would front upon the minor streets. The site is currently vacant and wooded. The land is near a high point and generally slopes to the east with existing elevations dropping from one hundred nine feet (109') MSL to seventy-six feet (76') MSL. Proposed storm water management facilities and utilities are associated with this project. Most of the project site discharges runoff to a proposed storm water management basin. Two (2) underground recharge systems are proposed for Havens Avenue. Proposed sanitary sewer will connect to a proposed system to be constructed by others in Oak Street. Proposed potable water for the subdivision will connect to an existing main on the south side of Oak Street. Two (2) off-street parking spaces are proposed for each dwelling unit. Two (2) to four (4) bedroom units are specified on the architectural plans. The project is also proposing sidewalk along the frontages of the residential minor streets, but not along the adjoining collector roads. We have the following comments and recommendations: 1. Zoning 1. The site is located in the R-40/20 Cluster Zone. Planned Affordable Residential Development is a permitted use in the R-40/20 Cluster Zone in accordance with the bulk standards and requirements of paragraph 18-902B.7 of the UDO. 2. The following variances are requested for the duplex dwellings on individual lots: • Minimum Lot Area – Proposed lot areas are three thousand five hundred square feet (3,500 SF), where six thousand square feet (6,000 SF) is required. • Minimum Lot Frontage/Width – Proposed lot frontage/widths are thirty-five feet (35'), where fifty feet (50') is required. • Minimum Front Yard Setback – Proposed front yards are twenty feet (20'), where twenty-five feet (25') is required. 3. The following variances are requested for the single family dwellings on individual lots: • Minimum Lot Area – Proposed lot areas are three thousand five hundred square feet (3,500 SF), where five thousand square feet (5,000 SF) is required. • Minimum Lot

Frontage/Width – Proposed lot frontage/widths are thirty-five feet (35'), where forty-five feet (45') is required. 4. A variance is required for the number of off-street parking spaces for the proposed Type "C" Units. Two (2) off-street parking spaces are provided for each dwelling unit. The Type "C" Unit proposes four (4) bedrooms which require 2.5 off-street parking spaces per dwelling. 5. A waiver is required from the construction of sidewalk on portions of the project. No sidewalk is proposed for the entire length of the project where it fronts Vine Avenue and Oak Street. 6. No recreational facilities have been proposed for the project. A recreation area equal to five percent (5%) of the tract area is required by Section 18-902B.7.g. (5) of the UDO. 7. 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 A. General 1. The General Notes state that the topographic information was updated by Ernst, Ernst & Lissenden in November, 2011. A copy of this updated survey information must be submitted. 2. Off-street parking: According to the plans provided, typical dwellings will range between two (2) to four (4) bedrooms with no basement and no garage. The applicant is proposing two (2) off-street parking spaces per unit which is enough to be in compliance with the RSIS standards for up to three (3) bedroom units. The proposed four (4) bedroom units will require a variance for the number of off-street parking spaces since RSIS standards require 2.5 spaces per dwelling unit. 3. Curb and sidewalk is proposed along the minor residential streets of the development. New curb exists along Vine Avenue, some of which would be removed for the proposed street intersections. New curb also exists along Oak Street. Sidewalk does not exist and is not proposed along either Vine Avenue or Oak Street, for which a waiver is required. Sidewalk is also not proposed, but not required, along the sides of the residential streets not being developed. Curb is being provided on both sides of the minor residential streets. 4. It is assumed trash and recyclable collection is to be provided by the Township of Lakewood. Each unit shall have an area designated for the storage of trash and recycling containers. This matter is not addressed on either the site plans or architectural plans. 5. The proposed block and lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor. 6. The requirements in 18-821 (Building Uniformity in Residential Developments) must be addressed. A minimum of eight (8) basic house designs are required for developments consisting over twenty-five (25) homes. 7. Temporary turnarounds are proposed within the Vermont Avenue right-of-way for all the residential minor streets, except for Bradhurst Avenue. The temporary turnaround for Bradhurst Avenue is proposed on Lot 1.07 in Block 1146, which is one of the lots reserved for future development. B. Plan Review 1. Sight Triangle Easements have been proposed at the intersection of all residentially developed streets. Testimony should be provided as to why the sight triangle easements are not the standard requirements for the Township. 2. The Project Notes shall address the ownership of the various components of the proposed storm water management system. 3. The Project Notes indicate Horizontal Datum to be NAD 1983. Vertical Datum shall be addressed, a benchmark shall be indicated. 4. Proposed off-street parking spaces shall be provided with minimum dimensions. 5. Dimensions have been provided for all Unit Types, but must be coordinated with the architectural plans. The architectural plans show front offsets for the duplex building boxes, but the site plans do not. 6. The proposed shade trees, as well as the shade tree and utility easement shall be located behind the water easement along Vine Avenue. C. Architectural 1. Architectural Plans were submitted for review. Per review of the submitted plans, three (3) unit types are proposed. Type "A" is a two (2) bedroom unit, Type "B" is a three (3) bedroom unit, and Type "C" is a four (4) bedroom unit. The proposed duplex buildings

combine Types "A/B", "B/B", or "B/C". 2. The applicant's professionals should provide testimony regarding the proposed building façade and treatments. We recommend that renderings be provided for the board's review and use prior to the public hearing, at a minimum. D. Grading 1. Detailed grading is provided on Grading, Drainage & Utility Plans which are Sheets 5 and 6 of 16. A storm sewer collection system is proposed to collect runoff. Some of the proposed runoff will be recharged within the proposed right-of-way of Havens Avenue. Most of the proposed runoff will be conveyed by piping to a proposed infiltration/detention basin. 2. Profiles have been provided for proposed roads. 3. Off road profiles have been provided for the proposed storm drainage easements and for the proposed storm drainage and sanitary sewer in Vermont Avenue. 4. A detailed review of the grading can be completed after compliance submission; if/when this subdivision is approved. E. Storm Water Management 1. Proposed storm sewer collection systems have been designed to convey storm water runoff into either proposed recharge systems or an infiltration/detention basin. The proposed recharge systems are located under Havens Avenue. The proposed infiltration/detention basin is located on the south side of Oak Street, east of Vermont Avenue. It is our assumption the ownership of the storm water management system will be the Township, and the applicant's engineer has already met with the Department of Public Works to review the project. 2. The Storm Water Management Design will be reviewed in detail after compliance submission is made, should approval be granted. 3. In accordance with Section 18-815B.4., of the UDO, a one-time maintenance fee of forty-two thousand two hundred fifty dollars (\$42,250.00) is required. This is based on twenty-seven (27) proposed single family detached dwellings at a cost of seven hundred fifty dollars (\$750.00) per unit and forty-four (44) proposed single family attached dwellings at a cost of five hundred dollars (\$500.00) per unit. F. Landscaping 1. Shade trees have been provided on Sheets 3 and 4 of 16, the Site Development Plans. 2. 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. Per our site inspection of the property, the site is wooded with the exception of the Vermont Avenue right-of-way which has been cleared. 3. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Lighting 1. Lighting has been provided for the residential streets on Site Development Plan Sheet 3 of 16. 2. The Plan indicates seventeen (17) pole mounted fixtures are proposed. According to the Street Light Detail, the proposed height will be eighteen feet (18'). 3. A point to point diagram must be provided to verify the adequacy of the proposed lighting. 4. Testimony should be provided regarding street lighting ownership. There is no indication a Homeowners Association is proposed. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. H. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The proposed sanitary sewer will connect to a proposed system by others in Oak Street. Only a preliminary layout of the system by others has been shown on Oak Street. 3. Potable water is proposed to be extended from an existing main on the south side of Oak Street. 4. The plans state that all new utilities shall be installed underground. I. Signage 1. Proposed regulatory signage has been shown on the plans. Regulatory sign details should be added. 2. No project identification signs are proposed. 3. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. J. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the tract is wooded with the exception of Vermont Avenue which has been cleared and has utility poles containing overhead electric lines. 2. Environmental Impact Statement An Amended Environmental Impact Statement (EIS) report was prepared and submitted for the project, and addresses

environmental concerns as applicable. 3. Tree Management A Tree Save Plan has been submitted, but is not in compliance with the latest ordinance. As a condition of approval, a Tree Protection Management Plan in accordance with the current ordinance shall be provided. K. Construction Details 1. Construction details are provided on Sheets 12 and 13 of the 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. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. L. Final Plat (Major Subdivision) 1. General Note #2 shall correct Block 1145 to 1146. 2. Compliance with the Map Filing Law is required. 3. The Final Plat will be reviewed in detail after compliance submission is undertaken for the project, should approval be granted. III. 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. A revised submission should be provided addressing the above-referenced comments, including a point-by-point summary letter of revisions. A meeting with our office is recommended to assist us in our understanding of the amended design since the original project predates our involvement.

Mr. Vogt went over the variances required for this project.

Mr. John DeVincens, Esq. on behalf of the applicant stated that they plan to increase the number of single family houses and/or duplexes from sixty-four to seventy-one units. There will be no basements.

A waiver is required from the construction of sidewalk on portions of the project. No sidewalk is proposed for the entire length of the project where it fronts Vine Avenue and Oak Street. The Board would like to see sidewalks on both sides of Vine and Oak.

Mr. DeVincens stated that Homes For All is an offshoot of Homes For All STEPS which is a not-for-profit organization. They have a developer agreement with the Township in which Lakewood is donating certain lots for the development of affordable housing. Homes For All and NJ Hand has entered into an agreement with New Jersey American Water to provide water and sewer for those projects.

Mr. Banas would like to see a chart for parking including what is required and what is provided.

Mr. Schmuckler is concerned about the width of the road with parking on one side and how emergency vehicles would manage.

Mr. Vogt asked that they submit a circulation plan and identify the turning radius.

A motion was made by Mr. Follman and seconded by Mr. Banas to advance the application to the April 24, 2012 meeting.

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

Mr. Jackson stated the application will be advanced to the April 24, 2012 meeting. No further notices are required.

4. **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

Project Description

The applicant seeks minor subdivision approval to subdivide two (2) of three (3) existing lots on a triangular Block. The two (2) existing lots in question totaling about 11,639 square feet (0.267 acres) in area are known as Lots 1 and 2 in Block 239. Proposed Lots 1.01 and 1.02 will become new zero lot line properties for a proposed two-story duplex. The site is developed with existing two-story dwellings. All existing improvements will be removed. Public water and sewer is available. The site is situated in the northern portion of the Township and has multiple street frontages. The tract is located on a triangular Block. Lot 3 on the southeast corner of the Block is not included in the project. Ridge Avenue fronts the northwest side of the project, Ridge Fourth Street fronts the northeast side of the property, and East Fifth Street fronts the south side of the site. All surrounding roads are municipally owned. Ridge Avenue has a thirty-three foot (33') right-of-way with a 23.7 foot pavement width. Ridge Fourth Street has a thirty foot (30') right-of-way with a 21.8 foot pavement width. East Fifth Street has a 42.86 foot right-of-way with a twenty-five foot (25') pavement width. No road widening or right-of-way dedications are proposed. The surrounding area is predominantly residential. Sidewalk and curbing exists along the property frontage. Variances are required to create the proposed subdivision. The property is situated within the B-2 Central Business Zone. We have the following comments and recommendations: 1. Zoning 1. The project is located in the B-2 Central Business Zone District. Zero lot line duplex housing is a permitted use in the zone. The Zoning should be corrected on the plans and Zone Boundary Lines added. 2. The right-of-way widths of all surrounding roadways are less than fifty feet (50'). Right-of-way dedications and/or road widening easements must be considered. Right-of-way dedications will have an impact on the bulk requirements of the project. 3. A variance from providing Minimum Lot Area has been requested for proposed Lot 1.01. A 4,393 square foot lot area is proposed, where a five thousand square foot (5,000 SF) lot area is required. However, the proposed combined lot area for the duplex is 11,639 square feet, which exceeds the ten thousand square foot (10,000 SF) minimum lot area required. 4. Minimum Front Yard Setback variances are required for proposed Lot 1.01. A minimum front yard setback of 12.6 feet is proposed from East Fifth Street, where twenty-five feet (25') is required. Also, the proposed covered access to the unit which is not shown on the minor subdivision plan will encroach upon the twenty-five foot (25') front yard setback from Ridge Fourth Street. 5. Minimum Front Yard Setback variances are required for proposed Lot 1.02. We calculate a minimum front yard setback of 15.29 feet is proposed from Ridge Avenue, where twenty-five feet (25') is required. Also, the proposed covered access to the unit which is not shown on the minor subdivision plan will encroach upon the twenty-five foot (25') front yard setback from Ridge Fourth Street. 6. A Maximum Lot Coverage variance is being requested for proposed Lot 1.01. Including the covered access to the proposed unit, we calculate the lot coverage of proposed Lot 1.01 to be 40.5 percent, where thirty percent (30%) is allowed. We calculate the lot coverage for proposed Lot 1.02 to be 24.6 percent which is within

the allowable percentage. 7. It appears a variance is required for the number of off-street parking spaces. The architectural plans proposed eight (8) bedroom dwellings with future finished basements. Ordinance 2010-62 notes "basements shall be considered two (2) bedrooms in determining the number of bedrooms in a dwelling". Therefore, the total number of bedrooms per dwelling would be increased to ten (10) which requires five (5) off-street parking spaces. Only four (4) off-street parking spaces per dwelling are provided. 8. 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 General Notes reference an Outbound and Topographic Survey. An updated copy of the boundary and topographic survey must be provided since the base map does not reflect the following: a. Existing sidewalk along the Ridge Avenue and Ridge Fourth Street frontages. b. Completion of existing contour lines, particularly within the surrounding roadways. c. Clarification of what appear to be encroachments of existing improvements from neighboring Lot 3. d. Correction of the existing concrete patio to patio blocks. 2. The proposed covered access points to the dwellings should be added to the Minor Subdivision Plan since they will be located within the front yard setback of Ridge Fourth Street. 3. Proposed building dimensions and offsets should be provided to the hundredth of a foot, especially since setback variances are required. 4. Corrections are required to the General Notes. Because of the multiple frontages, rear yard setbacks are not applicable to the proposed lots. 5. Existing sidewalk abuts the existing curb along the Ridge Avenue and Ridge Fourth Street frontages of the project. Proposed curb ramps with detectable warning surfaces are required at the Ridge Avenue/Ridge Fourth Street and Ridge Avenue/East Fifth Street intersections. Proposed curb ramps with detectable warning surfaces will also be required at the proposed driveway crossings where the sidewalk abuts the curb. Proposed sidewalk easements may be necessary. 6. The proposed curb and sidewalk replacement requires modification on the plans. Furthermore, a note shall be added that any existing curb and sidewalk damaged during construction will be replaced as directed by the Township Engineer. 7. We recommend on-street parking be restricted along all site frontages due to the narrowness of the existing roads. 8. The plans indicate a minimum of four (4) off-street parking spaces are required for each dwelling. The subdivision plan proposes driveways capable of providing four (4) off-street parking spaces per dwelling. Testimony is required on the number of proposed bedrooms for each duplex unit. Our review of the architectural plans indicates that at least ten (10) bedrooms (eight bedrooms and future finished basement) are proposed for the respective dwellings. Per Township Ordinance 2010-62, five (5) off-street parking spaces are required for ten (10) bedroom dwellings. 9. An existing pole along the Ridge Fourth Street frontage makes a proposed off-street parking space for Lot 1.01 inaccessible. 10. Future finished basements are proposed for the dwellings on proposed Lots 1.01 and 1.02. The plans indicate that seasonal high water table encountered at one hundred thirteen inches (113") (elev. 41.6) as per a soil boring performed on 12-09-11. The location of the soil boring shall be shown and the required information on the soil boring shall be submitted. 11. Proposed site grading should be corrected with respect to proposed contour lines. 12. A sight triangle easement is proposed at the intersection of Ridge Fourth Street and Ridge Avenue. The size of the proposed sight triangle easement should be increased. Furthermore, a sight triangle easement should be proposed at the intersection of Ridge Avenue and Ridge Fourth Street. 13. Unless a waiver is granted, proposed shade tree and utility easements are required along the property's frontages. Survey data must be added and easement areas for the proposed individual lots must be completed. 14. Unless a waiver is granted, shade trees are required for

the project. Proposed shade trees shall not be located within any proposed sight triangle easements. Landscaping should be provided to the satisfaction of the Board, and should conform to recommendations from the Township Shade Tree Commission as practicable. Our site investigation noted some existing trees within the site, which have been located on the base map. Some of the existing trees will be removed at time of construction. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan Review for the proposed lots. 15. Testimony is required on the disposition of storm water runoff from development of proposed Lots 1.01 and 1.02. The increase in impervious area does not appear to be significant since the existing lots are already developed. 16. Proposed lot numbers must be approved by the tax assessor's office. 17. Corner markers are required for all outbound corners and proposed subdivision lines intersecting right-of-ways. 18. Compliance with the Map Filing Law is required. 19. The Concrete Apron Detail must be revised since the sidewalk abuts the curb. 20. The Depressed Curb at Driveway Detail must be revised since curb ramps are required at all driveway crossings. 21. The following construction details shall be added: a. Curb Ramps. b. Asphalt Driveways. c. Pavement Repair associated with curb replacement. d. Pavement Repair associated with utility trenches. e. Shade Trees. 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 discussed the variances requested.

Ms. Desiree Pendleton whose mother owns lot 3 is concerned about the setbacks.

Mr. Surmonte stated that they are meeting the minimum required on the side yard setback.

Mr. Vogt suggested that they speak to the neighbor so everyone is on the same page.

A motion was made by Mr. Follman and seconded by Mr. Schmuckler to advance the application to the April 24, 2012 meeting.

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

Mr. Jackson stated the application will be advanced to the April 24, 2012 meeting. No further notices are required.

5. **SD 1837** (Variance Requested)
Applicant: Park & Second Acquisition, LLC
Location: Southeast corner of East Second Street & the railroad
Block 248.01 Lots 63.02 & part of 78
Amended Preliminary & Final Subdivision to construct 21 townhouse units

Project Description

The owners are Solomon & Chava Wanouno of 1758 East 18th Street, Brooklyn, New York 11229 and 137 Ocean Avenue, LLC of 1 University Plaza, Suite 407, Hackensack, New Jersey 07610. The applicant is Park and Second Acquisition, LLC, 40 Airport Road, Lakewood, New Jersey 08701. The applicant is seeking an amended preliminary and final major site plan and

subdivision approval. The applicant proposes to construct twenty-one (21) five-bedroom townhouses with unfinished basements on fee simple lots. A common space lot is also proposed on which the site parking, utilities, and improvements are contained. Eighty-four (84) off-street parking spaces are proposed. All spaces are located within an off-street parking lot with access to East Second Street. The tract totals approximately 2.66 acres in area and is being created by a minor subdivision of existing Lots 63.02 and 78 which was previously approved under Application SD# 1774. The existing use is commercial and the proposed use will be townhouses. Associated site improvements are proposed for the new use. These improvements include proposed sewer, water, and drainage; paved parking areas with curb, sidewalk, landscaping, and lighting. The property is located in the northern portion of the Township on the south side of East Second Street just east of the railroad tracks. We have the following comments and recommendations: I. Zoning 1. The site is situated within the B-4, Wholesale Service Zone. Per Section 18-903 D. 2.b of the UDO, "townhouses" is listed as a conditional use. Therefore, the provisions of Section 18-1010 apply. 2. The following sign variances have been requested for the project: a. Per Section 18-812 A. 9.b of the UDO, no sign shall be erected closer to the street or property line than fifteen feet (15'). A distance of ten feet (10') is proposed. b. Per Section 18-812 A. 11 of the UDO, signs abutting two (2) lane roads with posted speeds of 15-25 MPH shall be limited to fifteen square feet (15 SF) in area. A variance for a sign face area of up to thirty-five square feet (35 SF) is proposed. 3. A fifteen foot (15') wide Landscape Buffer is proposed around the perimeter of the site, except for the boundary of the tract adjacent to part of existing Lot 3 in Block 173, which is the railroad property. The buffering section of the UDO requires thirty feet (30') which the Board may reduce to fifteen feet (15') if dense landscape screening is provided. Testimony is required on the perimeter Landscape Buffer. Proposed improvements such as a trash enclosure and storm water management facilities are encroaching upon the Landscape Buffer as currently shown. 4. According to Section 18-1010 B. 6 of the UDO, each unit shall have an area designated for the storage of trash and recycling containers. A trash and recycling enclosure is proposed within the common area. 5. According to Section 18-1010 B. 9 of the UDO, all areas put into common ownership for common use by all residents shall be owned by a non-profit homeowners association in accordance with the requirements of the Department of Community Affairs and deed restrictions, covenants, and documents as stipulated in Subsections (a-g) of this portion of the Code. 6. The General Notes indicate the applicant shall comply with recently adopted Ordinance 2010-28 which adds new Section 18-403 Developers Agreements to the UDO. 7. 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 A. General/Layout/Parking 1. The proposed parking space closest to East Second Street conflicts with the Sight Triangle Easement. Proposed layout revisions are necessary. 2. Some type of backup area should be proposed at the end of the parking lot aisle. 3. Off-street parking: According to the architectural plans provided, each townhouse will be a five (5) bedroom unit with an unfinished basement. The applicant is proposing four (4) off-street parking spaces per unit which is enough to be in compliance with the RSIS standards and new parking ordinance 2010-62. Based on the twenty-one (21) single-family townhouses proposed, eighty-four (84) off-street parking spaces are required and eighty-four (84) off-street parking spaces are being proposed. 4. The proposed off-street parking consists of a minimum of 9' X 18' parking spaces. The proposed parking configuration consists of perpendicular spaces on a "T-shaped" access drive. Except for two (2) fifteen foot (15') wide one-way access drives around an island for an

existing pole, the access drive consists of a two-way, twenty-four foot (24') wide aisle with spaces on both sides. Eighty-four (84) off-street parking spaces are proposed, four (4) of which are van accessible handicapped spaces. 5. Interior sidewalk is proposed throughout the development. A connection to the proposed playground is required. A gate should be provided at the proposed playground access point. 6. A proposed refuse enclosure is depicted on the west end of the parking lot. The General Notes indicate the Township will collect the trash and recycling. Approval from the DPW Director is necessary. The waste receptacle area shall be screened on three (3) sides, in accordance with Section 18-809 E of the UDO. 7. Sight Triangle Easements have been shown at the proposed access drive intersection with East Second Street. 8. A proposed six foot (6') wide shade tree and utility easement is shown along East Second Street across the frontage of the proposed project. 9. The General Notes state that existing utility poles and overhead electric located on or crossing the site will remain, hence the reason for the amended application. An easement is being provided to Jersey Central Power and Light. 10. Proposed access to the storm water management basin is from the adjoining property, proposed Lot 78.01, which was part of the previously approved minor subdivision. The proposed access easement shown on the minor subdivision must be reflected on the amended Site Plan and Final Plat.

B. Architectural

1. Revised architectural plans are required for the amended layout. The applicant should confirm that all proposed townhouse types will continue to be two-story units with unfinished basements not exceeding a height of thirty-five feet (35'). The Site Plans indicate Building #1 will contain six (6) units, Building #2 eight (8) units, and Building #3 seven (7) units. The revised architectural plans are required to confirm Zoning compliance prior to the Public Hearing.
2. According to the site plans cantilevered bay windows are proposed. Therefore, variances will not be required for side yard setback.
3. The site plans show basements are proposed with exterior access from stairwells. The site plans indicate the basement floor elevations to be ten feet four inches (10'-4") below the first floor elevations.
4. The site plans show locations of air conditioning equipment behind the proposed units. Said equipment has been adequately screened.

C. Grading

1. A detailed Grading and Drainage Plan is provided on Sheet 3 of 18. A storm sewer collection system is proposed to collect runoff and convey it to a storm water management facility.
2. The grading scheme for the proposed site is feasible but requires revisions. The applicant's engineer shall contact our office.
3. Subsurface drains have been added to collect runoff in the proposed playground.
4. Proposed building breaks are in eight inch (8") increments (0.67').
5. Three (3) soil test pit logs and locations have been provided to determine whether a two foot (2') separation from the seasonal high water table to the proposed basement elevations and bottom of storm water management basin is maintained.
6. A detailed review of the Grading Plan can be completed during compliance if/when approved.

D. Storm Water Management

1. In order to mitigate the additional runoff created by the increase in impervious area due to the proposed development, a storm water management system is proposed to manage increased runoff qualitatively and quantitatively. A water quality basin is proposed for pretreatment. A storm water management basin is proposed for volume and rate.
2. Proposed storm sewer collection has been designed utilizing high density polyethylene (HDPE) conveyance pipe.
3. Most of the storm sewer is proposed on the common area lot. Drainage easements have been proposed on the affected residential lots to be created by the subdivision. Confirming testimony shall be provided that the Homeowners Association will own and maintain the entire storm sewer system whether it is located on the open space or privately owned lots. Testimony shall also be provided on the accessibility of the system for future maintenance and replacement purposes.
4. The plans indicate permeability testing will be provided to justify the infiltration rate of the soil beneath the proposed storm water management basin.
5. The proposed piped outflow from the storm water

management basin will connect to an existing storm sewer collection system on neighboring Lot 64. Permission is required from the owner of Lot 64 to allow the proposed connection. 6. The proposed on-site storm water collection system requires some corrections. The applicant's engineer shall contact our office. 7. The existing inlet at the proposed East Second Street access is being converted to a flat grate. 8. A Storm Water Management Operation & Maintenance Manual will be required per the NJ Storm Water Rule (NJAC 7:8) and Township Code. E. Landscaping 1. A comprehensive Landscape Plan has been provided on Sheet 6 of 18. Shade trees, screening, and ornamental plantings are proposed throughout the project site. 2. Two (2) of the Crepe Myrtle around the proposed trash enclosure should be changed to Leyland Cypress. 3. The overall landscape design is subject to review and approval by the Board. Per our site inspection of the property and review of the plans, there are virtually no existing trees worth saving. The Tree Protection Plan indicates no historic extraordinary or specimen trees located within the project area. 4. The proposed landscaping will be reviewed in detail during compliance if/when approved. F. Lighting 1. A Lighting Plan has been provided on Sheet 7 of 18. Proposed lighting has been provided for the interior parking area. Ten (10), fourteen foot (14') high "town and country" pole mounted fixtures are proposed. 2. A point to point diagram has been provided to verify the adequacy of the proposed lighting. Review of the illumination patterns provided indicates an additional fixture is required at the west end of the parking lot since the minimum foot candle value is 0.1. 3. The plans indicate that the proposed site lighting will be privately owned and maintained by the Homeowners Association. G. Utilities 1. Potable water and sanitary sewer service will be provided by New Jersey American Water Company. The project is within the franchise area of New Jersey American Water Company. 2. The proposed sanitary sewer will connect to an existing system in East Second Street. 3. A proposed eight inch (8") water main will be constructed in East Second Street from the intersection of South Park Avenue. This will replace the existing six inch (6") main in East Second Street which will be abandoned. Potable water is proposed to be extended into the site with an eight inch (8") main. A proposed fire hydrant will be installed within the project site and another fire hydrant will be installed on East Second Street across from the project site. 4. Testimony should be provided regarding other proposed utilities. Additional underground connections will be required if gas is proposed. H. Signage 1. A development identification sign is proposed at ten feet (10') from the right-of-way, less than the required minimum setback of fifteen feet (15') from East Second Street. The construction detail shows a face area in excess of the allowed fifteen square feet (15 SF). Zoning information is provided for the proposed sign indicating the relief required by the Board. 2. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is predominantly cleared and has no appreciable mature vegetation, habitat, or significant environmental value. 2. Environmental Impact Statement An Environmental Impact Statement (EIS) report was prepared and submitted for the project, and addresses environmental concerns as applicable. J. Construction Details 1. Construction details are provided with the current design submission. We will review the construction details during compliance if/when approved. K. Final Plat (Major Subdivision) 1. The proposed access easement from adjoining Lot 78.01 must be added. 2. Proposed lot numbers must be assigned by the Tax Assessor and the plat signed by the Tax Assessor. 3. Compliance with the Map Filing Law is required. 4. The Final Plat will be reviewed in detail after compliance submission should approval be granted. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Ocean County Planning Board; b. Ocean County Soil Conservation District; and c. All other required outside agency approvals.

New Jersey American Water will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Vogt went over the variances requested.

Mr. MacFarlane stated that the sign variance was previously approved by the Board for the original application. They will be moving the sign closer to the entrance drive so it is closer than fifteen feet to the road and they will be seeking a variance for that. Landscape buffer relief was also granted for the original application. They are seeking an amended approval because the utility poles can not be relocated so they came up with a different layout. He stated that there are two dumpsters for the twenty-one units which the Board previously approved.

Mr. Franklin stated that is not enough dumpsters. The most you can get is eight units to a dumpster.

A motion was made by Mr. Banas and seconded by Mr. Follman to advance the application to the April 24, 2012 meeting.

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

Mr. Jackson stated the application will be advanced to the April 24, 2012 meeting. No further notices are required.

6. CORRESPONDENCE

1. SP 1839

Applicant: 401 Madison, LLC
Location: Block 93 Lot 17
Administrative amended site plan approval

Mr. Rennert recused himself from this application.

Mr. Penzer, Esq. on behalf of the applicant stated they were using parking for the Econo Lodge and recently it was foreclosed and will not allow leasing. The Township agreed to transfer the twelve spaces from the lodge to their parking lot on Fifth Street and now they are asking for administrative approval to change from the Econo Lodge to the Township parking lot.

A motion was made and seconded to approve the amendment.

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

Abstained: Mr. Rennert

2. SD 1802

Applicant: Mizz Construction
Location: Block 235 Lot 16

- Revise prior approval granted by the Planning Board, resolution adopted on August 16, 2011 for one duplex and one single family
- Applicant now requests to construct two single family dwellings (no duplex proposed)

Mr. Vogt stated that the single family homes which are now proposed are going to conform with the zone.

A motion was made and seconded to approve the amendment.

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

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

A motion was made and seconded to approve.

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

9. APPROVAL OF BILLS

A motion was made and seconded to approve.

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

10. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth
Planning Board Recording Secretary