

**I. CERTIFICATION OF COMPLIANCE**

Chairman 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. Rennert, Mr. Percal, Mr. Schmuckler

**3. SWEARING IN OF PROFESSIONALS**

Mr. Vogt was sworn in.

**4. MEMORIALIZATION OF RESOLUTIONS**

- 1. 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)

A motion was made and seconded to approve.

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

- 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

A motion was made and seconded to approve.

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

- 3. SD 1831** (Variance Requested)  
Applicant: Yehoshua Frankel  
Location: East Spruce Street, south of Albert Avenue  
Block 855.02 Lot 20  
Minor Subdivision & Variance to create two lots

A motion was made and seconded to approve.

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

- 4. SD 1829** (No Variance Requested)  
Applicant: David Amoyelle  
Location: East Seventh Street, west of Nowlan Place  
Block 235 Lots 11, 12 & 13  
Minor Subdivision to create four zero lot line lots

A motion was made and seconded to approve.

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

- 5. SP 1969** (No Variance Requested)  
Applicant: Star Developers/Dr. Samuel Perschel  
Location: Southeast corner of West County Line Road & Forest Avenue  
Block 58 Lots 9 & 10  
Preliminary & Final Site Plan for proposed office building

A motion was made and seconded to approve.

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

- 6. 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. (Denial of site plan exemption)

A motion was made and seconded to approve.

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

**7. SP 1839**

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

A motion was made and seconded to approve.

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

**8. 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) (Amended resolution)

A motion was made and seconded to approve.

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

**9. SD 1690**

Applicant: Chaim Abadi  
Location: Central Avenue & Hollywood Avenue  
Block 248.18 Lot 3  
Minor Subdivision (Amended resolution)

A motion was made and seconded to approve.

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

**5. PLAN REVIEW ITEMS**

**1. SP 1981**

(No Variance Requested)  
Applicant: Beth Medrash Govoha of America  
Location: Corner of Seventh Street, Eighth Street & Forest Avenue  
Blocks 46 & 55 Lots 3 & 1

Preliminary & Final Site Plan for proposed school building addition to the existing planned educational campus

**Project Description**

The applicant is seeking Preliminary and Final Major Site Plan approval. This site plan is for constructing a school building for Beth Medrash Govoha on Lot 3 in Block 46. The current site is part of a Planned Educational Campus. The existing buildings at 605 Seventh Street will be removed and the proposed school building will be added to the site. The subject 150' X 200' lot is located on the northwest corner of Seventh Street and Private Way. The rectangular tract contains thirty thousand square feet (30,000 SF), which is 0.69 acres. The applicant owns additional property on the east side of Private Way, known as The Willows apartments. The existing apartments are on an entire Block, which is 300' X 350'. The area of the Block is one hundred five thousand square feet (105,000 SF), or 2.41 acres. Therefore, the total area owned by the applicant is 3.10 acres which is more than the minimum three (3) acre requirement for a Planned Educational Campus. The proposed school building will be rectangular shaped and encompass most of Lot 3 in Block 46. The new building will contain three (3) floors. The minimal parking required for the site will be included in the existing parking for The Willows apartments on Lot 1 in Block 55, which is on the east side of Private Way. The project is located in the northern portion of the Township and is generally surrounded by developed land. The plans list the project as part of a Planned Educational Campus since additional property (Block 55) is on the opposite side of Private Way. 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 a developed site. Topographic features, contours, and man-made features are shown on all adjoining roads. Due to the developed nature of the site and the fact sufficient design information is provided; we support the granting of the requested B-Site Features waivers and the Environmental Impact Statement waiver. Per communications with the applicant's professionals, Summary Drainage Calculations will be provided prior to the Public Hearing addressing existing and proposed drainage conditions. II. Zoning 1. The plans indicate the site is situated on the opposite side of Private Way from Block 55. 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. Paper streets, existing rights-of-way, or easements shall not be deemed to divide acreage". The total area of the two (2) lots is 3.10 acres. Therefore, the Minimum Tract Size is met. 2. The allowable Maximum Building Coverage is forty-five percent (45%) of the gross tract area. The Schedule of Bulk Requirements indicates the Maximum Building Coverage provided is 36.6% 3. The allowable Maximum Impervious Surface Coverage is eighty-five percent (85%) of the gross tract area. The Schedule of Bulk Requirements indicates the Maximum Impervious Surface Coverage is 68.7%. 4. Buffers are required per Section 18-803E of the UDO, meeting the satisfaction of the Board. Buffers are proposed as indicated on the site plans. III. Review Comments A. Site Plan/Circulation/Parking 1. The Topographic Survey Plan provided for Block 46 – Lot 3, must be revised to an Outbound and Topographic Survey. The Plan indicates that elevations are based on an assumed datum. A bench mark must be provided. 2. Private Way is a thirty foot (30') wide improved right-of-way separating the two (2) parcels of the Planned Educational Campus. The paved road is also thirty feet (30') wide spanning from existing curb line to existing curb line. 3. General Note #7 is not applicable and should be removed. 4. The Site Plan should list the proposed building floor

areas on a per floor basis. The architectural plans submitted propose three (3) floors. 5. General Note #13 should be corrected to indicate the latest version of the Americans with Disabilities Act. 6. The provided Minimum Tract Size in the Schedule of Bulk Requirements should be revised to 3.10 acres. 7. Corrected proposed dimensions and building dimensions are required on the Site Plan. Based on the architectural floor plans, the provided setback information in the Schedule of Bulk Requirements shall be corrected to 8.87 feet from Seventh Street (main access) and 13.67 feet from Private Way. 8. Off-street parking requirements for apartments indicate one (1) space shall be provided for each apartment unit. The plans indicate that there are sixty-four (64) apartments and sixty-four (64) spaces are required. The plans also indicate one (1) space shall be provided for each classroom, library, tutor room, meeting room, and office in the proposed building. A total of eight (8) spaces are required for the proposed building. Therefore, a total of seventy-two (72) off-street parking spaces are required for the project. All off-street parking spaces exist and are located in the existing parking lot on Lot 1 in Block 55. According to the plans submitted, there are one hundred two (102) off-street parking spaces well in excess of the UDO requirements. The parking shown on the site plans does not match what is shown on the survey plan and shall be corrected accordingly. Per communications with the applicant's professionals, the parking will be revised prior to the Public Hearing. 9. A six foot (6') high vinyl privacy fence is proposed on the western and northern property lines. Ornamental fence with piers is proposed along the Private Way and Seventh Street frontages. 10. The existing sidewalk along Seventh Street is in poor condition and requires replacement, as is noted on the site plans. A curb ramp shall be provided where the sidewalk intersects Private Way. 11. The existing curb along Seventh Street and Private Way is broken, out alignment, and requires replacement (as is proposed on the site plans). 12. Trash and recycling collection should be addressed. 13. A sight triangle should be provided at the intersection of Private Way and Seventh Street. 14. A sidewalk easement should be provided along Private Way. 15. Shade tree and utility easements have not been provided. Unless waived by the Board, the easements are required. Shade trees are proposed within the Seventh Street right-of-way. B. Architectural 1. Architectural floor plans have been provided for the proposed building. The proposed building is three (3) floors with the western side being higher. Elevations and site sections are proposed for the building on the Landscape Architects plans. The proposed building height should be confirmed. 2. Proposed signage is shown on the elevation and site section view from Private Way. 3. We recommend that architectural renderings be provided for the Board's review and use prior to the public hearing, at a minimum. 4. Water and sewer connections are shown for the proposed building on the Seventh Street frontage of the site plan. 5. Testimony should be provided as to whether any roof-mounted HVAC equipment is proposed. If so, said equipment should be adequately screened. 6. The final building design will meet applicable ADA accessibility requirements. C. Grading 1. A grading plan is provided on Sheet 4. The proposed grading has been designed to generally slope away from the proposed building, and is feasible. 2. The proposed grading needs to be revised to reduce post-development runoff from being directed onto neighboring properties. Per communications with the applicant's professionals, this item will be addressed to our satisfaction if/when Board approval is granted. 3. The proposed grading will be reviewed in detail after plan revisions are submitted. D. Storm Water Management 1. As mentioned previously, Summary Drainage Calculations will be provided for review prior to the Public Hearing. E. Landscaping 1. A very comprehensive landscape and amenities design has been provided. 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. F. Lighting 1. A detailed lighting design including a point to point diagram has been provided. 2.

There is existing street lighting on Seventh Street and Private Way. An existing street light on the east side Private Way is incorrectly shown mounted within the pavement area. The lighting schedule lists six (6) existing street lights, while the point to point diagram only accounts for four (4) street lights. Per communications with the applicant's engineer, this item will be addressed.

3. The proposed lighting consists of two (2), thirty-nine watt (39W) canopy lights mounted eighteen feet (18') high and twenty-three (23), twenty watt (20W) decorative wall mounted lights mounted eight foot four inches (8'-4") high shown around the building.

4. The overall lighting design is subject to review and approval by the Board.

G. Utilities

1. General Note #10 on the Site Plan indicates that electric, telephone, gas, and CATV services will be installed underground in accordance with the regulations of the local utility company and Lakewood Township.

2. General Note #15 on the Site Plan indicates that water and sewer service connections to be provided by New Jersey American Water Company. The project is located in the New Jersey American Water Company franchise area.

H. Signage

1. Signage information is not provided for this site plan application. Any free-standing and building-mounted signs identified on the site plan (requiring relief by the Board) must be provided for review and approval as part of this site plan application. 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. 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 comprehensive plan entitled "Tree Protection Plan" has been submitted for review. The plan will be reviewed in detail during compliance if/when approval is granted, since site plan revisions could have an impact on the plan.

J. Construction Details

1. Construction details are provided on Sheet 5 of the site plans and on Sheets L4.0-L4.2 of the landscaping and lighting 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 after plan revisions are submitted during compliance should approval be granted.

IV. Regulatory Agency Approvals

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

a. Developers Agreement at the discretion of the Township;

b. Township Tree Ordinance (as applicable);

c. Ocean County Planning Board;

d. Ocean County Soil Conservation District; and

e. All other required outside agency approvals.

Mr. Rennert stepped down.

Mr. Vogt stated that this application meets this requirements of the campus ordinance, to the best of our knowledge there are no variances sought. Waivers are being requested for topography within 200 feet thereof, contours of the area within 200 feet of the site boundaries, made features within 200 feet thereof, and Environmental Impact Statement. We recommend granting those waivers.

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

Mr. Abe Penzer, Esq. on behalf of the application stated they can meet all the comments in the engineer's review letter. We are replacing the existing trailers with a new building.

Mr. Banas asked about the parking.

Mr. Flannery stated that they have 102 parking spaces.

Mr. Follman arrived at the meeting.

A motion was made by Mr. Percal and seconded by Mr. Banas to advance the application to the April 3, 2012 meeting.

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

Mr. Jackson stated the application will be advanced to the April 3, 2012 meeting. No further notice is required.

Mr. Neiman stepped down.

## 6. NEW BUSINESS

1. **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 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. 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 from the Jackson Township Municipal Utilities Authority. 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 per testimony provided at the 2/7/12 Planning Board Plan Review Meeting and comments from our initial review letter dated January 24, 2012: 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. Statements of fact. 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. The revised plan indicates the minimum lot widths of ninety feet (90’) are maintained at the front setback lines of all the proposed lots. Therefore, the Board has justification to approve the variances for average lot widths of less than ninety feet (90’) because of the decreasing widths of the “wedge shaped” properties. The average proposed lot widths should be shown in the Zoning Requirements Schedule. 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. The Board shall take action on the proposed waiver request. We support this waiver II. Review Comments 1. The stockade fence shown encroaching on proposed Lot 2.01 must be addressed. The applicant’s surveyor indicates the encroachment will be addressed at the Public Hearing. 2. A Detail for the existing twenty foot (20’) wide Drainage Easement owned by Ocean County must be added. Offsets from the rear property line must be added. 3. 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. The revised plan has added the locations of existing utilities. These utilities will be extended as necessary as a condition of approval if/when forthcoming. 4. 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. Per communications with the applicant’s professionals, final grading and drainage issues will be addressed as a condition of approval if/when forthcoming. 5. 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. The applicant’s professionals indicate that an Improvement Plan will be prepared by Lines Engineering, LLC and submitted for review during resolution compliance should approval be granted. 6. 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. Per communications with the applicant’s professionals, four (4) spaces per unit will be provided. 7. 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. Only the side yard offset for the front building corner has been provided. The side yard offset for the rear building corner must be provided. 8. 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. The applicant's professionals indicate that basements are proposed. 9. 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. The map must be signed by the Tax Assessor, should subdivision approval be granted. 10. 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. Testimony should be provided as to whether shade trees will be proposed or a waiver sought. 11. 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. Testimony should be provided regarding specimen trees and compensatory plantings. 12. Construction details are required for improvements approved by the Board. At a minimum this will include pavement, curb, aprons, driveways, and sidewalk. The applicant's professionals indicate that construction details will be prepared by Lines Engineering LLC and submitted for review during resolution compliance should approval be granted. 13. The Surveyor has not set monuments and the Monument Certifications not been signed. Proposed monuments must be added at the intersections of proposed side lot lines with the dedicated right-of-way line. Proposed monuments have been added, but not set, the Monument Certification has not been signed. 14. Compliance with the Map Filing Law is required. Statement of fact. 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 there was an issue with regard to the minimum lot widths. Functionally, it meets the 90 foot requirement, just practically because they are angled lots. I believe it is a procedural issue. We recommend a consideration because of the decrease in width.

Mr. Glenn Lines, P.E. was sworn in. He stated they have 90 feet of lot width on lots 2.01 and 2.02 at the front setback line which is what's required in the ordinance. There is also another portion of the ordinance that said that the mean lot width should also meet the 90 foot requirement. But because these lots are wedge shaped we fall below the mean. We can meet the setback and bulk requirements for lot coverage.

Mr. Banas asked why the lots are not uniform in size.

Mr. Lines stated he had no problem shifting the lot line between lots 2.02 and 2.03.

Mr. Vogt stated that there is also a waiver for the non-radial lot line.

Mr. Penzer stated that there are four parking spaces per unit, there will be a basement.

Mr. Banas opened the microphone to the public, seeing one come forward, he closed this portion to the public.

Mr. Schmuckler made a motion to approve this application with the understanding that the applicant works with the engineer to make the lots more conforming, seconded by Mr. Follman.

The waiver was also granted.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Percal, Mr. Schmuckler

2. **SD 1833** (Variance Requested)  
Applicant: D. Greenes  
Location: Read Place, east of Albert Avenue  
Block 855.02 Lot 25  
Minor Subdivision to create two 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 the applicant is requesting bulk variances for lot width for lots 25.01 and 25.02.

Mr. John Doyle, Esq. on behalf of the applicant stated that this is an application that replicates several others that have been approved by this Board recently in the East Spruce/Read Place area. They will need a lot width variance but they will meet the square footage requirement and every other requirement when the house is set. They will comply with all requirements in the report.

Mr. Lines went over a map showing lots in the area that are similar to this application.

Mr. Banas opened the microphone to the public, seeing one come forward, he closed this portion to the public.

Mr. Schmuckler made a motion to approve this application, seconded by Mr. Follman.

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

- 3. SD 1828** (No Variance Requested)  
Applicant: Cedarbridge Development, LLC  
Location: Northwest corner of Pine Street & New Hampshire Avenue  
Block 961.01 Lots 2.01, 2.02 & 2.03  
Amended final major subdivision to realign existing three lots

Mr. Vogt made an announcement that this application will be carried to the April 24, 2012 meeting.

## 7. CORRESPONDENCE

## 8. PUBLIC PORTION

## 9. APPROVAL OF MINUTES

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

## 10. APPROVAL OF BILLS

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

**11. ADJOURNMENT**

The meeting was hereby adjourned. All were in favor.

Respectfully submitted  
Sarah L. Forsyth  
Planning Board Recording Secretary