

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. Garfield, Mr. Stern, Mr. Sabel, Mr. Flancbaum, Mr. Herzl, Mr. Rennert, Mr. Isaacson were present.

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

3. PUBLIC HEARING

1. **SP 2372 Township of Lakewood**
Vine Avenue, John Patrick Park Block 1057, Lot 1
Courtesy Review for a new municipal community center

Mr. Vogt said as per our review, the courtesy review is for a proposed 8,000 sf 1-story community center at the existing John F. Patrick sports complex near the intersection of Vine and Salem avenues. They're utilizing existing infrastructure, parking, and sidewalk. They are putting this building near that parking and pedestrian access. There are no significant site improvements. The architectural plans show a multipurpose room and several others.

Mr. Glenn Lines appeared and was sworn. He said we are proposing an 8,000 sf building to be used as a community center. Currently the center is located on Fourth Street near the railroad tracks. Parking is kinda difficult there. The new building will be facing Vine Street, right near the intersection with Essex, which is a T intersection. At the bottom of the first map page, there is existing head in parking along Vine Street. The community center will be right near that. As indicated in the letter, we need a front setback variance. You'll notice the property line is actually out in the paved surface where the parking is. We also required two side setback variances and a lot area variance. The zone requires 3 acres and we have 2.75. The only reason we need the variances are the Township never vacated any of the existing paper streets. So on the north side, that's Essex Ave, and on the opposite side through the pitchers' mound, is Ewing Avenue. So we are close to those property lines but we are still within the overall area occupied by the Park. We really don't cause a hardship on anybody. If the Township ever vacated those roadways, we wouldn't need those side setbacks. As far as front setback, we wanted to orient close to the existing parking area so the building is located close to the street. If we set it back 50' we're just increasing the distance people have to walk to get to it. The location it's in is something we'd want oriented close to the street and existing parking.

Mr. Herzl asked if there is any parking variance for the community building.

Mr. Lines said no. There's an excess overall for the Park. We have this row of 37 spaces in front, and off to the north there's probably another 300 spaces for the park which they use for little league and things like that.

Mr. Rennert said this is setback 30' where 50 is required. Is the 50, is this zoning data for what zone?

Mr. Lines said Open Space Preservation.

Mr. Rennert said so if you build in there, this is what it has to be. 30' setback is pretty strong in any regular zone, so I don't think that's such a big deal.

Mr. Vogt said one other point, if you look at the plan there is a tree line in the back. Since this is part of a CAFRA application they want to minimize clearing. So there's a point to the building being that close.

Mr. Garfield arrived and asked what the Block and Lot is.

Mrs. Morris said Block 1057.

Mr. Sabel asked if the bathroom would be available for the general public. The building is in service 9-5, what about those using the court at 7pm?

Mr. Lines said no, there are existing amenities for the rest of the park. This building would be open to the public during the hours that it is open.

Mr. Tony Arcchi appeared on behalf of the Township and was sworn. HE is the chief project manager. He said there is an existing concession stand at the location that has restrooms that are open whenever there is activity on either of the sports fields. During the day, with the community center being open, those bathrooms will be available.

Mr. Sabel clarified.

Mr. Arcchi said if the building is closed, they would use the concession stand restrooms.

Mr. Sabel said so it won't be an open building all hours with no oversight.

Mr. Arcchi said correct.

Mr. Garfield asked where the entrance and exit is.

Mr. Arcchi said access to the site is from Vine Street, and there are three points coming off of main roads onto Vine.

Mr. Sabel said what is the purpose of this building. Was there a need for it, or does the Township have to spend certain money on community?

Mr. Arcchi said no there was a land swap for the old community center that was built in 1920, which is past its useful life. That was on Fourth Street.

Mr. Jackson said this is a courtesy review. The municipality does not require a land use approval from the Board. The purpose of this review is so the Board can look at the plans and offer feedback. The purpose is the Township is saying we know we have every right to do this, but the law says we have to run it by the Planning Board so they are aware of the development coming to that part of Town. Without any disrespect, why they're doing it or how they're funding it isn't really our business.

Mr. Sabel said we just want to make sure we understand the need for the building so we can properly evaluate what they are proposing.

Mr. Stern said what's gonna happen to the old community center?

Mr. Arecchi said it was sold and it's going to be torn down.

Mr. Herzl said this is a courtesy review, there are no variances. I recommend the Township go ahead with this.

Mr. Sabel said is there sidewalk?

Mr. Arecchi said there is an existing sidewalk.

Mr. Flancbaum said they pointed out where that is.

Mr. Lines said it extends from the property in both directions, north and south.

Mr. Garfield said do we need a walkway from the parking into the school?

Mr. Flancbaum said it's not a school, it's a community center. There's a sidewalk with a walkway.

Mr. Herzl asked if we need a motion on this.

Mr. Jackson said yes, ask for a motion with any recommendations.

Mr. Herzl asked if we had any emails from the public on this.

Mr. Jackson said I have an email from Moshe Zeines and I will read it. "Please ask where they are proposing a possible playground near this community center."

Mr. Arecchi said that's a separate project through Public Works. It will not be located at the community center site but will be located within the park. I believe over on the west side of the property.

Mrs. Morris said I don't see any other emails.

Mr. Herzl asked for a motion.

Mr. Rennert made a motion to approve and Mr. Flancbaum seconded. All were in favor.

2. SD 2386 Joseph Ginsberg
922 & 937 East Co Line & Somerset Ave B 174.11, L 34.03-34.05, 37.01, & 37.02
Extension of Minor Subdivision to adjust lot lines

Mrs. Morris said this is for an extension of a previously approved minor subdivision to adjust lot lines.

Mr. Lines appeared and sworn. He said we are requesting an extension, we just got our County approval within the past week or two and are about to expire. We just need the time to finish up outstanding agency approvals and get signatures on the maps. We need a few months, this is the first extension.

Mr. Rennert asked for an overview of this application.

Mr. Lines said Venezia Court is a major subdivision that was approved 15 to 20 years ago. We came back, got it reapproved. Now we're taking some of the property off of one lot that fronts on Kennedy Boulevard and a synagogue that fronts on East County Line. So we readjusted some lot lines and ended up with an access way to the synagogue from Kennedy so we could put a walkway and no one would be crossing private property. It's all approved, we've met the County and Township conditions. We're just getting signatures at this point in time.

Mr. Herzl opened to the public.

Mrs. Morris has no comments to share.

Mr. Herzl closed to the public.

Mr. Isaacson made a motion to approve a 6-month extension and Sabel seconded. All were in favor.

3. SD 2396 Mordechai Eichorn

326 & 332 River Avenue & 12 Birch Street Block 417, Lots 20, 21, & 23
Extension of Minor Subdivision to create six lots

Mrs. Morris said this is another extension of a subdivision to create six lots which were originally 3 lots.

Mr. Mordechai Eichorn appeared and was affirmed. He said we had an approval and we were racing to the finish line to get our map filed within 6 months. We are just about there but we ran out of time. It took about 3 months for the police department to come out and confirm there had not been any accidents at that corner, so we lost some time. I think we missed the deadline to file by a week. Our mylars were signed by the County and they should be ready to come back soon for Township signatures. We'll probably only need a few weeks but if you could give us a 6-month extension to get the map filed, we are ready to go and are completely resolution compliant to the best of my knowledge.

Mr. Garfield asked about the orientation of the lots and roadway access.

Mr. Eichorn said we eliminated all access to river Avenue. We only have access from Birch and Henry. We had two driveways on River, but we eliminated both and now there's only frontages to Birch and Henry.

Mrs. Morris said the houses are directly fronting on Birch and Henry, so there's no new roadways, only driveway access.

Mr. Herzl opened to the public.

Mrs. Morris has no comments to share.

Mr. Herzl closed to the public.

Mr. Sabel made a motion to approve a 6-month extension and Mr. Garfield seconded. All were in favor.

4. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Ally Morris
Planning Board Recording Secretary