

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

Chairman Yechiel Herzl called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Ally Morris read the Certification of Compliance with the NJ Open Public Meetings Act:

“The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood at least 48 hours in advance. The public has the right to attend this meeting, and reasonable, comprehensive minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

2. ROLL CALL & SWEARING IN OF PROFESSIONALS

Mr. Herzl, Mr. Rennert, Mr. Flancbaum, Mr. Isaacson, Mr. Stern, Mr. Raitzik, Mr. Meyer, Mr. Sabel were present.

Mr. Terence Vogt, P.E., P.P., C.M.E. was sworn.

3. MEMORIALIZATION OF RESOLUTIONS

Mr. Rennert abstained from all resolution adoptions.

1. **SP 2347 Ave of the States Office Urban Renewal LLC**
Avenue of the States Block 961, Lots 2.02, 2.03, 2.07, & 2.12
Correcting Resolution, Preliminary & Final Major Site Plan for an office building

A motion was made and seconded to approve. All were in favor.

2. **SP 2340 Ave of the States Office Urban Renewal LLC**
Avenue of the States Block 961, Lots 2.02, 2.03, 2.07, & 2.12
Correcting Resolution, Preliminary & Final Major Site Plan for an office building

Mr. Isaacson asked for the project location and what the edits were to the resolution.

Ms. Jilian McLeer, of King, Kitrick, Jackson, McWeeney, and Wells, explained that she had inadvertently not put in Dave Magno’s comments into the resolution that was approved last time. She read his suggestions for edits to the resolution, including having a sentence added under variance relief regarding a cross-access easement as related to the parking requirement. Also under variance relief, an impervious coverage variance of 82% on new Lot 2.14 was added. She said these were all indicated in the review letters and presented at the hearing, and were just missing from the resolution language.

Mr. Isaacson asked about the parking deficiency to jog his memory on this application.

Mr. Vogt said I seem to recall that there was an issue with the architectural drawings that had to be revised to eliminate a parking variance. I’m not sure if it’s the same application, but that’s coming to mind.

Mr. Meyer said I think I remember this one. The footprint was bigger than what was approved.

Mr. Vogt said I think there was also something with the top floor if I remember correctly.

Mr. Isaacson said this is the office building where they were adding 4 floors or 5 floors, I remember now.

Mr. Jackson said is that the one where they had an issue with the architectural and they just said oh, we'll take off the second floor...

Mr. Isaacson said right. Ally, this is on Avenue of the States?

Mrs. Morris said yes.

A motion was made and seconded to approve. All were in favor.

- 3. SP 2272A Congregation Pri Aahron**
836 & 840 Ridge Avenue Block 189, Lots 28 & 29
Amended Preliminary and Final Major Site Plan for a school

A motion was made and seconded to approve. All were in favor.

- 4. SD 2425 Bais Medrash East Fifth Street**
419 East Fifth Street Block 236, Lots 18, 19.01, & 19.02
Minor Subdivision to consolidate into two lots

A motion was made and seconded to approve. Mr. Flancbaum abstained, the rest were in favor.

- 5. SP 2352 Bais Medrash East Fifth Street**
419 East Fifth Street Block 236, Lots 18, 19.01, & 19.02
Preliminary and Final Major Site Plan for a synagogue

A motion was made and seconded to approve. Mr. Flancbaum abstained, the rest were in favor.

- 6. SD 2337 Chaim Tzvi Hershkowitz**
Towers Street Block 855.03, Lot 37
Extension of Minor Subdivision to create two lots

A motion was made and seconded to approve. Mr. Isaacson abstained, the rest were in favor.

- 7. SD 2400 Alan Krupnick**
East Kennedy Boulevard Block 175, Lots 63-65
Minor Subdivision to create two lots

A motion was made and seconded to approve. All were in favor.

- 8. SP 2359AA Yehuda Lench**
2017 Lanes Mill Road Block 188, Lot 10
Change of Use/Site Plan Exemption to convert existing house to a shul

A motion was made and seconded to approve. All were in favor.

- 9. SP 2361AA Avrohom Y Maierovits**
23 Circle Place Block 12.04, Lot 67

Change of Use/Site Plan Exemption to convert existing house to a shul

A motion was made and seconded to approve. All were in favor.

- 10. SD 2433 Abraham Chopp**
406, 410, 414, 418 Dr M L King Drive Block 768, Lots 53, 54, 63, & 64
Minor Subdivision to create six lots

A motion was made and seconded to approve. All were in favor.

4. CORRESPONDENCE

- **SP 1915 – Bnos Orchos Chaim, Block 1087, Lot 15** - addition of pool to a previously-approved school

Mrs. Morris said this is a previously approved school where they are looking to add a pool in an area that was previously approved for recreation. I know Terry and John both looked at it and have no problems with this coming under correspondence. I do not believe it requires formal action by the Board or notice to the public.

Mr. Jackson said what they're basically doing is there's a side yard that was shown as a recreation area for recess, and they're putting a pool in. The question that Terry and I had, whether the Board is comfortable with a big chunk of recreational space being devoted to a pool where a pool is used during the hot summer months and for the rest of the time it won't be used as recreational space and if the Board is comfortable giving up that much of the site for a pool. I asked whether they had gotten their zoning permits, and Josh Schmuckler said that was a hold up because they were told they can't get that until the Board approves the pool. Ally, can you show the plans?

Mr. Herzl said is it an indoor pool or an outdoor pool?

Mr. Jackson said it looks like an outdoor pool on the plans.

Mrs. Morris said I was not prepared to show the plans on my screen because my screen is livestreaming the meeting to the public, and my screen has access to private Board documents that we don't need to share. The plans are accessible to all in the One Drive folder.

Mr. Vogt said Mr. Chairman, they are posted in the folder Ally put online.

Mr. Jackson checked the folder and shared his screen with an image of the plan available on the Township website in the 4-21-20 Public Hearing folder, titled "Proposed Plan."

Mr. Herzl asked if there is any other recreation area on the site besides the pool.

Mr. Vogt said a recreation area was identified in the notch in the middle of the building, on the original approved plans.

Mr. Jackson opened the approved plans in the same folder titled "Approved SP 1915 Plans."

Mr. Herzl asked what's in the back of the building right now.

Mr. Vogt said there's something there, it's labeled as concrete.

Mr. Jackson said and there's a walkway. That's the new plan.

Mr. Vogt said where the label is for Block 1087 Lot 15, that may be an area where they could put something.

Mr. Herzl said if the playground area is becoming a pool which can be only used two months of the year...

Mr. Isaacson said can we get input from Mr. Schmuckler on this?

Mr. Raitzik said is it a full-sized pool?

Mr. Jackson said the dimensions should be on here... It's maybe 25 by... it's a pretty big pool.

Mr. Vogt said approximately 30 feet.

Mr. Jackson said the question is can pools be done administratively or do they have to come before the Board? In Lakewood we generally don't require applications for pools.

Mr. Vogt said pools are generally regulated by the Zoning office. I believe she sent them back to the Board.

Mrs. Morris said that is correct. If it's not a residential pool, it's considered an improvement on a non-residential lot which could potentially trigger a requirement for Board approval.

Mr. Herzl said can we approve and make a recommendation that they make a bigger play area in the back?

Mr. Isaacson said is it possible to get input from Mr. Schmuckler on this?

Mrs. Morris said that's a question for John I think on what's permissible in terms of the law.

Mr. Jackson said if Josh is watching this, he can send a comment to the link. I supposed I could call him.

Mr. Herzl said I'm calling him now.

Mrs. Morris said let the record reflect that Mr. Sable and Mr. Rennert were both stepping down on this item. That leaves us with 6 members.

Mr. Herzl said Ally, you're saying this doesn't even have to come to the Board?

Mrs. Morris said it's a change to a non-residential site. Typically that requires Board approval. But it's less than 1500 square feet of a building addition, so that would be exempt from Site Plan requirements. Realistically we do it as a correspondence item so that the Board is aware that some changes are being made to the recreation elements on this previously approved site.

Mr. Meyer said what about safety improvements.

Mr. Herzl spoke with Mr. Schmuckler on the phone.

Mr. Jackson read from an email received from Mr. Schmuckler. The pool is 30x75. There are a bunch of different areas to play on site.

Mr. Herzl said he is referencing to the back of the building.

Mr. Jackson said I think it's a matter of what the Board is comfortable doing under correspondence, that much of the area for a pool. I don't know if you want to see fencing, safety fencing, other amenities...

Mrs. Morris said Mr. Stern had a question regarding recreation requirements. I don't believe there is a requirement for type or size of recreation for a pool. As to safety, they would have to comply with all the requirements of the construction code office. As to other concerns, if this were a residential area it would not be uncommon for the Board to require privacy fencing of a certain height. Given that this is not a residential area the Board may have other concerns.

Mr. Vogt said I believe that there are safety requirements in the Town Ordinance which are enforced as part of the pool permit from the Zoning office.

Mr. Herzl said I would recommend a white vinyl privacy for privacy for the pool.

Mr. Jackson said Mr. Schmuckler just sent me an email where he stated that this is a girls school and there are requirements for privacy and fencing and stuff like that. I think we have the information we need from Josh, it's self explanatory. Mr. Chairman, do you want to poll the Board to see if they are satisfied to take this under correspondence?

Mr. Herzl said there are no variances, they are exempt from site plan, I don't know why we have to bring them back.

The Board confirmed they were all comfortable with correspondence.

Mr. Isaacson made a motion to approve with the recommendation to add onto the playground area in the back of the building and remove the concrete if it wasn't being used. Mr. Meyer seconded. All were in favor, with Mr. Rennert and Mr. Sabel abstaining.

- **SD 2326 – 121 Somerset, LLC, Block 189, Lots 118-123; 125; 126; 164-167; 182, 185** - landscaping changes to a previously-approved subdivision

Mrs. Morris said this is changes in the landscaping for a previously-approved subdivision. I know Mr. Vogt has reviewed this.

Mr. Vogt said I looked at both of the plans and communicated with the applicant's engineer. The Board has copies of both designs in the folder. The preliminary changes as I understand it are changes to the foundation plantings. They are proposing to put solid vinyl fence, they have trash enclosures in the front of the units that they want to put the fencing as a visual shield. The final thing is there is a row of Blue Spruces identified on the approved plans on the rear of the project where it abuts a park. I spoke with Mr. Schmuckler and asked if they are proposing to put anything back there in lieu of the spruces. Mr. Schmuckler said they aren't shown but they are amenable to putting fencing there if the Board wants.

Mr. Flancbaum made a motion to approve with the inclusion of a 6' white vinyl fence in the back, and Mr. Isaacson seconded. All were in favor.

5. APPROVAL OF MINUTES

6. APPROVAL OF BILLS

7. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Ally Morris
Planning Board Recording Secretary