

**LAKWOOD PLANNING BOARD  
SPECIAL MEETING  
MINUTES  
OCTOBER 24, 2006**

**I. CERTIFICATION OF COMPLIANCE**

Chairman Banas called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Mr. Kielt read the Certification of Compliance with the NJ Open Public Meetings Act:

“The time, date and location of this meeting was published in the Ocean County Observer 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 Ocean County Observer, or The Tri-Town News at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

**2. ROLL CALL**

Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Banas, Mrs. Wise, Mr. Dolobowsky, Mr. Akerman, Mr. Klein, Mr. Gatton, Mr. Percal

Mr. Jackson informed the board that after having a discussion with the township attorney, he believes it would be inappropriate for Committeeman Miller to sit on this proceeding, because it is something the Township Committee will be dealing with, and it would be a conflict of interest. He suggests Committeeman Miller not participate and remove himself from the audience.

**3. SWEARING IN OF PROFESSIONALS**

**4. DISCUSSION/ADOPTION OF THE RE-EXAMINATION REPORT OF THE MASTER PLAN & UNIFIED DEVELOPMENT ORDINANCES**

Mr. Banas informed the audience that the Master Plan will be discussed in the 5 main sections. He will ask the board members for any questions on each section, and then will open it up to the public for any comment or question.

• **Section I – Major problems and objectives relating to land development at the time of adoption of the last re-examination report (from page 1 through page 7)**

Mr. Banas asked the board if they had any questions.

Mr. Gatton had a comment, being there are 2 titles of the committee who brought these comments to the board; 1 is the Master Plan Committee and 1 is Master Plan Advisory

Committee. Mr. Banas stated the title is the Master Plan Advisory Committee, it is an editorial change the board will make.

No questions from the board in reference to page 1 through 7.

Pat Cook, 45 Drake Road, Lakewood, was sworn in. She questioned that section 1 but page 3 is confusing, and Mr. Banas assured her it was what was approved in 1999, not what is being recommended now.

Maryann Hanson, 54 Brian Street, Lakewood, was sworn in. She liked the beginning portion of this document except for page 6, the 5th bullet down, that says attract and encourage commercial development along the Route 70 , 88 & 9 corridors. She believes the traffic is too heavy now and it should not encourage. Mr. Banas re-iterated that this was what was approved in 1999, not now. Mr. Jackson recommended he read from the 2006 edition of NJ Zoning & Land Use Administration, the statute requires a periodic re-examination, and the report must state the problems at the time of the re-examination.

**Motion was made by Mrs. Wise, seconded by Mr. Herzl, to approve Section I**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Neiman; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Klein; yes, Mr. Gatton; yes, Mr. Percal; yes

**• Section II – Extent to which such problems and objectives have been reduced or increased**

No questions from the board or the public

**Motion was made by Mr. Herzl, seconded by Mr. Akerman, to approve Section II**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Neiman; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Klein; yes, Mr. Gatton; yes, Mr. Percal; yes

**• Section III Significant changes in the assumptions, policies, and objectives. (Pages 9 through 56)**

Mr. Slachetka stated this section is about any policies or objectives since the last master plan; changes that occurred in the local level, demographics, land use patterns, characteristics of the community that may have an impact to the overall goals and objectives of the overall policies of the planning community. Also changes in the laws that have occurred in the State level since the last master plan.

Mr. Gatton had a question on page 39, at the very bottom of the page. There is included a recommendation which stated that the township should set aside approximately 100 acres to address needed educational lands. That is also in section 4. He questioned if the board accepted this section, is section 4 also accepted? Mr. Banas stated they would hold that in advance.

Mr. Dolobowsky stated this is just a review of the existing data that the board had at various times, ex. page 20 there is a chart showing Lakewood Township household, and 2005 shows a projected number, which is past. He asked for a current table for chart 5 page 20. Mr. Slachetka stated it was from a North Jersey Transportation Authority and that was when their data was done, and he used existing data bases for the report and did not make his own data. He asked the number of permits issued from the building department on page 29 be updated since those figures are available. Mr. Slachetka stated they have another document which will have better figures when they do an affordable housing plan, and there will be more details.

Mr. Gatton said he read an estimate of increase of housing units some said 5900 up to 8000 on page 20. He questioned which number was correct on chart 5 the # of households. Mr. Slachetka stated these were the figures available to him from the NJTPA. The council of affordable housing uses the NJTPA numbers as a baseline pending independent analyses of the number. Mr. Gatton said one of the dedications is for growth and he would like a figure, but was told there was none.

Mr. Neiman questioned page 37 where it mentions the schools said there are 2 private schools in parenthesis that said they were approved. Mr. Slachetka stated this list was made by the subcommittee of the Master Plan Advisory Committee, he assumes they are the only 2 approved.

Section III was opened to the public

Milton Itell, 1 Wisteria Court, Lakewood. He has an objection to being sworn under oath, so his testimony was not heard.

Cathy Stillwell, 950 Brook Road, Lakewood was sworn in. She just wanted to clarify the voting process tonight. Mr. Banas informed her they were just bring the record up to date, just facts, and that section 4 will be longer and more informed.

Noreen Gill, 192 Coventry Drive, Lakewood was sworn in. She questioned the planner in the NJTA have not updated their data, is this the only data base that he will use? Mr. Slachetka stated yes, but those numbers are being evaluated on both a municipal basis and county and state level. She also asked what year was used for this data base, and Mr. Slachetka said he didn't have the date but it was the most recent. This number is not a goal or objective, but informational data.

William Hobday, 30 Schoolhouse Road, Lakewood was sworn in. He directed the attention to page 35 item H housing; stated many approvals and applications made at the planning board are townhouses units of 6 to 8 per acre. This was done for many years without upgrading the infrastructure. The roadways cannot accommodate the current amount of

traffic much less the future impact. That density when put everywhere, leaves no place to go. Overcrowded roads are a problem. Ambulances are hard pressed to find their way through traffic in an emergency. Asked board to be wise with the development and asked if the township, county and state have looked at Lakewood Township to determine whether we are now overburdened and overcrowded and how it will be settled. Item J states rezoning; there are 35 areas recommended for re-zoning consideration; how many ask for less density? None of them. We cannot continue at this pace for the sake of all the residents that are here and those that wish to join in the future.

Mr. Banas wants the audience to know the town is meeting with Brick Township, Dover Township, the county and the state regularly to come up with solutions to the problems that Mr. Hobday has brought forth. Mr. Hobday said he does not see infrastructure changes anywhere but construction everywhere.

Pinchas Stolper, 603 Twin Oaks Drive, Lakewood, was sworn in. Section 3 J rezoning and section ROPM -1 there is a proposal in front of this board that would change this density from 2.5 houses per acre to 18 houses per acre. Mr. Banas stated that rather than discuss it here; when we get to that section they would discuss it further.

Janet Scher, 1050 Cross Street, Lakewood, was sworn in. She is embarrassed to say that she took Mr. Banas's advice and did not take a copy of the master plan. She questioned the acreage for education, whether it was for public or private. She stated it was for private school.

Christine Abrams, 755 Pearl Avenue, Lakewood, was sworn in. She questioned the section about housing, section I, it said all of Lakewood housing needs are not met, especially affordable housing. Her comment was that she thought Lakewood had met its' requirements for affordable housing, and due to the situation of overcrowding, why are we trying to deal with other municipalities to obtain RCA's from them, and let them take their own responsibility. Also what studies were done when it comes to the population, especially the illegal aliens, and if they were considered in the calculations? Mr. Banas referred the last question to Mr. Slachetka, who stated they did not that into consideration, only what the NJTPA figures had, and that is endemic in all communities, and he did not have the authority or capacity to do their own evaluation.

Alice Kelsey, 295B Malvern Court East, Lakewood, was sworn in. Her concern is that the last master plan did not have the ordinances passed to make it effective. Has anything been done to assure the public that the ordinances will be passed and whose responsibility is it to see that those ordinances are passed. The 1999 document was given to the Township Committee who did undertake the re-writing of the ordinances in the Township under the heading of UDO.

Following the approval of the re-examination of the Master Plan, this document will then be forwarded to the Township Committee. They then will look at the recommendations that are made, and change or re-write or make new documents under the UDO. The present UDO is codified on a quarterly basis. Her concern is that the Township Committee has been passing ordinances from the 1999 Master Plan as recently as this year, and is concerned that it is taking too long. She questioned why specific parts of the old master

plan are not followed; it stated the planning board recommended a particular parcel of land be kept at a low density, and the zoning board gave a variance to make that piece of property denser than the specific recommendation of the planning board and it was passed. So she questioned the purpose of this group if the zoning board which can not take traffic into consideration take less dense and make it more dense, and the power remains with the Zoning Board, not this board.

Mr. Banas stated the Planning Board can only do a few things. The Zoning Board has the authority to increase the density. The Master Plan must be approved by the Planning Board, and this happens anywhere in the state, Lakewood is not unusual

Pat Cook, 45 Drake Road, Lakewood, approached the podium. Her question: is there a requirement for the frequency of a full review? Mr. Slachetka said no. In fact there is no formal requirement for the municipality to adopt a master plan, but if you want a zoning ordinance, you need a master plan. Her next question was who made the decision that this needs just a re-examination? Mr. Banas said the Township Committee more than likely. She questioned when the committee did this, at what meeting, and no one knew.

Mr. Dolobowsky added that the Township ordinances were over 30 years old when the 1999 Master Plan was done. Now the Planning Board is required to re-examine, probably in October or November of last year. Her concern is section about the school and use of a 2000 census data and the information about the school and the growth of the school system, where did the data come from? Mr. Banas stated he remembered seeing something from Mr. Luick for the public schools, while someone from the private sector did the figures for the private school. Mr. Banas assured her that the board was satisfied with the figures and data the subcommittee furnished.

Joel Lorenc, 1440 Lanes Mill Road, Lakewood, was sworn in. His questions and concerns paralleled Mrs. Cook's. How do NJTPA figures help them with traffic problems here? Mr. Slachetka said the NJTPA deals with regional planning issues with transit systems, they are not the NJDOT. They are designated as a metropolitan planning organization pursuant to state, regional and national planning activities. Mr. Lorenc asked why we wait every 6 years to re-examine, with the figures available why not earlier. Mr. Banas explained it is a lengthy process.

Victor Trumper, 119 Shady Lane, Lakewood, was sworn in. He wondered if the planning board covers future use of the wetlands, and the drainage systems in Lakewood to accommodate the increase of the building. Mr. Banas stated there are laws to govern the use of any wetlands. The Metedeconk is classified as C-1 with 300 feet from the shoreline on other side as a buffer. He said there were problems in many parts of town and the township is not aware, but Mr. Peters said he was not aware of any but if there was, any complaints would go to the township engineer's department. He said future development is governed by the stormwater regulations which require reducing the existing flow to make up for any flooding there may be. Drainage would be governed by the stormwater ordinance. Any recommendations in the master plan are not ordinances.

Mr. Banas closed the floor to the public.

One question from Mr. Gatton from page 39, Mr. Banas asked what he wanted to do about the section about the township putting aside 100 acres to address needed educational parcels, 3-4 acres in areas would be appropriate. Mr. Gatton said it is also in Section IV.

Mr. Slachetka said it was important to differentiate the 2 sections. Mr. Gatton made a motion to change the wording with the help of Mr. Slachetka to say that the School Subcommittee of the Master Plan Advisory Committee had recommended/recommends the township putting aside.....

**Motion was made by Mr. Gatton, seconded by Mrs. Wise, to change the above wording in Section III**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Neiman; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Klein; yes, Mr. Gatton; yes, Mr. Percal; yes

**Motion was made by Mr. Herzl, seconded by Mr. Neiman, to approval in Section III with change**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Neiman; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Klein; yes, Mr. Gatton; yes, Mr. Percal; yes

**• Section IV – Specific changes recommended for the master plan or redevelopment regulations**

Mr. Neiman had an answer to a question asked earlier and stated that in reading the background studies, it seems the number of undocumented Latino population was taken into account when they looked for recommendations (appendix 7)

Mr. Banas stated from here on in, it was going to move rather slowly and took a two minute recess.

Mr. Banas stated he was going to change the procedure from here on in. He stated that a lot of things discussed in Section 4 will be repeated. He thinks that when something is said, instead of being redundant, he asked that maybe a show of hands instead of all speaking, let one speak and show of hands in the audience as to who agrees.

Mr. Slachetka stated this section deals with the specific changes recommended for the master plan. He stated there is a correction in the draft copy; the correct wording in the title of the section is development regulations (not RE development regulations) please make correction. The section is broken down into 3 major component parts; 1 page review of community vision statement; next section deals with the various recommended changes in the goals and objectives of the master plan; then there is a statement saying the goals and objectives from 1999 have been modified. If there is any conflict in the 1999 goal and what is re-examined here, the 2006 goals and objectives apply. There are specific

recommendations and changes that are proposed to be made to the development regulations in the UDO.

- **Questions on Route 9 –none**

Mr. Neiman then questioned the problem of school buses on Rte. 9. He sees nothing in the master plan dealing with this, some sort of example. There should be something mentioned dealing with this.

Mr. Banas asked what he wants to do, and Mr. Neiman stated either making them go into the developments or indent pick up or drop offs.

Mr. Banas asked Mr. Slachetka for an opinion. Mr. Stachetka recommends as a general statement to look towards opportunities for provision of bus stops along Rte. 9 as part of development applications. Provide appropriate locations for school bus drop offs and pick up areas on major thoroughfares.

Mr. Gatton would like to require that all major developments have to provide space within the development to pick up and discharge students. Mr. Banas stated they could only recommend.

Mr. Gatton changed his wording to state recommending instead of requiring.

- **Questions on Campus area**

Mr. Gatton-construct adequate parking for students of BMG and GCU. He questions who will build this and was told by Mr. Banas that the governing body should look into this and create additional areas for this purpose. It is a recommendation.

Mr. Jackson wanted to clarify that these recommendations would provide a vision for the Township Committee to enact.

Mr. Akerman wanted to find out about the specific streets where traffic lights are recommended. Is that for a traffic study or to put up lights? Mr. Banas stated it is for the installation of lights.

Mr. Dolobowsky headed up that subcommittee and he said the Township never just does it, and the county comes in and gets involved, they can't do it without their recommendation.

- **Downtown area**

Mr. Neiman had a comment. The objective of making streets one way only, so they recommended doing a study from 1st Street to 9th Street, but he suggests also including 10th Street.

- **Mass Transportation**

Mr. Neiman had a comment. He said they have been meeting with the NJDOT and the railroad, and they are trying.

- **Parking**

Mr. Neiman questioned whether it is just in the downtown area or other areas. Mr. Banas said basically the downtown area. Residential parking is silent, but could be discussed at this meeting. Mr. Neiman said there is a section here about basements, where they recommend the township committee upgrade certain rules about basements. Planning Board has asked for more parking in specific zones only, and he recommends for all zones and the board should always look above the RSIS requirements if they feel the basements will be used, Mr. Banas stated that is covered by the UDO.

Mr. Banas opened the floor to the public. Mr. Jackson pointed out that Mr. Itel spoke to him and said he had a problem with his hearing aid earlier and wishes to speak.

Alice Kelsey, (already sworn in) She is concerned about circulation, campuses, mass transportation and parking. She asks this committee to be extremely creative to these 4 areas and tie them together. She thinks the Yeshiva and the University should be involved in a resolution to the problem, which is the underlying problem to the housing, parking, etc. An example is what Rutgers University uses, which is mini buses which run from one of it's' campuses to another. Or jitney buses that they use in Atlantic City. Mr. Banas stated it is in the master plan recommendation. Unfortunately, he does not think that is the only area there is a problem.

Joe DeFalco, 38 Oakmont Road, Lakewood, was sworn in. He had a comment on Mr. Neiman's suggestion for school pickup, he would like to add restrictive development along the thoroughfare so there is no mixed use of the development. (commercial vs. residential)

Mr. Hobday (already sworn in) He talked about page 57, community vision, in item 4 specific changes, He sees the community vision is to encourage growth and development in appropriate locations, consistent with the established land uses. There is nothing to disagree with in that statement except that there are 35 zoning proposals changes that will change the nature of the established land uses; therefore, how can these two co-exist. He talked about protecting the township's natural resource, then cutting down every tree in sight. He says the township wants to provide housing and promote a variety of housing types, but says we are running out of space, encroaching on every bit of wildlife and as a result driving them away.

What about the next generation, and the generation after them. They will not be able to stay here, because there won't be any space left for them.

Mr. Itell (said I do) and apologized for his hearing aid. He was sworn in. He said what is being studied is changing the system He is involved in the MOM rail station. He said there will be a train coming by 2015 but where. Every 150 houses are put up, 1 mile of vehicle is placed on the streets of Lakewood. You cannot build until you get your transportation worked out. The police are frustrated, and we are at the point that it will be easier to walk than to take your car.

Mr. Neiman commented on Mr. Itell. He said now they must mix the use of building to accommodate the residents so they do not have to drive. Put a strip mall in front of a development so they can walk to get the staple they need and not drive.



Cathy Stillwell (already sworn in). She wanted to follow up on a comment by Mr. Neiman on the circulation about parking in residential area. She feels there should be a goal in planning for this and would like to see an objective also for houses of worship, instead of hearing that everyone is walking.

Christine Abrams (already sworn in) would like to speak on behalf of her neighbors in Pine Acres who have promised that Oak Street will remain as it currently exists and ask that they remove the recommendations to commission a study to cut through Oak Street. A better solution is to make Pine Street 2 lanes in each direction. The Albert Avenue is already used as a short cut to avoid the New Hampshire Avenue and it is only a matter of time before an accident occurs in a area without sidewalks.

Connie Kirsch, 164 Skyline Drive, Lakewood, was sworn in. She needs clarification on the power of this committee. We are concerned with the density, and worries about an accident and not being able to get a ambulance through these roads, She is distressed about all the houses that look like barracks and will look like the projects in a few years. When you knock down trees, you cause a water problem. The roads are inadequate in case of evacuation. What is happening here is a town turning into a city, with crime, and gangs, etc. This is why she moved out of the city.

Diane Reaves, 19 Holly Street, Lakewood, was sworn in. She had a question about the minority section. Support the passage of legislation to allow issuance of social security card and sponsorship for citizenship after completing an approved course of study and graduation from the 12th grade. It is under minorities on page 78. She was told to come back later, that was not in this section.

Avrohom Sherman, 1089 Somerset Avenue, Lakewood, was sworn in. He lives in an area up for re-zoning, and is concerned that property will produce townhouses. He question whether the 200 people who are here are being brushed aside, but when the members speak, the verbiage is being changed but not for the public. Mr. Banas disagreed.

Janet Scher (already sworn in) She wanted to speak about to the issue of mixed use and smart growth, because those names get bandied about. It is used either to create a sensible approach or used as a wholesale way to increase density which is a concern. Studies have been done that when mixed use is done incorrectly, people end up getting into their car anyway, and the pedestrian concept gets lost.

Doug Kirsch, 164 Skyline Drive, Lakewood, was sworn in. He would like to discuss the 35 zoning changes put into the master plan and ask if these changes were unduly influenced by the presence of developers, lawyers, planners and engineers who serve on the master plan committee. Almost half of the changes will allow for multi family dwellings which will go as high as 65 feet or limited multi family which can have 22 dwellings on an acre. Is this the vision long time residents and newly arrived seniors had of Lakewood when they made it their home? He doesn't think so. They will have a dramatic effect on the town's density, water and sewer, and roadways, destroy our greenery and leave whatever little open space is left. The question to the planning board is have you come to any conclusion as to what these impacts will have, and have you made any recommendations

to lessen them, and if not, why not? Mr. Banas said as of right now no but they will be making them. He questions the area where he lives, off Massachusetts Avenue, by Cross Street, where there are many trees. The master plan transforms part of this from A-1 to R-OP and was told by Mr. Banas they were talking about circulation, and would discuss zoning later. He re-iterated the concern of evacuation with all the building being planned. Mr. Dolobowsky stated the planning board is working with the public, and the 35 changes were given to them by the Master Plan Committee but are not yet approved by the planning board. He suggested the public go to the Committee Meeting to discuss evacuation plans with the emergency management services. They have visited various communities around town to review it with them.

Herb Cottrell, 111 Harvard Street, Lakewood, was sworn in. He wanted to recommend one side of the street parking in the older neighborhoods with narrow street. Mr. Banas stated the board did that on the last planning board meeting, and can do that on a case by case basis. A novel idea would be to fix the infrastructure before you add density, it is like adding gasoline to a fire.

Andrew Christ, assistant vice president for operations at GCU, 900 Lakewood Avenue, Lakewood, was sworn in. GCU asked him to come before the board to discuss the recommendation regarding circulation. One of which is the multi-model parking facility on the tract that is the former little league complex. GCU plans to accommodate their parking within their campus and that recommendation will not accommodate any GCU parking requirements. They don't support re-zone or redevelopment existing developed tract that is active recreation to a parking garage would benefit the community in general. One of the recommendations is a drop off zone for GCU. GCU recently came to the board with an application for additional parking on their campus, as well as a proposed entrance facility, and within that entrance they had the accommodations for a drop off zone, so they do not feel it should be on a public right of way. They will manage that within their property borders. The university, without further traffic study does not wish to support modifying 1st through 9th Street to one way traffic flow. It may be a partial solution for parking but not for circulation in the area. GCU does support the recommendation for the jitney bus service; it could be a benefit for the community as well as the campus to provide transportation to and from the business district. Finally, GCU supports the recommendations for increased mass transit lines along the Route 9 corridor.

Margaret Arce, 1B Buckingham Drive, Lakewood, was sworn in. She moved to Lakewood 50 years ago and it was beautiful. Now she sees in the last 15-20 years the board has progressed by developing this town. To many it is not progress. Trees take down, houses demolished and new things built in its' place and ruined the environment. She feels the board has made the problems that face this town and the only way these problems will be taken care of is to stop the building, and take hold of what you already have and fix it, then go on to more building.

Mr. Banas stated she is asking the board to do an impossible task. She said that is the board's job, they have ruined the town, now it is their turn to fix it.

John Newman, 1586 Salem Street, Lakewood, was sworn in. He asked if there were any plans to bring in water and sewer to Pine Acres. Fire hydrants are being put in off Pine Street for a new development but what about them. Is there anything on the board for

them? Mr. Banas was not aware of that problem, but suggested they go to the Township Committee meeting. Mr. Dolobowsky recommended bringing it to the MUA, and he thinks they should recommend it in the Master Plan. He said he would get someone from the MUA to contact him.

Vince Corsaro, 28 Autumn Tide Drive, Lakewood, was sworn in. Commented on Mr. Neiman suggested the drop off indent, and said he should check with the state law to see if the traffic has to stop either way, and the indent would make it harder for the bus to get back into traffic.

Sally Wells, 1101 West Cross Street, Lakewood, was sworn in. Her statement was that she doesn't think the total audience understands the process and her recommendation would be the as the board moves forward, the audience is more interested in the zoning issues that are coming up in future sections of the master plan, and that prior to the next planning board meeting, they should map out what sections will be discussed. Mr. Banas stated they do that now, the master plan is on the web and the sections are being discussed. Mr. Banas stated that the master plan is being done in order.

Christine Abrams (already sworn in). She is asking Mr. Dolobowsky to rescind his offer to contact the MUA about sewer and water in her area, because most of the neighbors do not want it. She said they enjoy their septic now and don't want to incur the expense, also if water and sewer were brought in, then the changes of re-zoning are greater for denser.

Tony DiStefano, 72 White Road, Lakewood, was sworn in. He wanted to address the panel and asked if the audience could have the occupations of the members of the advisory board, and if they owned any of the land that is being re-zoned, if options are on the table to be developed later. Mr. Banas stated he could not answer that information, except to say that on page 3 there are the names of the board member, and Mr. DeStefano stated there are developers, attorneys and planners on the list, and he feels the whole thing is orchestrated. The zoning was changed on his parcel from 2 acre to 1 acre, and he was not even notified. He said there was a mistake on the zoning map, and Mr. Dolobowsky stated when they get to zoning section they will try to fix that error. Mr. DeStefano wanted to know who made the mistake, and was it Birdsall Engineering, but was told by Mr. Dolobowsky that it was not Birdsall, but Schoor DePalma. Mr. DeStefano wants a credit for his taxes, and was told he would have to go to the Township Committee. Mr. Banas suggested he go to the Tax Assessor's office for the ownership of lots in question, and the no one had any idea of the mechanism involved to see if there are any contracts on the parcels.

Baruch Manes, 94 Roselle Court, Lakewood, was sworn in. He is the exec. director of Lakewood Cheder School and Bais Faiga. He spoke about the one way traffic from 1st to 9th St. and Mr. Neiman's recommendation to expand it to 10th. He would like to see it extended to Courtney Road, because of the congestion. He wants one way traffic for vehicles and 2 way traffic for buses. Mr. Banas stated that these were recommendations, not laws, but he would consider expanded to Courtney Road. He also spoke about not having bus stops on Route 9, and the board should make sure the buses pick up in the development and not on Route 9.

The floor was closed to the public.

Mr. Dolobowsky recommended added Courtney Road, because it would be included in the study.

**Motion was made by Mr. Dolobowsky, seconded by Mr. Neiman, to add Courtney Road to the study to change traffic from 1st – 10th street one way only.**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Neiman; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Klein; yes, Mr. Gatton; yes

There was also a request about designated bus stops on Rte. 9 but Mr. Neiman said after speaking to the public, he wants to amend his recommendation to taking the buses off Route 9. Mr. Dolobowsky stated many of the applications are for developments where the streets are not public not private and some buses don't want to go into them to pick up the children. He suggested making the board of education force the busing to pick up in the development and Mr. Slachetka will compose some sort of wording on this for the next meeting.

Mrs. Wise had a question regarding the drop off and questioned if it was for the higher education or just the Rte. 9 and Mr. Banas stated they would act on the entire drop off question at a later time.

There was a request from GCU to remove drop off zone between 6th & 7th Street. Mr. Dolobowsky suggested putting an asterisk next to their name on all of the changes they wish to be removed from.

**Motion was made by Mr. Herzl, seconded by Mr. Dolobowsky, to approve Section IV A & B with the changes and recommendations mentioned above.**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Neiman; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Klein; yes, Mr. Gatton; yes

Mr. Banas asked how many individuals would be inclined to speak on Community Facilities.

Approximately 3 raised their hands. Downtown Areas? A lot Economic Development? Mr. Banas proposes doing the 3 above and if needed and end it there tonight. He set the next meeting date for November 2nd which is a Thursday, and a 3rd meeting could be November 14th, which is previously scheduled public meeting, and bump the public hearing 1 week until November 21st. This was on the recommendation from Mr. Kielt. Mr. Slachetka agreed. Mr. Banas suggested polling the board as to how many board members could be here on the 2nd. (8 people). The people who miss the 2nd need to listen to the transcript before the 14th.

The meetings were scheduled for the 2nd and the 14th.

There was much discussion from attorneys representing objectors who cannot attend the meeting on the 2nd, and wanted the zoning issue be heard on the 14th. The discussion was continuing about taking them out of order for the 2nd and letting the objectors' attorneys' speak first. Mr. Banas stated that on the 2nd they would start with zoning, let them objectors' attorney speak first. (Mr. Gasiorowski, and Mr. Steinberg)

#### • Section IV C – Community Facilities

Mr. Neiman has one question about education; continuing to support private schools in the township. Is there a specific area or a broad area? Mr. Banas stated it is a broad statement that we have private schools and would like to see them continue.

No other questions from the board.

Floor was opened to the public.

Pat Cook (previously sworn in) commented that there are no objectives in this section. Does that mean there are no recommendations? Mr. Banas stated the goals are there, they are clear and there is not much of a change, they are standard. Mrs. Cook recommended they add an objective under continuing the support and development of private schools to a minimum number of students that need to attend private schools so that we can help the public school system with their transportation budget. Mr. Banas stated that he didn't think it was a good idea. Mr. Dolobowsky asked her what her recommendation was. She said it was up to the board; minimum size should be at least 100, and Mr. Dolobowsky stated he didn't think any schools were under 60. She stated that there are 3 schools in her own neighborhood, one which came before this board for 20 students in a 3 bedroom ranch. The board needs to develop a vision, why does the board refuse to use this power. And if the board can not use their power, they need to go on record saying that.

Mr. Cottrell has a question about auctioning off 100 acres of township property for houses of worship. Mr. Banas stated he thought it was to put aside parcels in 3-4 acres for schools, not houses of worship. He read from Saturday's Observer talking about tonight's meeting. One of the points was the holding of land sales of public land designated for the creation of houses or worship more centrally located in neighborhoods. Mr. Banas said he was not aware of it, but he said that all public land sales are advertised in the newspapers. He is a strong supporter of separation of church and state. To have an objective to orchestrate a specific sale of land for houses of worship, it may be illegal under the separation of church and state.

Mr. Dolobowsky said that on page 78 under schools and houses of worship, it talks about 100 acres needed for educational lands.

Karen Stafford-Smith, 1200 West Cross Street, Lakewood, was sworn in. There is a school down to street and there is a school in a house identical to hers; a 4 bedroom colonial. She travels that road late at night, and sees people swerve to avoid a bus late at

night, because they do not know that home is a school. Schools should not be in residential neighborhoods.

Christine Abrams, (previously sworn in). She said anything that has to do with her neighborhood and the lack of objectives for any of the 3 goals for recreation when she was able to come up with a couple of them. Her neighborhood has no recreational facilities within walking distance. She believes an objective would not be unreasonable to ask for a park in some of those woods, since she and her neighbors have found out about affordable housing in their neighborhood there should be parks.

Pat Cook (previously sworn in) Under the goal for volunteerism. She would recommend the board start thinking outside of the box and make a recommendation to develop a task force to look at strategies to encourage volunteerism in the town. Suggested making incentives like tax credits for members who volunteer.

Mario Palmieri, 965 Claire Drive, Lakewood, was sworn in. He lives in Hearthstone Development and sees children roaming the streets, because there is no place for them to play, something enclosed facility with supervision.

Gerry Ballwanz, Governors Road, Lakewood, was sworn in. Under the facilities for passive recreation; to increase the open space, she said the last few years the Township Committee has been selling off parcels of land, for schools and affordable housing. But some are questionable and the Township Committee must stop further frivolous land sales. 1999 Master Plan stated land off of Massachusetts Avenue near the fire tower was listed as pristine forest area that needed to be preserved. Instead it is being rezoned as RM and R20/12 cluster zone. This is inconsistent with the master plan. It needs to be open space. Another space she would like to see rezoned is the 5.39 acre land in the R15 zone off Brook Road and County Line Road. It is near the Cabinfield creek, and should be kept as open space and passive recreation. A third location was a 10 acre spot zone B4 adjacent to the old public works building on 9th St. by the railroad tracks. It is probably the headwaters of the Cabinfield Creek.

Janet Payne, 120 Massachusetts Avenue, Lakewood, was sworn in. Parks and recreations is very important and also open space. Is very disheartened when she see 200 year old trees razed like along Chestnut Street, Pine Street, and Massachusetts Avenue. Will there be a park for our children to play in?? She would like to see land preserved for parks, across the town.

Mr. Neiman commented on Mrs. Payne, about the trees and said we have a Shade Tree Commission and the applications are sent to them for recommendations.

Vince Corsaro, (previously sworn in) asked if there was a subcommittee to look into open land.

Mr. Banas thought so but no recommendations were made.

Mr. Slachetka informed the board that the township is going to have to do (as part of receiving plan endorsement from the state) an open space plan element, stream corridor conservation plan and do a habitat conservation plan. The township will be addressing these things in more detail than is done in a master plan report.

Rabbi Manes (previously sworn in) spoke regarding the 100 acres which the township has to put up for auction, and the unsafe nature of some schools. He said 100 acres is not nearly enough, trees are important but children is more important

Karen Stafford-Smith (previously sworn in) agrees with gentlemen but with the mass building going on. If we don't have enough schools now, how can we accommodate them with the high density building going on?

Mr. Banas closed the public portion.

Mr. Dolobowsky spoke about the continued support of the private school. He had no problem putting wording in to the documents stating they continue to support private schools and work with those schools to determine design standards, minimum sizes and whatever is needed. On the comment of more open space and parks he has no objection, there is a need. If Oak street goes through there would be a bike path to the John J .Patrick Recreation Complex, which will have a playground. Perhaps an objective would be to ask the LDC to study the volunteerism issue.

Mrs. Wise spoke about the suggestion from Mr. Palmieri about the kids on the streets. Maybe putting in a recommendation for open gym in the elementary schools, which would utilize the volunteerism and get the kids off the street.

Mr. Banas also brought up the suggestion for 3 specific areas for passive recreation and open space: Massachusetts Avenue by the fire tower, Brook Road; and the vicinity of the old public works facility.

**Motion was made by Mr. Neiman, seconded by Mrs. Wise, to approve Section IV C with the changes and recommendations mentioned above.**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Neiman; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Gatton; yes, Mr. Percal; yes

**• Section IV D - Downtown area**

Mr. Franklin under the circulation, to restrict garbage and recycling collection to nighttime hours. He is against for the following reasons: the stores close at 6pm, the containers are out until 10 the next morning. An ordinance was on the books stating the merchants put the garbage out at 7am and they would be picked up by 9am. With a little cooperation by the merchants the garbage would be out for 1 ½ hours, so it would be better for them to do it in the morning. The streets are cleaned each morning at 5:30. So Mr. Franklin is recommending they remove that nighttime statement.

Mr. Gatton with the objection consider coordination of performance dates at the Strande Theatre. He questions what that means, and Mr. Dolobowsky stated he believed it was in reference to the school events clogging up the downtown area in the peak of business day. Some coordination is going on now and also parking, and he said discussion would go on with the Strande.

Opened the floor to the public.

Vince Corsaro, talked about the statement to restrict on street parking to a maximum of 2 hrs between 9am – 5 pm except on Saturdays, he would like to see Sundays included as well.

Ben Heinemann, 327 Carey Street, Lakewood, was sworn in. He disagreed with John Franklin and said because of the problems with truck deliver, nighttime pick up would be better. He said most stores open at 9am so the trash containers sit from 7pm the previous night.

Noreen Gill (already sworn in) The Strande Theatre use to have great performances, but it seems to be slipping, and she suggested a revitalization of the downtown area, maybe a restaurant, but the Strande needs to get a better venue. Now there are no restaurants in the downtown area.

Janet Payne (already sworn in) She agreed that we need more restaurants so we have a choice of where to go. She hopes the downtown gets better.

The floor was closed to the public.

Mr. Banas asked for any other comments from the board. Mrs. Wise concurred with the parking for Saturday and Sunday with a 2 hour parking limit and asked Sunday be added

**Motion was made by Mrs. Wise, seconded by Mr. Akerman, to approve Section IV D with the changes in parking.**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Gatton; yes, Mr. Percal; yes

Mr. Franklin would like to have the recommendation removed for nighttime pick up. Leaving the pails out at night would lead to vagabonds going through them and making a mess.

**Motion was made by Mr. Franklin, seconded by Mr. Akerman, to approve Section IV D with the removal of nighttime trash pickup.**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Gatton; yes, Mr. Percal; yes (Mr. Neiman abstained)



**Motion was made by Mrs. Wise, seconded by Mr. Dolobowsky, to approve Section IV D with the changes mentioned above**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Gatton; yes, Mr. Percal; yes (Mr. Klein abstained)

• **Section IV E - Economic Development**

No questions from the board

Opened the floor to the public

Vince Corsaro, on the gateways. He questioned what is meant by investments, also if it is business investments, he would like to see Route 70 entered in there as well

The floor was closed to the public.

Mr. Dolobowsky, stated under transportation, the collector roads need to be looked at and also the sidewalks, under gateways, he would like to suggest stimulate commercial investment along Route 9, Route 88 and adding Route 70. Under small business expansion, he would like to add a second objective such as adding more restaurants and entertainment facilities. The Jamesway site is now being called gateway north.

**Motion was made by Mr. Dolobowsky, seconded by Mrs. Wise, to approve Section IV E with the changes mentioned above**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Klein; yes, Mr. Gatton; yes, Mr. Percal; yes

**Motion was made by Mr. Akerman, seconded by Mr. Herzl, to have future master plan meetings on November 2nd and November 14th, 6pm in the auditorium**

**ROLL CALL:** Mr. Herzl; yes, Mr. Franklin; yes, Mr. Banas; yes, Mrs. Wise; yes, Mr. Dolobowsky; yes, Mr. Akerman; yes, Mr. Klein; yes, Mr. Gatton; yes, Mr. Percal; yes

## **5. PUBLIC PORTION**

Steven Pfeffer, Esq. questioned whether if the objectors were allowed to speak, than could the supporters be allowed immediately afterward and was told by Mr. Banas that they would.

## **6. APPROVAL OF BILLS**

None at this time.

## **7. ADJOURNMENT**

The meeting was hereby adjourned. All were in favor.

Respectfully submitted

Chris Johnson

Planning Board Recording Secretary