

1. CERTIFICATION OF COMPLIANCE

Chairman Michael Neiman 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. REORGANIZATION

A. OATH OF OFFICE

- Class I/Mayor’s Designee to serve to December 31, 2015-Yaakov Sussman
- Class II Member-one year appointment to December 31, 2015-Tom Purvis
- Class III Member-one year appointment to December 31, 2015-Menashe Miller
- Class IV Member-four year appointment
- Planning Board Member alternates

B. ELECTION OF OFFICERS FOR THE CALENDAR YEAR OF 2015

- Chairman-Michael Neiman
- Vice Chairman-Stan Banas
- Secretary-Ally Morris
- Recording Secretary-Sarah Forsyth

C. SELECTION OF CONSULTANTS AND OTHER PERSONNEL

- Attorney-King, Kitrick & Jackson
- Planner-Remington, Vernick & Vena
- Engineer-Remington, Vernick & Vena

3. ROLL CALL

Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Purvis, Deputy Mayor Miller, Mr. Neiman, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

4. SWEARING IN OF PROFESSIONALS

Mr. Terry Vogt was sworn in.

5. MEMORIALIZATION OF RESOLUTIONS

1. 2015 Meeting Dates

A motion was made by Mr. Banas, seconded by Mr. Schmuckler to approve.

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

2. **SD 1956** (Variance Requested)
Applicant: Benjamin Loeb
Location: Ridge Avenue
Block 223 Lots 89 & 90
Preliminary & Final Major Subdivision to create 7 lots

A motion was made by Mr. Schmuckler, seconded by Mr. _____ to approve.

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

3. **SD 1966** (Variance Requested)
Applicant: Yehuda Ehrman
Location: Lanes Mill Road
Block 189.16 Lot 50.01 & 50.02
Minor Subdivision to create 3 lots

A motion was made by Mr. Schmuckler, seconded by Mr. _____ to approve.

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

4. **SP 2092AA** (No Variance Requested)
Applicant: Beth Medrash Govoha
Location: 7th Street & 8th Street
Block 46 Lots 5, 23, & 24
Change of Use/Site Plan Exemption to convert 3 homes into dormitories and add a parking lot

A motion was made by Mr. Schmuckler, seconded by Mr. Sussman to approve.

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

5. **SD 1987** (No Variance Requested)
Applicant: Fourth Street Properties, LLC
Location: Cross Street
Block 434 Lots 1 & 2
Preliminary and Final Major Subdivision to create 7 lots

A motion was made by Mr. Schmuckler, seconded by Mr. Follman to approve.

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

- 6. SP 2088** (No Variance Requested)
Applicant: Yeshiva Mayan Hatorah
Location: Milton Avenue
Block 104 Lots 23.01, 24, & 34
Preliminary & Final Major Site Plan for a new school building with dorm rooms

A motion was made by Mr. Schmuckler, seconded by Mr. Herzl to approve.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Neiman, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

- 7. SD 1892A** (No Variance Requested)
Applicant: Yeshiva Yesodei Hatorah
Location: Bellinger Street, South Bell Ave, South Lafayette Ave, Read Place
Block 804; 805; 822; 823; 830 Lots 1 & 2; 1; 1-3; 1; 40 & 41
Amended Major Site Plan and Major Subdivision for 41 townhouses and site improvements on a total of 44 new lots, with a mikvah and school offices – removal of one lot from subdivision

A motion was made by Mr. Schmuckler, seconded by Mr. _____ to approve.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Neiman, Mr. Schmuckler, Mr. Follman

6. PLAN REVIEW ITEMS

- 1. SD 2006** (Variance Requested)
Applicant: Chateau Holdings LLC
Location: River Ave & Edgecomb Ave
Blocks 1021; 1040 Lots 4; 1.02
Preliminary and Final Major Subdivision to create 22 fee-simple duplex lots and 1 commercial lot

Applicant has requested to carry this project to the 2/3/15 agenda. This project will not be heard.

A motion was made by Mr. Schmuckler, seconded by Mr. Herzl to carry the application to the February 3, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Purvis, Mr. Neiman, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

- 2. SD 2008** (No Variance Requested)
Applicant: Berkshire Investment Holdings, LLC
Location: Elmhurst Boulevard
Block 431 Lot 15
Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots

Applicant has requested to carry this project to the 2/3/15 agenda. This project will not be heard.

A motion was made by Mr. Schmuckler, seconded by Mr. Herzl to carry the application to the February 3, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Purvis, Mr. Neiman, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

3. **SD 1998** (Variance Requested)
Applicant: MNYK Developers at Prospect, LLC
Location: Nussbaum & Amsterdam Avenues
Block 461 Lots 1, 4, & 5
Preliminary and Final Major Subdivision to create 20 fee simple duplex units

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of three (3) existing lots to create twenty (20) proposed lots. The twenty (20) proposed lots would be developed as zero lot line properties with ten (10) duplex structures. The existing lots are known as Lots 1, 4, and 5 in Block 461, and are proposed to be subdivided into proposed Lots 1.01 – 1.20 on the Major Subdivision Plan. The proposed subdivision for the project would include all of Block 461. Block 461 is an existing 200' X 500', one hundred thousand square foot (100,000 SF) rectangular tract of land surrounded by the unimproved fifty foot (50') right-of-ways of Nussbaum Avenue, Frances Street, Amsterdam Avenue, and Blanche Street. Existing Lot 4 is a 40' X 100', four thousand square foot (4,000 SF) rectangular parcel located on the eastern part of Block 461, just south of the middle of the Block. Existing Lot 5 is a 60' X 100', six thousand square foot (6,000 SF) rectangular parcel located immediately to the south of existing Lot 4. Existing Lot 1 accounts for the remainder of the Block and is a ninety thousand square foot (90,000 SF) property. The site is vacant, mostly wooded, and generally surrounded by woods. The southeast corner of the property has been excavated. The subject property surrounded by four (4) paper streets is located south of Prospect Street, an improved County Road with a sixty-six foot (66') wide right-of-way, in the southwest portion of the Township, west from its intersection with Massachusetts Avenue. Site access would be afforded by the improvement of Nussbaum Avenue between Prospect Street and the site. The existing property has five hundred feet (500') of frontage on Nussbaum Avenue, this is to the west; two hundred feet (200') of frontage on Frances Street, this is to the south; five hundred feet (500') of frontage on Amsterdam Avenue, this is to the east. Finally, the site would have two hundred feet (200') of frontage on Blanche Street, this is to the north. All surrounding streets are unimproved municipal roads with fifty foot (50') wide right-of-ways. The proposed development will improve all surrounding streets. Curb and sidewalk is proposed along the entire frontage of Block 461. Radial dedications are proposed at all corners of the Block to permit the construction of sidewalk to be within the public right-of-way. Proposed storm water management facilities and utilities are associated with this project. The proposed drainage system consists of a conventional storm sewer collection system that collects and directs runoff to underground recharge systems. Proposed sanitary sewer for the project will connect to a system proposed by others. Proposed potable water for the subdivision will be extended from water mains proposed by others. A minimum of four (4) off-street parking spaces are proposed for each unit. The subject site is located within the R-M, Multi-Family Residential Zone District. Therefore, zero lot line duplex housing is a permitted use in the zone district. The surrounding lands are currently vacant. The closest development is a multi-family project along Prospect Street to the northeast of the project. We have 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. We support the granting of the Site Features waivers as there is enough topographic information provided to complete the design. The neighboring subdivision projects were granted waivers from providing an Environmental Impact Statement. II. Zoning 1. The site is situated within the R-M, Multi-Family Zone District. Duplex Housing is a permitted use. Zero lot line subdivisions for duplexes are permitted in the Zone. 2. According to our review of the Major Subdivision

Plan and the zone requirements, the following variances are requested for the subdivision approval: •

Minimum Lot Area – The combination of proposed Lots 1.01/1.02, 1.09/1.10, 1.11/1.12, and 1.19/1.20 are 9,952 square feet; where ten thousand square feet (10,000 SF) is required. It should be noted that the lot area deficits are being created by the radial right-of-way dedications at the Block corners. Otherwise, these lots would conform to the minimum lot area requirement. 3. The applicant must address the positive and negative criteria in support of the required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area.

III. Review Comments

A. General

1. Off-street parking: According to the plans provided, the applicant is proposing a minimum of four (4) off-street parking spaces per unit which is enough to be in compliance with the RSIS and Township standards of four (4) off-street parking spaces required. Testimony shall be provided on the proposed number of bedrooms per unit and whether the basements will be unfinished. This proposed project should be in compliance with Parking Ordinance 2010-62.
2. The applicant shall confirm that trash and recyclable collection is to be provided by the Township of Lakewood.
3. Existing paper streets will be improved for the proposed project.
4. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor.
5. In accordance with the requirements in 18-815, a one-time storm water management maintenance fee shall be provided. The fee shall be ten thousand dollars (\$10,000.00), based on twenty (20) single-family attached dwellings at five hundred dollars (\$500.00) per dwelling.
6. The requirements in 18-821 (Building Uniformity in Residential Developments) shall be addressed. A minimum of four (4) basic house designs shall be provided for this development consisting of between seven (7) and fifteen (15) homes.
7. Per Subsection 18-911 F (2 (a-g)) of the zero lot line ordinance, a written agreement signed by the owner of the property is required, including provisions to address items associated with the use, maintenance, and repair of common areas and facilities associated with the overall property. Said agreement must be filed as part of this application to obtain the zero lot line subdivision approval from Lakewood Township.

B. Plan Review

1. An unsigned Boundary and Topographic Survey has been provided. The horizontal datum for the survey is based on NAD 1983. The vertical datum for the survey is based on NAVD 1988. A revised signed and sealed survey shall be submitted which includes the limits and areas of the three (3) individual lots.
2. Based on the current design, construction of Amsterdam Avenue and Frances Street will require grading easements from the property owners in adjoining Blocks.
3. The General Information and Final Plat reference a survey which has not been submitted.
4. The applicant's address shown on the Plans differs from the address provided on the Application.
5. Note #5 in the General Information requires clarification.
6. The Board is advised that Note #18 in the General Information summarizes the situation of the various projects in the area. This project is adjacent to similar proposed projects. The drawings refer to improvements as proposed by others. Drawings from the various projects must be coordinated.
7. The proposed streets surrounding the Subdivision Block have been designed to a minimum pavement width of thirty feet (30'). The proposed pavement half width along the Frances Street and Amsterdam Avenue site frontages will be sixteen feet (16'), with a fourteen foot (14') width on the opposite side of the centerline. The proposed pavement width along Blanche Street and Nussbaum Avenue will be thirty-two feet (32'), with the assumption that only two feet (2') of pavement would be added to the thirty foot (30') pavement width constructed by others. Curb and sidewalk are proposed along the site frontages, but not on the opposite sides of the street, which is acceptable.
8. Proposed Sight Triangle Easements dedicated to the Township have been provided at the street intersections of the subdivision.
9. Drainage is proposed for the project. The proposed inlets on Amsterdam Avenue shall be constructed at the future curb line. All proposed drainage has been designed within the right-of-way for public storm water management ownership.
10. The Site Development Plan should have road stationing

completed. 11. Four foot (4') wide sidewalk is proposed throughout the development. Unless the proposed sidewalk will be increased to a width of five feet (5'), pedestrian bypass areas shall be designed. 12. Proposed curb ramps shall be added to the Site Development Plan at the street intersections. 13. An unlabeled six foot (6') wide shade tree and utility easement has been provided for the entire Block. 14. The areas for proposed Lots 1.10 and 1.11 shall be corrected to 5,852 square feet.

C. Grading 1. Grading is provided on a Grading & Drainage Plan which is Sheet 5 of 15. A storm sewer collection system is proposed to collect runoff and recharge it under the streets. 2. Road profiles shall be designed be Nussbaum Avenue and Blanche Street. Sheet 9 shows the road profile for Lewin Avenue, but this street is not relevant to this project. 3. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. A proposed storm sewer collection system has been designed to convey storm water runoff into recharge systems. Proposed recharge systems have been designed, located under the improved right-of-ways of Frances Street, Amsterdam Avenue, and Nussbaum Avenue. An overflow headwall from the proposed recharge systems would be located near the intersection of Nussbaum Avenue and Frances Street, southwest of the site. 2. Our review of the project indicates it will be classified as Major Development since more than a quarter acre of impervious surface will be added and over an acre of disturbance will take place with development of the surrounding roads. As a result, the project for the surrounding roads must meet water quality and water quantity reduction rate requirements. The Storm Water Management Design for the roads must use the TR-55 Method since the proposed system will be owned and maintained by the Township. Storm Water Management Design for the individual lots can be addressed at time of Plot Plan Design, should approval be granted. 3. Soils information will need to be provided within the proposed project to confirm the seasonal high water table depth. Permeability testing will need to be done, and an infiltration rate shall be provided. 4. The Storm Water Management Report and Design will be reviewed in detail during compliance, if/when approved. E. Landscaping 1. Landscaping has been proposed for the project on Sheet 7 of 15. Street trees are proposed along the site frontages, ornamental trees are proposed throughout the rear yards, and foundation plantings will be provided for the units. 2. The Landscape Plan shall be completed. All proposed easements and utilities have been shown. Planting conflicts should be avoided. 3. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. The entire site will be cleared for the construction of the project. Compensatory plantings will be addressed with the Tree Protection Management Plan. 4. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted. F. Lighting 1. A street lighting design has been started for the proposed roads on Sheet 7 of 15. 2. Details shall be provided on type, quantity, and power of proposed lights. 3. A point to point diagram has been provided to verify the adequacy of the proposed lighting. However, the Lighting Plan has not been completed. Therefore, we cannot provide an evaluation. 4. It is anticipated that all lighting will be owned and maintained by the Township after installation since all fixtures will be within public right-of-ways. Confirming testimony should be provided regarding street lighting ownership. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The proposed sanitary sewer will connect to a system being constructed by others. 3. Potable water is proposed to be extended from mains being constructed by others. 4. The plans state that all proposed utilities are to be provided underground. H. Signage 1. Proposed regulatory signage has not been shown on the plans and should be added. Regulatory sign details have been provided. 2. No project identification signs are proposed. 3. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans,

aerial photography, and a site inspection of the property, the site is mostly wooded and vacant. The existing on-site topography generally slopes to the southwest. There is an excavation on the southeast corner of the property. 2. Environmental Impact Statement A waiver was requested from providing an Environmental Impact Statement. 3. Tree Management A Tree Protection Management Plan in accordance with the current ordinance has been submitted. The plan will be reviewed after compliance submission, should subdivision approval be granted. J. Construction Details 1. Construction details are provided on Sheets 13 and 14 of 15. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. K. Final Plat (Major Subdivision) 1. The Final Plat shall be revised in accordance with the construction plans. 2. The Schedule of Zoning District Requirements should be corrected to indicate that the R-M Zone is Multi-Family Residential. 3. The Schedule of Zoning District Requirements needs many corrections, such as lot width, setbacks, and coverage. 4. The proposed Shade Tree and Utility Easement is missing from the Plat. 5. Proposed Sight Triangle Easements are provided on the corners of intersecting streets. 6. Blanche Street and Frances Street are not labeled on the Final Plat. 7. The "improvements by others" listed under Nussbaum Avenue should be erased. 8. Coordinates shall be in State Plane in accordance with the Survey. 9. Vertical datum shall be NAVD 1988 in accordance with the Survey. The bench mark on the Survey shall be referenced. 10. Compliance with the Map Filing Law is required. 11. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Neiman stepped down.

Mr. Vogt stated the applicant is requesting waivers from providing topography, contours, man-made features within 200 ft and EIS. The waivers are supported.

A motion was made by Mr. Schmuckler, seconded by Mr. Follman to approve the waivers.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Purvis, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

Mr. Vogt stated a variance is requested on several of the lots for minimum lot area.

Mr. Brian Flannery said the justification for the variance would be provided at the public hearing.

Mr. Schmuckler said there were discussions about a community building and/or open space in this area. He asked if there were any updates on that.

Mr. Flannery said it is in the works and they will have more information at the public hearing.

Mr. Rennert said he will be looking for 5% of the entire area of these various projects would be given towards public space.

A motion was made by Mr. Herzl, seconded by Mr. Schmuckler to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

- 4. SD 1999** (Variance Requested)
Applicant: Charles Aderet
Location: Cedarbridge Avenue & Arlington Avenue
Block 762 Lots 20 & 21
Minor Subdivision to create 4 fee-simple duplex lots

Project Description

The applicant seeks minor subdivision approval for the subdivision of two (2) existing residential lots into four (4) residential lots for two (2) zero lot line duplex units. The project involves an existing 20,965 square foot (0.475 acre) property comprised of two (2) lots known as Lots 20 and 21 in Block 762. The proposed properties are designated as new Lots 20.01 through 20.04 on the subdivision plan. The overall tract is irregular shaped containing two (2) existing dwellings. The subdivision plan indicates all existing structures would be removed. Public water and sewer is available. Curb and sidewalk exists along Cedar Bridge Avenue. Only curb exists along the Arlington Avenue frontage. The site is situated in the central portion of the Township on the southeast corner of Cedar Bridge Avenue and Arlington Avenue. Arlington Avenue is an improved Township Road with pavement and curb in fair condition and no sidewalk in front of the site. Arlington Avenue has a fifty foot (50') right-of-way with about a thirty-two foot (32') pavement width. Cedar Bridge Avenue is a fully improved County Highway with pavement, curb, and sidewalk in good condition. Cedar Bridge Avenue has an eighty-three foot (83') right-of-way in front of the site with an approximately sixty-three foot (63') pavement width. Proposed Lots 20.01 through 20.04 would become zero lot line properties facing Arlington Avenue. The pairs of zero lot line properties would have combined areas exceeding ten thousand square feet (10,000 SF). The site is relatively flat and contains some large trees. Sanitary sewer and potable water are readily available to the project. Overhead electric is also present on the west side of Arlington Avenue. The surrounding lots are mixed uses since the project abuts a commercial zone. However, the lots within the tract are situated within the R-7.5 Single Family Residential Zone. Variances are required for this proposed subdivision. We have the following comments and recommendations: I. Zoning 1. The parcels are located in the R-7.5 Single-Family Residential Zone District. Zero Lot Line Duplex Housing with a minimum combined lot area of ten thousand square feet (10,000 SF) and a minimum combined lot width of sixty feet (60') is a permitted use in the zone. 2. A Minimum Front Yard Setback variance is required for proposed Lot 20.04. A front yard of 15.61' feet is proposed from Cedar Bridge Avenue for new Lot 20.04. Twenty-five foot (25') front yard setbacks are required. 3. A Maximum Building Stagger variance is required for the duplex on the combination of proposed Lots 20.03 and 20.04. A thirteen foot (13') building stagger is proposed, whereas a maximum three foot (3') building stagger is permitted. 4. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments 1. We have reviewed the Outbound & Topographic Survey Plan provided and the following revisions are required: a. A graphic scale shall be added. b. The tract area shown as 20,695.10 square feet shall be confirmed. The Minor Subdivision documents indicate slightly different areas. c. All valves, signs, poles, and mailboxes shall be added. d. The Cedar Bridge Avenue right-of-way is eighty-three feet (83') at this location. e. Existing utility

locations should be confirmed. Our site investigation indicates they are incorrect. 2. Part of a paved driveway and concrete patio from adjoining Lot 19 is shown encroaching onto Lot 20. The Minor Subdivision must address these encroachments. 3. The Surveyor's Certification has not been signed since the monuments are not in place. 4. The plans show two (2) proposed Lots 20.01. This should be revised to show the second proposed lot from the south as new Lot 20.02. 5. Zones and Zone Boundary Lines shall be added to the plans, especially since commercial development borders the project. 6. The Cedar Bridge Avenue right-of-way in front of the site should be shown as eighty-three feet (83'). 7. Minor editing of the General Notes is required. 8. General Note # 9 indicates that seasonal high ground water elevation is greater than ten feet (10') as determined by Lines Engineering. However, no data has been provided. 9. The Zoning Data requires editing. The gross project area and the proposed areas of new Lots 20.03 and 20.04 all need to be confirmed. 10. Four (4) off-street parking spaces will be provided per unit. This exceeds the three (3) off-street parking spaces which are required for units with unspecified number of bedrooms to comply with the NJ R.S.I.S. parking requirements. The plans indicate that four (4) off-street parking spaces per unit will be required. A minimum of four (4) off-street parking spaces are required for proposed units with basements. Parking should be provided to the satisfaction of the Board. The Improvement Plan proposes sixteen (16) off-street parking spaces for new Lots 20.01 through 20.04, four (4) spaces along each lot frontage. 11. We question the practicality of the layout for the proposed off-street parking on new Lot 20.04. 12. The Minor Subdivision Plan shows new lot numbers were assigned by the tax assessor's office. If approved, the map shall be signed by the tax assessor. 13. Public water and sewer is available to the project site. The project is within the New Jersey American Water Company franchise area. 14. Six foot (6') wide shade tree and utility easements dedicated to the Township are proposed along the property frontages of new Lots 20.01 through 20.04. The proposed easement information and areas are to be shown on an individual lot basis. 15. A 30' X 100' Sight Triangle Easement to the County of Ocean is proposed at the intersection of Cedar Bridge Avenue and Arlington Avenue. 16. The plans propose three (3) "October Glory Maple" street trees along Arlington Avenue. The locations of the proposed shade trees are shown on the plans. Proposed shade trees conflict with driveways and need revision. The Tree List proposes five (5) street trees. Since no street trees are shown along Cedar Bridge Avenue, we surmise two (2) proposed trees are missing. 17. The plans also propose seven (7) "Rhododendron" along side property lines. The locations have been shown and do not propose any planting conflicts. 18. The Tree List should be revised to show the correct proposed quantities. 19. 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 indicates there are some large existing trees on-site. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review. 20. The Improvement Plan proposes to construct new four foot (4') wide concrete sidewalk along Arlington Avenue which would meet the existing sidewalk on Cedar Bridge Avenue. Detectable warning surface needs to be added at the intersection. 21. Testimony is required on the disposition of storm water from the development. At a minimum, dry wells will be required for storm water management and shall be provided when plot plans are submitted. 22. Testimony is required on site grading from the development. The Improvement Plan requires that proposed grading be added because of the development intensity of the proposed project. 23. Proposed grades should be provided at all new building, driveway, and property corners. 24. A note is required where the proposed sidewalk meets the existing sidewalk. 25. Being that the existing curb on Arlington Avenue is only in fair condition and much of it will be disturbed for driveways, we recommend replacing the curb along the entire frontage and designing the proposed grading with a positive slope to the existing inlet at the intersection. 26. Should proposed utility connections and curb replacement disturb more than twenty percent (20%) of the road length along Arlington Avenue, an overlay would be required. 27. 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. 28. Compliance with the Map Filing Law is required. 29. Construction details should be revised on the Improvement Plan in accordance with the conditions of any approvals. 30. Final construction details will be reviewed during compliance should subdivision approval be granted. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Tree Ordinance (as applicable); b. Ocean County Planning Board; c. Ocean County Soil Conservation District; and d. All other required outside agency approvals.

Mr. Vogt stated variances are requested for minimum front yard setback and maximum building stagger.

Mr. Schmuckler asked about the maximum building stagger variance.

Mr. Neiman asked why they can't do the staggering here.

Mr. Vogt said typically what the Board grants is submission waivers.

Mr. Schmuckler asked if it is a bulk variance, not a use variance.

Mr. Lines said it is a bulk variance. When a duplex is described, it says maximum offset between the units can be 3 ft. That was to get away from anybody doing the front to back duplexes.

Mr. Schmuckler asked why this isn't a use variance as it is no longer a duplex possibly.

Mrs. Morris said it's where it's written into the code and whether or not it is a C or a D variance.

Mr. Schmuckler asked that he bring that section of the ordinance to the public hearing as they have never seen it before.

Mr. Lines will do that. The variance allows them to double stack the parking on one lot where the other lot will have four parking spaces across the front.

Mr. Vogt asked if it because of the unique shape of the lot.

Mr. Lines said that is correct.

A motion was made by Mr. Herzl, seconded by Mr. Schmuckler to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis
Abstain: Mr. Rennert

- 5. SD 2000** (Variance Requested)
Applicant: Chaim Abadi for Ohel Torah
Location: 2nd Street
Block 73 Lot 2
Preliminary and Final Major Subdivision to create 7 lots (2 duplexes and 1 triplex)

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of one (1) lot to create seven (7) proposed lots with two (2) duplex structures and one (1) triplex structure. The existing 150' X 225' lot of approximately 0.775 acres known as Lot 2 in Block 73 is proposed to be subdivided into proposed Lots 2.01 through 2.07 on the Major Subdivision Plan. The subject property is located on the south side of Second Street, a municipal road, in the north central portion of the Township, west of Route 9. Second Street is improved street with sidewalk and curb. The existing curb and sidewalk is in poor condition and the pavement is patched. The existing right-of-way width of Second Street is sixty feet (60'). The site is currently occupied by numerous structures with associated driveways and walkways. All existing improvements would be removed to make way for the proposed residential subdivision. Besides the existing structures the site contains some large trees. The land is very flat with minimal existing elevation drop. The tract is basically bordered with developed residential lands. Proposed storm water management facilities and utilities are associated with this project. Proposed potable water would connect to an existing main in the north side of Second Street. Sanitary sewer would connect to an existing system in the centerline of Second Street. Overhead electric is available from the north side of the street and gas exists under the south side of the road. Four (4) off-street parking spaces are proposed for each unit. The number of bedrooms for the units is not specified on the subdivision plans. The project is also replacing curb and sidewalk throughout. The subject site is located within the ROP Residential Office Park Zone. Duplex housing and townhouses are permitted uses in the zone district. The site is situated within a predominantly residential area. We have the following comments and recommendations: I. Zoning 1. The site is situated within the ROP, Residential Office Park Zone. Per Section 18-903I.1.f., of the UDO, "Townhouses" are a permitted use. For the purposes of this Section, any townhouse with a basement shall be considered two (2) units. Also, per Section 18-903I.1.h., of the UDO, "Duplexes" are a permitted use. 2. A variance is required for Minimum Side Yard Setback for the proposed duplex units. For new Lots 2.02 and 2.06, five foot (5') side yard setbacks are proposed while seven foot (7') side yard setbacks are required. 3. A variance is required for the proposed duplex lots with respect to Maximum Building Coverage. The Maximum Building Coverage allowed is thirty percent (30%) while the combination of new Lots 2.01/2.02 and 2.06/2.07 propose 32.9% building coverage. 4. A variance is required for Minimum Side Yard Setback for the proposed townhouse units. For the combination of new Lots 2.03 through 2.05, five foot (5') side yard setbacks are proposed while twelve foot (12') side yard setbacks are required. 5. A variance is required for the proposed townhouse lots with respect to Maximum Building Coverage. The Maximum Building Coverage allowed is twenty-five percent (25%) while the combination of new Lots 2.03 through 2.05 proposes 35.5% building coverage. 6. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments A. General 1. Off-street parking: The plans propose four (4) off-street parking spaces per unit, for a total of twenty-eight (28) off-street parking spaces for the proposed seven (7) units. 2. Trash and recyclable collection is to be provided by public contractors servicing the area. Each unit shall have an area designated for the storage of trash and recycling containers. This matter is not addressed on the site plans and architectural plans have not been submitted. 3. Storm Water Management is being proposed by the collection of roof drainage and recharging it by using underground chambers in the rear yards of the units. The General Notes indicate the project will be major development. Therefore, a Storm Water Management Report in accordance with the requirements shall be provided prior to scheduling the project for public hearing. 4. The Subdivision Plan shows new lot numbers were assigned by the tax assessor's office. If approved, the map shall be signed by the tax assessor. 5. The project is in the ROP Residential Office Park Zone along an existing municipal street. B. Plan Review 1. The Subdivision Data

references a survey by Clearpoint Services dated 5/2/14. A signed and sealed copy of this survey must be provided. 2. Horizontal Datum shall be addressed. Vertical Datum is conflicting between the General Notes and Final Plat. A vertical benchmark shall be indicated. 3. The Title Sheet requires minor revisions. 4. The General Notes require revisions. 5. Existing lot area shall be added, including square footage and acreage to the Existing Conditions/Demolition Plan. 6. A six foot (6') wide Shade Tree Easement is proposed along the entire road frontage. The proposed easement shall be revised to a six foot (6') wide Shade Tree and Utility Easement. Proposed easement areas shall be shown on an individual lot basis. 7. The Preliminary Plat has typical dimensions. 8. Curb and sidewalk is being replaced along the Second Street frontage. Since the sidewalk width is four feet (4'), a pedestrian bypass area will be necessary. The plans and construction details shall be coordinated to indicate a pedestrian bypass area. 9. The Schedule of Bulk Requirements for proposed Lots 2.03 through 2.05 shall be revised from the Duplex Design Regulations. C. Grading 1. Proposed grading is provided on a Drainage & Utility Plan which is Sheet 4 of 5. 2. The proposed grading must be completed to provide the following: a. Proposed curb and gutter grades for Second Street. b. Proposed lot corner elevations. c. Proposed driveway corner elevations. d. Proposed floor elevations. 3. Proposed grading shall be designed to minimize runoff being directed to adjoining properties. 4. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. A Storm Water Management Report addressing major development will be required prior to scheduling a public hearing. The Report should also address ownership and maintenance of the storm water management system. 2. Soils information shall be provided within the proposed project to confirm the seasonal high water table. 3. Justification for the permeability rates used in any recharge calculations shall be provided. 4. Proposed pipe designs for the roof drainage connecting to the recharge chambers shall be provided. 5. Additional onsite drainage is recommended to prevent runoff from impacting adjoining properties. 6. The Storm Water Management Report and Design will be reviewed in detail after revisions to the project are made. 7. A Storm Water Management Operation & Maintenance Manual must be submitted per the NJ Storm Water Rule (NJAC 7:8) and Township Code. E. Landscaping 1. No separate Landscape Plan has been provided. 2. Four (4) Red Maple street trees are proposed on the Layout Plan. 3. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. 4. Landscaping shall be reviewed in detail during compliance should subdivision approval be granted. F. Lighting 1. No Lighting Plan has been provided since the project is located on an improved municipal street. G. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The proposed sanitary sewer will connect to an existing system in the centerline of Second Street. 3. Potable water is proposed to be extended from an existing main in the north side of Second Street. 4. The sewer and water line connections on the Drainage & Utility Plan should be shown. H. Signage 1. No project identification signs are proposed. 2. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the tract has numerous structures, driveways, and walkways located on the south side of Second Street. The site contains some large trees. The existing on-site topography is very flat with practically no elevation differential. 2. Environmental Impact Statement An Environmental Impact Statement (EIS) was not prepared or submitted for the project. The proposed project amounts to the redevelopment of a previously constructed site. 3. Tree Management A Tree Protection Plan has not been submitted. A Tree Protection Management Plan will be required as a condition of any approvals. J. Construction Details 1. Construction details are provided on Sheet 5 of the plan set. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in

the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. K. Final Plat (Major Subdivision) 1. The Final Plat shall be revised in accordance with the previous comments made to the Preliminary Subdivision Plan. 2. Certifications shall be completed in accordance with Section 18-604B.3., of the UDO. The 2014 dates in the certifications no longer apply. 3. The Subdivision Data shall be corrected. 4. The proposed units should be added to verify the Schedule of Bulk Requirements. 5. Compliance with the Map Filing Law is required. 6. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Vogt stated variance are requested for minimum side yard setback and maximum building coverage for the duplexes. Minimum side yard setback and maximum building coverage variances are requested for the townhouse units.

Mr. Joe Kociuba stated they are proposing seven units on Second Street with two duplex lots and a triplex. He has no objections to the engineer's review letter.

A motion was made by Mr. Herzl, seconded by Mr. Schmuckler to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

6. **SD 2003** (Variance Requested)
Applicant: Imants Smildzins
Location: Lakewood-New Egypt Road & Miller Road
Block 11.03 Lot 3
Minor Subdivision to create two lots

Project Description

The applicant seeks minor subdivision approval for the subdivision of one (1) existing residential lot into two (2) residential lots. The project involves an existing 26,251 square foot (0.603 acre) property known as Lot 3 in Block 11.03. The proposed properties are designated as new Lots 3.01 and 3.02 on the subdivision plan. The tract is an irregular shaped corner lot containing an existing four (4) bedroom two-story frame dwelling on a slab. This dwelling is serviced by an existing well and septic system. The subdivision plan indicates the existing structure would remain on proposed Lot 3.01. Proposed Lot 3.02 would become a new building lot. Public water and sewer is available to the area. Curb and sidewalk exists along Lakewood - New Egypt Road. The site is situated in the western portion of the Township on the northeast corner of the Miller Road and Lakewood - New Egypt Road intersection. Miller Road is an improved County Road with pavement in good condition, but no curb and sidewalk in front of the site. Miller Road has a fifty foot (50') right-of-way width. Lakewood - New Egypt Road is an improved County Highway with pavement, curb, and sidewalk in good condition. Lakewood - New Egypt Road has a variable fifty foot (50') to seventy foot (70') right-of-way width. Right-of-way dedications are proposed with this subdivision. A five foot (5') wide dedication is proposed along Miller Road to increase the half

right-of-way width to thirty feet (30'). An eight foot (8') wide dedication is proposed along Lakewood - New Egypt Road to increase the half right-of-way width to thirty-three feet (33'). Proposed Lot 3.01 would face Miller Road and proposed Lot 3.02 would face Lakewood - New Egypt Road. Each lot will have an area exceeding twelve thousand square feet (12,000 SF). The site is relatively flat and contains many large trees. Sanitary sewer and potable water are readily available to the project. Overhead electric is also present along both frontages of the site. The surrounding lots are predominantly single family housing. The tract is situated within the R-12 Residential Zone. A bulk variance which would be created by right-of-way dedication is required for this proposed subdivision. We have the following comments and recommendations I. Zoning 1. The parcel is located in the R-12 Residential District. Single-family detached dwellings are a permitted use. 2. A Minimum Front Yard Setback variance is required for proposed Lot 3.01. A front yard of 27.6 feet is proposed from Miller Road for new Lot 3.01. Thirty foot (30') front yard setbacks are required. It should be noted the proposed variance condition would be created by the five foot (5') right-of-way dedication along Miller Road. The existing dwelling is currently setback 32.6 feet from the right-of-way. 3. A waiver is required for the proposed subdivision line not being perpendicular to the right-of-way line. It should be noted the proposed irregular lot configurations were designed to meet the minimum lot area requirements. 4. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments 1. An Outbound Survey Plan has been provided. Topography has been indicated on the Site Development Plan as well as the Landscape Plan and Tree Inventory. The source of the topography has not been provided. 2. The benchmark shall be coordinated among the plans. We recommend using the catch basin with the top of casting elevation of 73.56 because of the two (2) significant figures. 3. Horizontal datum has been assumed and vertical datum has been based on Ocean County Engineering Plans for the Improvement of County Route 528. 4. The Certifications should be dated 2015, since the project would not be approved before then. 5. Minor editing of the General Notes is required. The owner/applicant address does not match the address of the Planning Board application. 6. General Note # 14 on the subdivision plan indicates that an existing billboard will remain at least until the expiration of its contract in 2015. This note becomes General Note #13 on the Improvement Plan and shows the contract ending in 2016. Testimony is required for the expiration date of the contract for the billboard. 7. The Zoning Data requires editing. There would be no combined side yard setback for new Lot 3.01. Also, the proposed building coverage for new Lot 3.01 is too high. Off-street parking spaces required and proposed should be added. 8. Testimony should be provided on the number of off-street parking spaces proposed for each new lot. The existing driveway on new Lot 3.01 can easily accommodate off-street parking for the two-story dwelling with four (4) bedrooms to remain. The General Notes indicate that off-street parking to be provided in conformance with RSIS. 9. The Minor Subdivision Plan shows new lot numbers were assigned by the tax assessor's office. General Note #4 states that the tax assessor has approved the new lot numbers but the plan is not signed. 10. Public water and sewer is available to the project site. The project is within the New Jersey American Water Company franchise area. 11. The General Notes indicate the existing onsite septic disposal field to be abandoned and new sanitary sewer service shall be connected from Lakewood - New Egypt Road. Ocean County Board of Health approval will be required. 12. A twenty foot (20') wide Utility Easement proposed through new Lot 3.02 should be in favor of new Lot 3.01. The proposed easement area should be included. The proposed easement will be for sanitary sewer, but may include potable water and other utilities. 13. Six foot (6') wide shade tree and utility easements dedicated to the Township are proposed along the property frontages of new Lots 3.01 and 3.02. Proposed easement dimensions shall be completed and areas provided on an individual lot basis. 14. A Sight Triangle Easement to the County

of Ocean containing 1,258 square feet is proposed at the intersection of Miller Road and Lakewood - New Egypt Road. 15. A Landscape Plan and Tree Inventory have been submitted. The plan should be modified to include proposed street trees within the shade tree and utility easement, but not within the sight triangle easement. The revised plan should be submitted to the Shade Tree Commission since their review superseded the preparation of this plan. 16. The Landscape Plan and Tree Inventory indicate that ten (10) trees are to be removed for the new building lot. Eleven (11) American Arborvitae are proposed as a screening strip to buffer the two (2) dwellings. 17. A note is on the plan indicating that orange safety fences will be built on the property to prevent construction intrusions and protect the trees. 18. 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 indicates there are large existing trees on-site which have been located on the Tree Inventory. This development is being designed to comply with the Township Tree Ordinance. 19. The Improvement Plan shows existing five foot (5') wide concrete sidewalk along Lakewood - New Egypt Road. Our site investigation notes there is detectable warning surface for the curb ramp at the intersection of Miller Road and Lakewood - New Egypt Road. Proposed sidewalk along Miller Road is only four feet (4') wide. Unless the proposed width is increased to five feet (5'), a pedestrian bypass would have to be added. 20. Testimony is required on the disposition of storm water from the development. The General Notes indicate that seasonal high water table information to be provided at time of plot plan submittal. At a minimum, dry wells should be provided for the development of proposed Lot 3.02. 21. Testimony is required on site grading from the development. Proposed grading should be added to the Improvement Plan. Based on our review of the Improvement Plan and site, runoff will collect in the southwest corner of the tract. 22. Proposed grades should be provided at all new building, driveway, and property corners. 23. The proposed curb on Miller Road is being set fifteen feet (15') from the centerline. The location of the proposed curb will be determined by the County. 24. 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. 25. Compliance with the Map Filing Law is required. 26. Construction details should be revised on the Improvement Plan in accordance with the conditions of any approvals. 27. Final construction details will be reviewed during compliance should subdivision approval be granted. 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; and e. All other required outside agency approvals

Mr. Vogt stated a variance for minimum front yard setback is required for lot 3.01. A waiver is required for the proposed subdivision line not being perpendicular to the right-of-way line.

Mr. Smildzins said essentially the variance is created via the dedication of right-of-way widening for the County. The lot is irregularly shaped which creates the lot line variance.

A motion was made by Mr. Herzl, seconded by Mr. Schmuckler to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

7. **SP 2100** (No Variance Requested)
Applicant: Legacy Lakewood LLC
Location: 999 Airport Road
Block 1160.01 Lot 221
Site Plan for a building addition

Project Description

The applicant is seeking Preliminary Major Site Plan approval for the construction of a 40' X 200', eight thousand square foot (8,000 SF) prefabricated shed structure on the existing pavement and to convert an existing gravel area of approximately two thousand four hundred square feet (2,400 SF) to pavement in order to accommodate additional parking. The site is located at 999 Airport Road within the Lakewood Industrial Park. According to the site plan, the proposed interior storage structure would be constructed over existing pavement and follow the existing grade. Off-street parking would be increased to sixty-one (61) spaces. However, none of the spaces have been identified as handicapped. Proposed off-street parking spaces will be a minimum of 9' X 18'. Proposed aisles would be a minimum of twenty-four feet (24') wide. Access to the site will be provided by two (2) driveways from Airport Road and one (1) driveway from Bennett Boulevard. The tract consists of an irregular property which is listed as 3.304 acres in area. The lot where this facility is located is generally bounded industrial buildings. The property generally slopes downward from west to east. The site is situated on the northeast corner of Airport Road and Bennett Boulevard. Airport Road is an improved municipal road having a sixty foot (60') wide right-of-way with a forty foot (40') pavement width. Bennett Boulevard is an improved municipal road having a fifty foot (50') right-of-way with an approximately thirty-two foot (32') pavement width. Curbing exists along the frontage of each street, but sidewalk does not. The project is located in the M-1 Industrial Zone. I. Zoning 1. The site is situated within the M-1 Zone. Testimony shall be provided on how the proposed interior storage is a permitted use in this zone 2. Per review of the site plans and application, no bulk variances are requested for the facility expansion. 3. According to Section 18-903M.7.c., the required minimum front yard setback may be decreased from one hundred feet (100') to fifty feet (50') with approval of the Lakewood Industrial Commission. It appears this approval was previously given to the existing principal building. 4. Information is required on the existing freestanding signage. The plans and our site investigation indicate that the identification signs are not properly setback. 5. Per review of the site plans and application, the following design waivers are required: • From providing sidewalks along the project frontage. It should be noted that there are no existing sidewalks in the vicinity of the project which is in the Industrial Park. • From providing street trees, as well as shade tree and utility easements along the project frontage. We note that many shade trees are present in the front yards at the existing facility. • From providing curb on interior parking areas. • For allowing gravel parking behind the proposed storage building. II. Review Comments Per review of the current design plans, we offer the following comments and recommendations: A. Site Plan/Circulation/Parking 1. Our review of the survey notes differences in the M-1 zone requirements. A revised survey must be submitted with the following corrections: a. The rear yard setback should be thirty feet (30'). b. The front yard setback should be listed as "50/100 feet" in accordance with the ordinance. 2. Outbound information, setback lines, and complete dimensioning should be completed on the Site Plan. Said information can be provided during compliance, if/when Board approval is granted. 3. All monuments and pins found shall be shown on the Site Plan. 4. A Legend should be added to the Site Plan. 5. General Note #1 shall be corrected. The survey indicates vertical datum is based on NAVD 88. A horizontal datum and a vertical bench mark shall be provided. 6. General Note #14 does not appear applicable to this project. 7. All existing and proposed building access points should be coordinated with the site plans since they impact design. 8. The site is not compliant with

ADA parking requirements. 9. Existing and proposed building offsets must be provided to confirm the values shown in the Zone Data. The proposed accessory building must be added to the Zone Data. 10. The required front yard setback in the Zone Data should be listed as "50/100 feet". 11. A proposed parking setback to street dimension of 23.60 feet is shown in the Zone Data. The location of this dimension shall be added to the Site Plan. 12. The applicant's professionals should provide summary testimony of the existing and proposed (expanded) use of the facility, including hours of operation, shifts, maximum employees on site per shift, etc. 13. As illustrated on the site plan, parking areas are proposed on either side of the shed to serve the expanded facility. No new access drives are proposed for the site. The access aisles for these new parking locations should be lengthened to provide back out room for the end spaces. 14. The existing off-street parking spaces on the north side of the principal building are substandard. Revisions shall be made to the off-street parking scheme, including providing compliant ADA spaces. 15. A circulation plan should be provided to demonstrate that the largest anticipated vehicles can safely enter and exit the property. The northerly access drive intersecting Airport Road should be clearly defined as a one-way in. The circulation plan can be provided during compliance, if/when Board approval is granted. 16. Testimony should be provided regarding anticipated truck traffic to the expanded facility, including sizes of delivery and transport trucks. Confirming testimony should be provided by the applicant's professionals at the Public Hearing. 17. No sight triangles are provided at the site access drives from Bennett Boulevard or Airport Road, as well as at the intersection of Bennett Boulevard and Airport Road. Designs for the sight triangles can be provided during compliance, if/when approval is granted. 18. No trash/recycling enclosures are provided in the current design. Testimony should be provided on collection of trash and recyclable materials. It should be clarified whether the Township or a private company will be responsible for removal. Our site investigation notes there are existing scattered dumpsters throughout the site which are not enclosed.

B. Architectural 1. Preliminary architectural elevations and dimensions have been provided. Per review of the submitted plans, the elevation views of the proposed building on the architectural plans show a maximum height of less than eighteen feet (18'). The proposed height falls within the legal limits of sixty-five feet (65'). 2. If available, more detailed architectural plans should be provided. 3. The site plans and architectural plans must be coordinated. 4. Testimony should be provided on utilities for the proposed building.

C. Grading 1. Limited grading is shown on the Site Plan. The current design scheme appears adequate to serve the expanded facility. 2. Spot elevations should be added to all building access points and corners, proposed off-street parking areas, ADA parking, and ADA accessible routes. 3. A review of final grading revisions will be performed during compliance if/when approval is granted.

D. Storm Water Management 1. A proposed storm water management system has not been designed. Calculations shall be provided on the increase of impervious surface in order to determine the magnitude of storm water management needed. 2. A review of the final drainage will be performed during compliance, if/when Board approval is granted.

E. Landscaping 1. A Landscape Plan has not been provided. No new landscaping is currently proposed. Unless waived by the Board, a Landscape Plan shall be provided with a revised submission. 2. The final landscaping design will be reviewed during compliance, if/when Board approval is granted.

F. Lighting 1. Site lighting has not been addressed. A Lighting Plan shall be provided with a revised submission.

H. Utilities 1. Public water and sewer services would be the responsibility of the Lakewood Township Municipal Utilities Authority, since the project is within their franchise area. 2. The plans indicate the principal building will continue to be served by the existing utilities. Proposed utilities for the storage building should be addressed. 3. Testimony should be provided regarding the adequacy of proposed fire protection measures for the facility expansion.

I. Signage 1. Freestanding and building mounted signage should be addressed. 2. Some proposed regulatory signage includes a Do Not Enter sign and a One Way sign for control of circulation around the storage building. 3. All signage proposed that is not reviewed and approved as part of this site plan

application, if any, shall comply with the Township Ordinance. J. Environmental 1. Site Summary Per review of the site plans, aerial photography, and a site inspection of the property, the tract is already developed. The project borders Airport Road on the western edge of the property. The property generally slopes downwards from west to east. 2. Tree Management Plan Based on our site investigation, it appears a Tree Protection Management Plan will not be required as no existing trees would be removed. K. Construction Details 1. 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. 2. Additional construction details will be required. 3. A bituminous base course is required for the Asphalt Driveway Section. 4. Construction details will be reviewed after revisions are submitted for the project. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Developers Agreement (if applicable); b. Township Tree Ordinance (if applicable); c. Lakewood Industrial Commission; d. Lakewood Fire Commissioners; e. Lakewood Township Municipal Utilities Authority (water and sewer); f. Ocean County Planning Board; g. Ocean County Soil Conservation District; and h. All other required outside agency approvals.

Mr. Robert Shea, Esq. stated that no variances are required. The site plan is labeled as preliminary only but it is in fact for preliminary and final approval.

A motion was made by Mr. Schmuckler, seconded by Mr. Herzl to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

- 8. SD 2005** (Variance Requested)
Applicant: River Avenue Holding LLC
Location: River Ave & Edgcomb Ave
Block 1020 Lot 1

Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of an existing lot to create twenty (20) proposed lots. The twenty (20) proposed lots would be developed as zero lot line properties with ten (10) duplex structures. The existing lot is known as Lot 1 in Block 1020, and is proposed to be subdivided into new Lots 1.01 through 1.20 on the Major Subdivision Plan. The proposed subdivision for the project would include all of Block 1020. Block 1020 is an existing 200' X 435.50', eighty-seven thousand one hundred square foot (87,100 SF) rectangular tract of land surrounded by the unimproved fifty foot (50') right-of-ways of Edgcomb Avenue, Halsey Street, and Parkview Avenue. The west side of Block 1020 fronts on River Avenue, also known as New Jersey State Highway Route 9, which has a sixty-six foot (66') right-of-way. There is no curb or sidewalk for the property frontage along River Avenue. The site is vacant, completely wooded, and surrounded by woods on the north and east sides. The subject property surrounded by three (3) paper streets is located on the east side of Route 9, in the southern portion of the Township, across from Pine Boulevard's intersection with River Avenue. Site access would be afforded by the improvement of the paper streets Halsey Street, Parkview Avenue, and Edgcomb Avenue. The existing eighty-seven thousand one hundred square foot (87,100 SF) property has 435.50 feet of frontage on Edgcomb Avenue which is to the south; two hundred feet (200') of frontage on Parkview Avenue, this is to the east; 435.50 feet of

frontage on Halsey Street, this is to the north; and finally two hundred feet (200') of frontage on River Avenue, this is to the west. The proposed development will improve all surrounding streets. Curb and sidewalk are proposed along the entire frontage of Block 1020. Proposed storm water management facilities and utilities are associated with this project. The majority of the storm water from the site improvements will be directed to an underground recharge system. Proposed sanitary sewer will connect to an existing system in the right-of-way of River Avenue. Proposed potable water for the subdivision will be extended from an existing main on the west side of River Avenue. A minimum of four (4) off-street parking spaces are proposed for each unit. The subject site is located within the HD-7 Highway Development Zone. Duplex housing is a conditional use in the zone district. The surrounding lands which are not vacant contain a mix of commercial and residential developments. We have the following comments and recommendations: I. Zoning 1. The site is situated within the HD-7, Highway Development Zone District. Duplex Housing is a conditional use. 2. According to our review of the Major Subdivision Plan and the zone requirements, the following variances are required for the subdivision approval: • Minimum Front Yard Setback from a State Highway - Proposed Lots 1.01 and 1.20 has a setback of 25.5 feet from Route 9; where seventy-five feet (75') is required. It should be noted the NJDOT Desired Typical Section would virtually reach the proposed duplex building. • Minimum Front Yard Setback – Proposed Lots 1.10 and 1.11 have a front yard setback of twenty feet (20') from Parkview Avenue; where twenty-five feet (25') is required. 3. Even though Minimum Lot Area variances would be created, we recommend that radial right-of-way dedications are proposed at Parkview Avenue's intersections with Edgecomb Avenue and Halsey Street to keep future sidewalk within the public right-of-way. 4. The applicant must address the positive and negative criteria in support of the required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments A. General 1. Off-street parking: According to the planning board application that was submitted, the applicant is proposing a minimum of four (4) off-street parking spaces per unit which is enough to be in compliance with the RSIS and Township standards of four (4) off-street parking spaces required. Testimony shall be provided on the proposed number of bedrooms per unit and whether the basements will be unfinished. This proposed project should be in compliance with Parking Ordinance 2010-62. 2. The applicant shall confirm that trash and recyclable collection is to be provided by the Township of Lakewood. 3. Existing paper streets will be improved for the proposed project. 4. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor. 5. In accordance with the requirements in 18-815, a one-time storm water management maintenance fee shall be provided. The fee shall be ten thousand dollars (\$10,000.00), based on twenty (20) single-family attached dwellings at five hundred dollars (\$500.00) per dwelling. 6. The requirements in 18-821 (Building Uniformity in Residential Developments) shall be addressed. A minimum of four (4) basic house designs shall be provided for this development consisting of between seven (7) and fifteen (15) homes. 7. Per Subsection 18-911 F (2 (a-g)) of the zero lot line ordinance, a written agreement signed by the owner of the property is required, including provisions to address items associated with the use, maintenance, and repair of common areas and facilities associated with the overall property. Said agreement must be filed as part of this application to obtain the zero lot line subdivision approval from Lakewood Township. B. Plan Review 1. The direction of the north arrow on the Boundary & Topographic Survey provided should be corrected. We calculate the existing lot area to be eighty-seven thousand one hundred square feet (87,100 SF). 2. General Note #2 should be revised to only reference Lot 1 in Block 1020. 3. The proposed use in the General Notes should be revised to ten (10) duplex buildings on twenty (20) zero lot line properties. 4. Vertical datum is indicated to be in 1988 NAVD. The bench mark should be included in General Note #8, as well as shown on the Site

Development Plan. 5. The correct Ordinance Section should be cited in the Schedule of Bulk Requirements. 6. The parking requirements and the number of proposed spaces should be included in the Schedule of Bulk Requirements. 7. The proposed radial right-of-way dedications at the intersections with Route 9 should be increased to keep the future sidewalk within the public right-of-way. 8. Proposed driveways should be dimensioned on the Site Development Plan. 9. Four foot (4') wide sidewalks are proposed for the entire project frontage. Unless revised to a width of five feet (5'), pedestrian bypass areas are required. 10. Proposed Sight Triangle Easements should be provided at the street intersections of the subdivision. Proposed Sight Triangle Easements at the street intersections with Route 9 will be dictated by the State. 11. The Site Development Plan should have centerline road stationing added. 12. Proposed curb ramps shall be added to the Site Development Plan at the street intersections. 13. The plans indicate that a Homeowners Association will be created since the project proposes a Drainage Easement to the Homeowners Association. 14. The proposed limits of pavement, curb, and sidewalk construction must be clarified. The proposed curb radius on the north side of Halsey Street is encroaching on property which is in Block 1005 and not part of this subdivision. C. Grading 1. Grading is provided on a Grading & Drainage Plan which is Sheet 4 of 14. The plan includes a future project by others. 2. Road profiles have been designed for Edgcomb Avenue, Halsey Street, and Parkview Avenue. 3. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. The proposed storm water management system shall service two (2) proposed major subdivision applications. The Storm Water Management Report indicates that a portion of the storm water runoff generated onsite along with a large offsite area, currently drains towards an existing onsite detention basin with the remainder of the onsite area draining towards the vacant woodlands to the east. Two (2) existing storm sewer pipes from Route 9 currently discharge storm water from offsite areas onto the site which then flow to the east towards the vacant woodlands. The majority of the storm water from the site improvements will be directed to an underground recharge system. 2. Soils information has been provided within the proposed project to confirm the seasonal high water table depth. Permeability testing has been completed. The design is requiring soil replacement where necessary to provide a permeability rate of at least ten inches per hour (10 in/hr). 3. Storm sewer profiles should be provided for the easement area. 4. The Storm Water Management Report and Design will be reviewed in detail during compliance, if/when approved. E. Landscaping 1. Landscaping has been proposed for the project. Shade trees are proposed along the site frontages. 2. Ornamental trees should be considered for the project, and foundation plantings should be provided for the units. 3. All proposed Easements shall be added to the Landscaping Plan. All proposed utilities have already been shown. Revisions should be made to avoid planting conflicts. 4. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. The entire site will be cleared for the construction of the project. Compensatory plantings shall be addressed with a Tree Protection Management Plan. 5. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted. F. Lighting 1. Street lighting has been provided for the proposed roads on Sheet 6 of 14. 2. The Plan indicates that five (5) one hundred watt (100W) high pressure sodium pole mounted fixtures are proposed. A detail shows the proposed height of the fixtures to be twenty-five feet (25'). 3. A point to point diagram has not been provided to verify the adequacy of the proposed lighting. 4. It is anticipated that all lighting will be owned and maintained by the Township after installation since all fixtures will be within public right-of-ways. Confirming testimony should be provided regarding street lighting ownership. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The proposed sanitary sewer will connect to an existing

system along Route 9. 3. Potable water is proposed to be extended from an existing main on the west side of Route 9. H. Signage 1. Proposed regulatory signage has not been shown on the plans and should be added. 2. No project identification signs are proposed. 3. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is wooded and vacant. The existing on-site topography is moderately sloping towards the northeast. 2. Environmental Impact Statement An Environmental Impact Statement (EIS) has been submitted. The report summarizes that the proposed development should have a minimal adverse impact on the surrounding environment due to the proper planning and implementation of the proposed project and the existing condition of the site. The habitat of the land does not contain unique qualities to support rare or endangered species, and it is typical of land within the developed area of Lakewood Township. Wildlife, vegetation, air and water quality, soil conditions, and aesthetics will be minimally affected adversely in the long term; however, steps to minimize or eliminate any of these impacts will be taken wherever appropriate. Overall, the proposed project will create both positive and negative impacts for the Township and its residential and natural communities. Careful planning, construction, and management of the project shall limit the possibility of future adverse environmental impacts. 3. Tree Management Prior to construction, a Tree Protection Management Plan in accordance with the current ordinance shall be submitted. A Tree Plot Area has already been provided. J. Construction Details 1. Construction details are provided on Sheets 10 and 11 of 14. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. K. Final Plat (Major Subdivision) 1. Applicable revisions to the preliminary plans shall be made to the Final Plat. 2. Proposed Sight Triangle Easements should be provided on the corners of intersecting streets. 3. Compliance with the Map Filing Law is required. 4. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. New Jersey Department of Transportation (street intersections); and f. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Vogt stated that variances are requested for minimum front yard setback.

Mr. Neiman asked about the setback variance from the State Highway.

Mr. Vogt stated they summarized it as approximately 25.5 ft from Route 9.

Mr. Brian Flannery, P.E. said they will provide testimony at the public hearing supporting these variances. A 25 ft front setback is requested from Route 9.

Mr. Vogt said that is off the Route 9 right-of-way.

Mr. Flannery said that is correct. The desired typical section area is about 23 ft from the right-of-way line.

Mr. Vogt said the typical setback is measured from the center line of the roadway. Mr. Flannery is talking about the setback from the right-of-way which is a different dimension. Perhaps something can be drawn up to give to the Board members to provide clarity.

Mr. Schmuckler asked that they show what has been done with other developments along Route 9.

A motion was made by Mr. Herzl, seconded by Mr. Schmuckler to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

- 9. SD 2007** (Variance Requested)
Applicant: Times Square Holdings, LLC
Location: Basswood Drive
Block 431 Lots 13 & 14
Preliminary and Final Major Subdivision to create 26 fee-simple duplex lots

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of two (2) existing lots to create twenty-six (26) proposed lots. The twenty-six (26) proposed lots would be developed as zero lot line properties with thirteen (13) duplex structures. The existing lots are known as Lots 13 & 14 in Block 431, are proposed to be subdivided into new Lots 13.01 through 13.26 on the Major Subdivision Plan. The subject property is located on the westerly side of Route 9, a State Highway, in the southwest portion of the Township north of Elmhurst Boulevard. Route 9 is improved without curb and sidewalk in front of the site. The proposed subdivision for the project would create a cul-de-sac for the project upon which all lots would front. An NJDOT Access Permit is required for the proposed intersection. The existing right-of-way width of Route 9 is sixty-six feet (66') at this location, and no additional right-of-way dedication has been proposed. The existing property has approximately three hundred six feet (306') of frontage on Route 9. All existing structures on the site are in poor condition and will be removed. The lots contain 203,589 square feet or 4.674 acres, and are a nearly rectangular tract of land bounded by woods to the south, a previously approved subdivision to the north, unimproved Biltmore Avenue to the west and Route 9 to the east. Except for the cleared areas for the existing structures, the bulk of the site is wooded. The property generally slopes to the southwest toward a freshwater wetlands area. Site access would be afforded by the proposed cul-de-sac called Basswood Drive. Curb and sidewalk are proposed along the entire cul-de-sac. Any subdivision approval will be subject to the New Jersey Department of Environmental Protection permitting the filling of wetlands. Proposed storm water management facilities and utilities are associated with this project. The proposed drainage system consists of a conventional storm sewer collection system consisting of various sized polyvinyl chloride (PVC) pipes that collects and directs runoff into an above ground infiltration basin located on the south portion of the site. Proposed potable water and sanitary sewer for the subdivision will be extended from existing mains along Route 9. A minimum of four (4) off-street parking spaces are proposed for each unit. The subject site is located within the HD-7 Highway Development Zone District. Therefore, duplex housing is a conditional use in the zone district. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement. 2. C14 - Tree Protection Management Plan. The Environmental Impact Statement prepared for the pending New Jersey Department of Environmental Protection Letter of Interpretation shall be provided prior to

scheduling the Public Hearing. The Tree Protection Management Plan waiver for can be granted for completeness purposes. A Tree Protection Management Plan shall be required as a condition of any approvals. II. Zoning 1. The site is situated within the HD-7, Highway Development Zone District. Duplex Housing is a conditional use. 2. According to our review of the Major Subdivision Plan and the zone requirements, the following variance is requested for the subdivision approval: • Minimum Rear Yard Setback – Proposed Lot 13.11 has an 8.8 foot rear setback; where fifteen feet (15') is required. 3. Testimony shall be provided as to whether any sign variances will be necessary. The future status of an existing sign encroaching into the Route 9 right-of-way has not been indicated. 4. A design waiver is required for proposed lot lines which are not radial to the cul-de-sac right-of-way. 5. A partial design waiver is required from the construction of curb along Route 9. Curb is proposed for the cul-de-sac. Sidewalk is proposed throughout the project. 6. A design waiver is required form the improvement of the Biltmore Avenue frontage. It should be noted that no access is available to Biltmore Avenue since it intersects another unimproved street. 7. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. General 1. Off-street parking: According to the plans provided, the applicant is proposing a minimum of four (4) off-street parking spaces per unit which is enough to be in compliance with the RSIS and Township standards of four (4) off-street parking spaces required. Testimony shall be provided on the proposed number of bedrooms per unit and whether the basements will be unfinished. This proposed project should be in compliance with Parking Ordinance 2010-62. 2. The General Notes indicate that trash and recyclable collection is to be provided by the Township of Lakewood. Each unit shall have an area designated for the storage of trash and recycling containers. This matter can be addressed on the construction plans for resolution compliance should approval be granted. 3. A new road name, Basswood Drive, has been proposed for the project. 4. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor. 5. The proposed ownership of the infiltration basin has not been addressed. Should the Township become the eventual owner, a one-time storm water management maintenance fee shall be provided In accordance with the requirements in 18-815. The fee would be thirteen thousand dollars (\$13,000.00), based on twenty-six (26) single-family attached dwellings at five hundred dollars (\$500.00) per dwelling. 6. The requirements in 18-821 (Building Uniformity in Residential Developments) shall be addressed. A minimum of four (4) basic house designs shall be provided for this development consisting of between seven (7) and fifteen (15) homes. 7. Per Subsection 18-911 F (2 (a-g)) of the zero lot line ordinance, a written agreement signed by the owner of the property is required, including provisions to address items associated with the use, maintenance, and repair of common areas and facilities associated with the overall property. Said agreement must be filed as part of this application to obtain the zero lot line subdivision approval from Lakewood Township. B. Plan Review 1. A Boundary & Topographic Survey has been submitted. An overlap into Biltmore Avenue has been shown. The proposed subdivision should be designed ceding this overlap area to the Township such that the fifty foot (50') right-of-way is maintained. No proposed variances would be created by ceding said area to the Township. 2. There is a discrepancy in the tie distance shown on the Survey with the Legal Description. 3. The proposed setback lines shall be revised for the new lots fronting Biltmore Avenue. 4. The General Notes require editing. 5. The Schedule of Bulk Requirements requires editing. 6. Proposed driveways and dimensions should be shown on the Site Development Plan to justify the off-street parking requirements. 7. Consistency in the proposed layout among plan sheets shall be provided. Proposed sidewalk is shown on the Grading Plan, but it is not shown on the Site Development Plan. Different layouts for the proposed infiltration basin are shown on the Drainage Plan and Landscape Plan. 8. Basswood Drive has been designed to a thirty-

two foot (32') pavement width with curb and sidewalk on both sides. The proposed sidewalk continues along the property frontage of River Avenue, but curb does not. Proposed sidewalk shall be five feet (5') wide, unless pedestrian bypass areas are designed. Curb is required across the entire project frontage of Route 9 unless a waiver is granted. Proposed curb and sidewalk locations along Route 9 would be dictated by the New Jersey Department of Transportation. 9. Proposed Sight Triangle Easements dedicated to the State should be provided at the Basswood Drive and River Avenue intersection. Since Route 9 is a State Highway, any sight triangle easement requirements will be dictated by the New Jersey Department of Transportation, not the Township. 10. The Site Development Plan should have road centerline stationing added. 11. Proposed curb ramps shall be added to the Site Development Plan at the street intersection. 12. Ten foot (10') wide Shade Tree and Utility Easements are proposed along the road frontages of Route 9 and Basswood Drive. A proposed easement shall be added along Biltmore Avenue. 13. This project is contingent upon the approval of filling Freshwater Wetlands by the New Jersey Department of Environmental Protection. It is our understanding that a Letter of Interpretation and General Permit are being applied for. C. Grading 1. Grading is provided on a Grading & Drainage Plan which is Sheet 4 of 14. A storm sewer collection system is proposed to collect runoff and pipe it into an above ground infiltration system to ultimately allow the water to infiltrate back into the ground. The proposed infiltration basin has been designed behind the units on the south side of the new cul-de-sac. 2. Basements are proposed for the units in the development which will reduce the amount of fill required. 3. A road profile has been designed for proposed Basswood Drive. 4. Off road profiles have been provided for the proposed storm drainage. 5. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. A proposed storm sewer collection system has been designed to convey storm water runoff into an above ground infiltration basin located on the south portion of the site. The proposed basin has been designed to outlet into the freshwater wetlands. Therefore, the design would require approval from the NJDEP. 2. Our review of the project indicates it will be classified as Major Development since more than a quarter acre of impervious surface will be added and over an acre of disturbance will take place. As a result, the project must meet water quality and water quantity reduction rate requirements. 3. Soils information has been provided within the proposed project to confirm the seasonal high water table depth. Permeability testing will need to be provided to justify the infiltration rate used in the recharge calculations. 4. Storm sewer profiles have been provided. 5. The Storm Water Management Report and Design will be reviewed in detail during compliance, if/when approved. 6. Ownership and maintenance of the proposed storm water management system needs to be addressed. E. Landscaping 1. Landscaping has been proposed for the project. Shade trees are proposed along the site frontages of Route 9 and Basswood Drive. Proposed street trees shall be added along Biltmore Avenue. 2. Ornamental trees have been proposed in the front of the project along Route 9 and buffer plantings along the infiltration basin and south property line. 3. Foundation plantings should be provided for the units. 4. The "TCC" callout should be revised to "TGG". 5. All proposed Easements shall be added to the Landscaping Plan. All proposed utilities have already been shown. Revisions should be made to avoid planting conflicts. 6. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. Most of the site will be cleared for the construction of the project. Compensatory plantings shall be addressed with a Tree Protection Management Plan. 7. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted. F. Lighting 1. Street lighting has been provided for the proposed cul-de-sac on Sheet 6 of 14. 2. The Plan indicates that seven (7) one hundred watt (100W) high pressure sodium pole mounted fixtures are proposed. A detail shows the proposed height of the fixtures to be twelve feet (12'). 3. A point to point diagram shall be provided to verify the adequacy of the proposed lighting. 4. It is anticipated that all lighting will be owned and maintained by the Township after installation since

all fixtures will be within public right-of-way. Confirming testimony should be provided regarding street lighting ownership. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The proposed sanitary sewer will connect to an existing system north of the site. 3. Potable water is proposed to be extended from an existing main on the west side of River Avenue. 4. The plans state that the existing septic tank shall be removed in accordance with the rules and regulations of the Ocean County Health Department. H. Signage 1. Proposed regulatory signage has not been shown on the plans and should be added. 2. No project identification signs are proposed. 3. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is wooded with a single family residence and some other structures in disrepair, all of which will be removed. The existing on-site topography slopes downward to the southwest towards the existing wetlands. 2. Environmental Impact Statement The Environmental Impact Statement (EIS) prepared for the NJDEP approval shall be submitted prior to scheduling a Public Hearing for the project. 3. Tree Management A Tree Protection Management Plan in accordance with the current ordinance shall be submitted as a condition of any approvals. J. Construction Details 1. Construction details are provided on Sheets 12, 13, and 14 of 14. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. K. Final Plat (Major Subdivision) 1. Revisions should be made in accordance with previous comments contained in this report. 2. Coordinates shall be shown for at least three (3) outbound corners. 3. The Municipal Clerk Certifications shall be corrected. 4. The General Notes shall be edited. 5. The Schedule of Bulk Requirements shall be edited. 6. Proposed Sight Triangle Easements should be provided on the corners of intersecting streets. 7. The NJDOT Desired Typical Section should be added. 8. Compliance with the Map Filing Law is required. 9. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. Ocean County Board of Health (septic tank removal); f. New Jersey Department of Transportation (street intersection); g. New Jersey Department of Environmental Protection; and h. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Vogt stated submission waivers are requested for EIS and tree protection. The waivers are supported with the understanding that if the Board grants approval, the applicant would have to comply with the tree protection ordinance.

A motion was made by Mr. Schmuckler, seconded by Mr. Herzl to approve the waivers.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

Mr. Vogt stated a variance is requested for rear yard setback.

Mr. Adam Pfeffer, Esq. stated they have reviewed the engineer's review letter and have no objections.

Mr. Brian Flannery, P.E. stated testimony will be provided at the public hearing.

A motion was made by Mr. Follman, seconded by Mr. Schmuckler to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis
Abstain: Mr. Rennert

- 10. SD 2010** (No Variance Requested)
Applicant: Joseph Lipschitz
Location: Oak Street
Block 782.01 Lots 2, 5, 11, 16.01, & 16.02
Preliminary and Final Major Subdivision to create 17 lots (14 fee-simple duplex lots and 3 remainder parcels)

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of five (5) existing lots to create seventeen (17) proposed lots. Fourteen (14) of the proposed lots would be developed as zero lot line properties with seven (7) duplex structures, one (1) lot would be for a private road, and two (2) lots would be left undeveloped. The existing lots are known as Lots 2, 5, 11, 16.01, and 16.02 in Block 782.01, and are proposed to be subdivided into new Lots 2.01 through 2.14 for the duplexes, new Lot 2.15 for the private road, as well as undeveloped new Lots 5.01 and 11.01 on the Major Subdivision Plan. The existing one hundred ninety-three thousand fifty square foot (193,050 SF) property is located in the southern portion of the Township. Most of the site is vacant and wooded. Our site investigation noted the wooded area to be primarily pines and the large trees have not been located on the survey. A pronounced ditch traverses the site pitching toward the southeast. Existing Lot 16.01 has been developed and contains some outside storage area for a facility located mostly on neighboring Lot 36. Existing Lot 16.02 provides vehicular access to this same self storage facility. The irregular shaped subject property is located northeast of the Oak Street and River Avenue intersection. The project has one hundred sixty-five feet (165') of frontage on the east side of River Avenue, also known as New Jersey State Highway Route 9. Route 9 has a sixty-six foot (66') right-of-way at this location with no curb and sidewalk along the project frontage. Overhead electric is along the east side of Route 9 and all other utilities are readily available. The site has four hundred fifty feet (450') of frontage on the north side Oak Street which has a sixty-six foot (66') right-of-way and a fourth foot (40') pavement width. Curb and sidewalk exist along the Oak Street frontage. Potable water is under the north side of the street and overhead electric is located on the south side of the road. Proposed site access would be afforded by the improvement of a private cul-de-sac intersecting Oak Street. Curb is proposed along the entire private cul-de-sac road. Sidewalk is only proposed in front of the future duplex units along the private cul-de-sac. Proposed storm water management facilities and utilities are associated with this project. The majority of the storm water from the site improvements will be collected by inlets and conveyed through a water quality device into an infiltration system located within yard area adjacent to the River Avenue frontage. Runoff will also be piped directly into drywells that will be located on individual lots. Proposed sanitary sewer will connect to an existing system in Oak Street to the east of the project site. Proposed potable water for the subdivision will be extended from an existing main in the north side of Oak Street. A minimum of four (4) off-street parking spaces are proposed for each unit. The subject site is located within the HD-7 Highway Development Zone. Duplex housing is a conditional use in the zone district. The surrounding lands which are not

vacant contain a mix of commercial and residential developments. Except for Lot 11, the other properties associated with this application have been previously approved for townhouses under Application SD# 1500. We have 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. C13 - Environmental Impact Statement. We can support the granting of the Site Features submission waivers since there is enough information provided for design. The applicant's engineer is requesting a submission waiver from providing an Environmental Impact Statement since the site appears to be wooded uplands. II. Zoning 1. The site is situated within the HD-7, Highway Development Zone District. Duplex Housing is a conditional use. 2. According to our review of the Major Subdivision Plan and the zone requirements, it appears a variance is required for proposed Lot 5.01 since it has no frontage. 3. Application SD# 1500 has previously been approved on October 11, 2005 to build a townhouse community. That project included Lots 2, 5, 16.01, and 16.02 in Block 782.01 which are part of this subdivision application. The townhouse community was never constructed, and thus approval for SD# 1500 must be vacated as a condition of this proposed subdivision. 4. This subdivision application would provide no frontage to proposed Lot 5.01. The project should be revised to eliminate this landlocked parcel. 5. A design waiver is required for proposed non radial side lot lines. We can support this design waiver since all proposed non radial lot lines would be parallel to other radial or perpendicular lot lines. 6. A waiver is required from Landscape Buffering. A six foot (6') high vinyl fence is proposed instead of landscape buffering along some of the project borders. Should this waiver be granted, we recommend the proposed fencing be included along all developed project boundaries. 7. Our review of the project indicates the following design waivers would be required: • Construction of curb along the Route 9 frontage. • Construction of sidewalk along the Route 9 frontage and along a portion of the west side of the private road. • Planting of street trees along the proposed Lot 11.01 frontage. • Providing shade tree and utility easements along all public right-of-ways. 8. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. General 1. Jack Frain is listed as the owner of Lot 15.01 in Block 782.01. However, this lot is not part of the proposed subdivision. Furthermore, no owner is listed for Lot 16.02 in Block 782.01, which is part of the proposed subdivision. As a consequence, Lot 15.01 is not included on the two hundred foot (200') property owner list even though it abuts the proposed subdivision. This situation must be rectified. 2. Three (3) separate owners are listed for the various existing lots associated with this proposed subdivision. While it is clear the proposed duplex units would be owned fee simple and the private road would be owned by a homeowners association, the future ownership of the two (2) undeveloped lots is not clear. 3. Off-street parking: According to the planning board application that was submitted, the applicant is proposing a minimum of four (4) off-street parking spaces per unit which is enough to be in compliance with the RSIS and Township standards of four (4) off-street parking spaces required. Testimony shall be provided on the proposed number of bedrooms per unit and whether the basements will be unfinished. This proposed project should be in compliance with Parking Ordinance 2010-62. 4. The applicant should provide testimony regarding trash and recyclable collection since the proposed cul-de-sac would be privately owned. 5. No street name has been proposed for the private road. 6. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor. 7. It appears the requirements in 18-815 for a one-time storm water management maintenance fee would not apply since the facilities would be privately owned and operated. Otherwise the fee would have been seven thousand dollars (\$7,000.00), based on fourteen (14) single-family attached dwellings at five hundred dollars (\$500.00) per dwelling.

8. The requirements in 18-821 (Building Uniformity in Residential Developments) shall be addressed. A minimum of four (4) basic house designs shall be provided for this development consisting of between seven (7) and fifteen (15) homes. 9. Per Subsection 18-911 F (2 (a-g)) of the zero lot line ordinance, a written agreement signed by the owner of the property is required, including provisions to address items associated with the use, maintenance, and repair of common areas and facilities associated with the overall property. Said agreement must be filed as part of this application to obtain the zero lot line subdivision approval from Lakewood Township. B. Plan Review 1. An Outbound and Topographic Survey has been provided. Outside storage, stone, and fencing encroach onto Lot 16.01 from the neighboring self storage facility on Lot 36. A fence from neighboring Lot 16 also encroaches on Lot 16.01. The storage facility encroachment conflicts with the development of the proposed duplex building on the combination of new Lots 2.09 and 2.10. 2. Corrections should be made to the Requirements Table. 3. Vertical and horizontal datum is indicated to be assumed. The bench mark shown on the survey should be included in General Note #2, as well as shown on the Improvement Plan. 4. The General Notes should be corrected where necessary. 5. The proposed curb radius exiting the private road at the intersection with Oak Street should be thirteen feet (13') as shown on the entrance side. 6. Four foot (4') wide sidewalks are proposed for the project. Unless revised to a width of five feet (5'), pedestrian bypass areas are required. 7. A line of sight based on a forty mile per hour (40 MPH) speed limit is shown at the intersection of Oak Street and the proposed cul-de-sac to justify that proposed Sight Triangle Easements should not have to be provided. 8. Proposed curb ramps shall be added to the Site Development Plan at the private street intersection with Oak Street. The proposed curb ramp shown crossing Oak Street is not necessary. 9. Mountable granite block curb is proposed for the entire private cul-de-sac, thereby negating the need for depressed curb at the proposed driveways. 10. The off-street parking configuration for proposed Lot 2.11 is impractical and shall be revised. 11. The plans indicate that a Homeowners Association will be created since the project proposes a private road and a storm water management system to be owned by the Homeowners Association. 12. Proposed setback dimensions should be added to the Improvement Plan. C. Grading 1. Grading is provided on the Improvement Plan. 2. A road profile has been designed for the unnamed proposed cul-de-sac. 3. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. Site improvements are proposed for only the western half of the subject property. They include a proposed paved cul-de-sac with curb, sidewalk, and fourteen (14) units served by asphalt driveways. The Storm Water Management Report indicates that a portion of the storm water runoff generated onsite will be collected by inlets and conveyed through a water quality device and into an infiltration system to be located adjacent to Route 9. An NJDOT Desired Typical Section of fifty-seven feet (57') is shown from the centerline of Route 9. The underground infiltration system has been designed to respect this Desired Typical Section. Other onsite area would pipe runoff directly into drywells. 2. The project will be classified as Major Development since over a quarter acre of impervious surface will be added and over an acre of disturbance would occur. Therefore, the project must meet the required water quality and quantity reduction rates. A cursory review of the Storm Water Management Report indicates the water quantity reduction rate for the two-year storm is not being met. 3. Soils information has been provided within the proposed project to confirm that the seasonal high water table depth is in excess of ten feet (10') deep. Soil boring locations shall be added to the plans. 4. Permeability testing indicates rates of twenty-eight inches per hour (28 in/hr). 5. Storm sewer profiles should be provided for the easement areas. 6. A revised Storm Water Management Report and Design will be reviewed in detail during compliance, if/when approved. 7. A Storm Water Management Operation and Maintenance Manual will also be required during compliance, if/when subdivision approval is granted. E. Landscaping 1. Landscaping has been proposed for the project. Some street trees are proposed for the project site. 2. White Pines have been proposed within the NJDOT Desired Typical

Section to buffer the project from Route 9. Foundation plantings should be provided for the units. 3. Proposed easements and utilities have been added to the Landscaping Plan. Revisions should be made to avoid planting conflicts. 4. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. Virtually the entire developed portion of the site will be cleared for the construction of the project. Compensatory plantings shall be addressed with the completion of the Tree Protection Management Plan. 5. A planting schedule should be added to the plans. 6. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted. F. Lighting 1. Street lighting has been provided for the proposed cul-de-sac on Sheet 7 of 11. 2. The Plan indicates that six (6) pole mounted fixtures are proposed. A detail shows the proposed height of the fixtures to be fourteen feet (14'). 3. A point to point diagram has been provided to verify the adequacy of the proposed lighting. The proposed street lights should be added to the Improvement Plan to insure there are no conflicts with other items. 4. It is anticipated that all lighting will be owned and maintained by the Homeowners Association after installation since all fixtures will be within private properties. Confirming testimony should be provided regarding street lighting ownership. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Utilities 1. The applicant should provide testimony regarding potable water and sanitary sewer service. 2. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American water Company. 3. The proposed sanitary sewer would be extended off-site to an existing system in Oak Street to the east of the project site. 4. Potable water is proposed to be extended from an existing main on the north side of Oak Street. 5. A gas main is proposed in the cul-de-sac to service the project. H. Signage 1. Proposed regulatory signage has been shown on the plans. A "No Outlet" sign shall be added. 2. No project identification signs are proposed. 3. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is almost entirely wooded and vacant. The existing on-site topography has a pronounced ditch sloping from northwest to southeast. 2. Environmental Impact Statement A waiver has been requested from providing an Environmental Impact Statement. 3. Tree Management A Tree Protection Management Plan has been submitted. The plan shall be completed in accordance with the current ordinance. J. Construction Details 1. Construction details are provided on Sheets 10 and 11 of 11. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. K. Final Plat (Major Subdivision) 1. Applicable revisions to the preliminary plans shall be made to the Final Plat. 2. Zones and Zone Boundary Lines shall be added. 3. Coordinates shall be provided on at least three (3) outbound corners. 4. The Surveyor's Certification has not been signed since the monuments have not been set. 5. Proposed monuments shall be added where the south side of the easement to Lot 36 intersects the outbound. 6. All proposed easement data shall be completed. 7. Proposed non radial lot lines shall be labeled. 8. The property bordering the site to the north should be corrected to Lot 35. 9. Compliance with the Map Filing Law is required. 10. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. New Jersey Department of Transportation (occupancy); and f. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Vogt stated waivers are requested for topography and contours within 200 ft as well as providing EIS. The waivers are supported. The applicant must comply with the tree protection ordinance if approval is granted.

Mr. Neiman asked if there are any wetlands in the area.

Mr. Vogt said based on their review of the data, there are no wetlands on the property. Proof will be required that they are not within the wetlands buffer.

A motion made by Mr. Follman, seconded by Mr. Schmuckler to approve the waivers.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

Mr. Vogt stated that it appears a variance will be required for lot 5.01 as it will have no frontage.

Mrs. Miriam Weinstein, Esq. stated lot 5.01 is a landlocked lot. The dimensions are exactly the same as the previously existing lot 5 which was also landlocked. The applicant has no intention of doing anything with that lot right now. He doesn't even own that lot. They do not have a problem agreeing to consolidate lots 5.01 and lot 11.01 which would solve the problem as it would have frontage on Oak Street. As soon as the applicant takes title to those lots they would agree to do that.

Mr. Vogt asked if that resulting lot would be conforming.

Mrs. Weinstein said yes.

Mr. Franklin asked if this is going to be a private street because of how the drainage is situated.

Mrs. Weinstein said yes.

Mr. Schmuckler said the Board does not like private streets. Typically the drainage in the street is maintained by DPW and the recharge in the back yards would be maintained by the property owners or HOA.

Mr. Franklin said it needs to be private. The Township cannot maintain the street with the drainage all going into private property. If the drainage on the private property is not properly maintained and breaks down then the road would deteriorate.

Mr. Vogt said the stormwater design can be addressed in the resubmission.

Mrs. Weinstein said there was a comment about noticing a certain nearby property owner. That neighbor owns other lots in the area so he did receive a notice.

Mrs. Morris said he was in her office and he did receive a notice for at least one of the properties he owns in the area.

Mr. Vogt said that is fine.

A motion was made by Mr. Herzl, seconded by Mr. Schmuckler to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

- 11. SD 2011** (No Variance Requested)
Applicant: Bais Yaakov High School of Lakewood, Inc.
Location: James Street
Block 321, 339, 340, & 341 Lots 1, 1, 1, & 1
Amended Preliminary and Final Major Subdivision to create 51 lots (50 residential lots and 1 stormwater management lot)

Project Description

The applicant is seeking an Amended Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of four (4) existing lots in four (4) separate blocks, to create fifty-two (52) proposed lots. Fifty (50) of the proposed lots would be developed as zero lot line properties with twenty-five (25) duplex structures. It appears the last two (2) lots are proposed to be dedicated to the Township for storm water management and recreational use. The existing lots are known as Lot 1 in Block 321, Lot 1 in Block 339, Lot 1 in Block 340, and Lot 1 in Block 341. The lots are proposed to be subdivided into proposed Lots 1.01 – 1.07 in Block 321, Lots 1.01 – 1.16 in Block 339, Lots 1.01 – 1.16 in Block 340, and Lots 1.01 – 1.13 in Block 341 on the Major Subdivision Plan. The subject property is located on the northerly side of James Street in the westerly portion of the Township, immediately to the west of Bais Yaakov High School. James Street is an improved County Highway with a variable width right-of-way. A five foot (5') wide right-of-way dedication is proposed along James Street to increase the half right-of-way width to thirty feet (30') in front of the site. James Street has recently been paved after the installation potable water and sanitary sewer. The site is vacant, completely wooded, and has a freshwater wetlands area located to the northeast of the tract. The proposed subdivision for the project would include all of Blocks 321, 339, 340, and 341. All four of these blocks are existing 200' X 425', eighty-five thousand square foot (85,000 SF) rectangular tracts of land interspersed with the unimproved fifty foot (50') right-of-ways of Grantwood Avenue, Northfield Avenue, Eden Avenue, Firestone Avenue, and Oxford Street. Site access would be afforded from James Street by the improvement of Grantwood Avenue, Northfield Avenue, and Eden Avenue into temporary cul-de-sacs, which would allow for the possibility of future extension. Curb and sidewalk are proposed along the improved portions of the project frontages. Radial dedications are proposed at the corners of the street intersections with James Street to permit the construction of sidewalk to be within the public right-of-way. Proposed curbing for the municipal roads will be granite block curb, while the curb along the frontage of James Street will be concrete curb. Proposed storm water management facilities and utilities are associated with this project. The proposed storm water management plan includes attenuation of increased runoff into the Metedeconk Watershed by the construction of a proposed vegetated infiltration basin. Proposed sanitary sewer and potable water for the subdivision will be connected to existing systems in James Street. A minimum of four (4) off-street parking spaces are proposed for each unit. It appears a proposed open space lot for recreation will remain unimproved. The subject site is located within the R-10B Single Family Residential Zone District. Therefore, zero lot line duplex housing is a permitted use in the zone district. The surrounding lands to the north and west are currently vacant. The high school is to the east. Commercial development is generally located on the south side of James Street. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement.

The Environmental Impact Statement submitted for the previous application (SD-1671) should be updated and provided prior to scheduling the Public Hearing.

II. Zoning 1. The site is situated within the R-10B, Single Family Zone District. Duplex Housing is a permitted use provided the minimum lot size is ten thousand square feet (10,000 SF) with a minimum tract size of two (2) acres and the development is served by public sewer. The proposed project meets all of the above mentioned conditions. 2. According to our review of the Major Subdivision Plan and the zone requirements, no variances are requested for the subdivision approval. 3. The applicant must address the positive and negative criteria in support of any required variances which may become necessary. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aeriels and/or tax maps of the project area and surroundings to identify the existing character of the area.

III. Review Comments

A. General

1. Off-street parking: According to the plans provided, the applicant is proposing a minimum of four (4) off-street parking spaces per unit which is enough to be in compliance with the RSIS and Township standards of four (4) off-street parking spaces required. Testimony shall be provided on the proposed number of bedrooms per unit and whether the basements will be unfinished. This proposed project should be in compliance with Parking Ordinance 2010-62.
2. The General Notes indicate that trash and recyclable collection is to be provided by the Municipality.
3. Existing paper streets will be improved and temporary cul-de-sacs provided for the proposed project.
4. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor.
5. The General Notes indicate that ownership and maintenance of the storm water management system shall be the responsibility of the Township upon acceptance. In accordance with the requirements in 18-815, a one-time storm water management maintenance fee shall be provided. The fee shall be twenty-five thousand dollars (\$25,000.00), based on fifty (50) single-family attached dwellings at five hundred dollars (\$500.00) per dwelling.
6. The requirements in 18-821 (Building Uniformity in Residential Developments) shall be addressed. A minimum of five (5) basic house designs shall be provided for this development consisting of between sixteen (16) and twenty-five (25) homes.
7. Per Subsection 18-911 F (2 (a-g)) of the zero lot line ordinance, a written agreement signed by the owner of the property is required, including provisions to address items associated with the use, maintenance, and repair of common areas and facilities associated with the overall property. Said agreement must be filed as part of this application to obtain the zero lot line subdivision approval from Lakewood Township.

B. Plan Review

1. A Boundary and Topographic survey has been provided. The Survey indicates topographic information is in NAVD 1988. Horizontal and vertical datum should be referenced on the Major Subdivision Plans. A vertical benchmark should also be included.
2. The limit of freshwater wetlands was located in the preparation of the Boundary and Topographic Survey. What appears to be an isolated wetlands area is shown on Lot 1 in Block 320 to the northeast of the project site. The Major Subdivision Plans indicate that all Blocks in the project site received Letters of Interpretation Absence from freshwater wetlands. Furthermore, it is our understanding the Letters of Interpretation Absence state that no transition areas encroach onto any of the applicant's properties. The plans also list Lot 6 in Block 321 as absent from freshwater wetlands. However, there is no Lot 6 on the Survey.
3. The Cover Sheet lists Soil Erosion & Sediment Control Plans, as well as County Road Plans as Supplemental Drawings. These drawings should be submitted prior to the Public Hearing.
4. The applicant is proposing sidewalk along all improved streets with the exception of the west side of Grantwood Avenue. The proposed sidewalk should be extended to the property line projections, unless prohibited by site grading.
5. The streets would be improved to service all proposed residential lots. Portions of Northfield Avenue, Grantwood Avenue, and Eden Avenue, would remain unimproved. Temporary cul-de-sacs are proposed in all instances. The proposed radii should be indicated. Easements are required where the proposed bulbs would be outside of the right-of-way.
6. Concrete curb is proposed for the entire project frontage along James Street. Granite block curb is proposed for

the municipal roadways. It appears a dedication will be required from Lot 3 in Block 338 to permit the curb radius to be constructed at the intersection of Grantwood Avenue and James Street. A depressed curb for a future curb ramp is required at this intersection. 7. Four foot (4') wide sidewalk is proposed throughout the development. Unless the proposed sidewalk will be increased to a width of five feet (5'), pedestrian bypass areas shall be designed. 8. Six foot (6') wide Shade Tree and Utility Easements have been proposed along all road frontages except Firestone Avenue. A proposed easement should be added even though new Lot 1.13 would become Township owned. 9. Sight Triangle Easements dedicated to the County are shown along all intersecting roads with James Street. Proposed off-street parking conflicts with the sight triangle easements. Revisions are required. 10. A five foot (5') wide dedication to the County is being provided along the James Street frontage of the entire project. The plans show the widening of James Street to a half pavement width of twenty feet (20'). 11. A Legend should be added to the Development Plan. 12. Testimony shall be provided on the proposed use and ownership of new Lot 1.07 in Block 321. C. Grading 1. Grading is provided on a Grading & Drainage Plan which is Sheet 3 of 10. Consistent with existing topography, proposed grading will generally slope from south to north. A storm sewer collection system is proposed to collect runoff and convey it to a proposed infiltration basin. 2. Road profiles have been designed for all proposed streets. Vertical curves must be extended to at least twenty-five feet (25') for every percent difference in grade. 3. A profile for James Street is required. However, we acknowledge that this may be part of the County Road Plans which are not in our possession. 4. Grading easements are required where proposed grading extends beyond the limits of the project site. 5. The General Notes state that all fill, compaction, and backfill materials required shall be as per recommendations provided in the Geotechnical Report. A copy of the Geotechnical Report shall be submitted. 6. The General Notes state that soil borings/test pits shall be performed on each individual lot where a basement is proposed prior to the submission of plot plans to verify the depth to seasonal high water table. 7. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. A proposed storm sewer collection system has been designed to convey most of the storm water runoff into a proposed infiltration basin. The proposed infiltration basin is located on the easterly portion of the project. A separate underground recharge system has been proposed for the northerly section of Northfield Avenue. It appears the grades are too low to permit this section of the site to drain toward the proposed infiltration basin. 2. The applicant is proposing to dedicate the entire proposed storm water management system to the Township. Accordingly, approval must be obtained from the Department of Public Works. It should be noted that only a ten foot (10') wide Drainage Easement is being proposed to the Township between the future units on new Lots 1.08 and 1.09 in Block 341. All other proposed Drainage Easements would be twenty feet (20') wide. 3. A ten foot (10') wide access to the infiltration basin has been provided from the James Street frontage. 4. Soils information has been provided on the plans within the proposed project area to estimate the seasonal high water table depth. Our review indicates the bottom of the infiltration basin shall be raised to elevation sixty-one (61) to provide a minimum two foot (2') separation to the seasonal high water table from the bottom of the sand layer. 5. Permeability test results have been included in the Storm Water Management Report. 6. The Storm Water Management Report must be revised to account for alteration to the infiltration basin and post development drainage areas not being collected and conveyed to the infiltration basin. 7. The Post Development Drainage Area Map needs to separate areas being conveyed to the infiltration basin from areas being conveyed to the underground recharge system. 8. Storm sewer profiles shall be completed for easement areas. 9. The Storm Water Management Report and Design will be reviewed in detail during compliance, if/when approved. E. Landscaping 1. Landscaping has been proposed for the project. Shade trees are proposed along the improved site frontages. 2. Ornamental trees have been proposed around the infiltration basin. 3. Foundation plantings should be provided for the units. 4. All

proposed easements and utilities have already been shown the Landscaping Plan. The proposed design provided avoids planting conflicts. 5. A coniferous tree planting detail should be provided. 6. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. Most of the site will be cleared for the construction of the project. Compensatory plantings shall be addressed with a Tree Protection Management Plan. 7. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted. F. Lighting 1. Street lighting has been provided for the proposed roads on Sheet 6 of 10. 2. If possible, proposed street lighting should be adjusted such that pole relocations will not be necessary if future development takes place. Furthermore, an attempt should be made to keep proposed street lighting within the existing right-of-ways to eliminate the need for easements. 3. The Plan indicates that twenty-three (23) Town and Country fixtures are proposed with a mounting height of fifteen feet (15'). Light pole details shall be added. 3. A point to point diagram has been provided to verify the adequacy of the proposed lighting. Revisions will be necessary with adjustments to the layout. The street lighting design shall provide a minimum intensity of 0.2 foot-candles, an average intensity of 0.5 foot-candles, and a uniformity ratio not exceeding 12:1. 4. It is anticipated that all street lighting will be owned and maintained by the Township. Confirming testimony should be provided regarding street lighting ownership. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The proposed sanitary sewer will connect to an existing system in the centerline of James Street. 3. Potable water is proposed to be extended from an existing twelve inch (12") main on the north side of James Street. 4. Based on our site investigation, stubs for water and sewer may have been provided at the unimproved street intersections to preclude the disturbance of new pavement on James Street. 5. The plans state that all other proposed utilities are to be provided underground. 6. Proposed individual service connections are conflicting with Drainage Easements. Revisions shall be provided unless approved by the Department of Public Works. H. Signage 1. Proposed regulatory signage has not been shown on the development plans and should be added. Regulatory sign details have been provided. 2. According to the General Notes, no project identification signs are proposed. 3. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is wooded and vacant. The existing on-site topography slopes from south to north. 2. Environmental Impact Statement An Amended Environmental Impact Statement (EIS) should be submitted prior to scheduling a Public Hearing for the project. 3. Tree Management Prior to construction, a Tree Protection Management Plan in accordance with the current ordinance shall be submitted. J. Construction Details 1. Construction details are provided on Sheets 9 and 10 of 10. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. K. Final Plat (Major Subdivision) 1. Compliance with the Map Filing Law is required. 2. The correct Lots and Blocks shall be provided for the Owners Certification. 3. The date on the Surveyor's Certification should be updated. 4. Sight Triangle Easement Language has been provided on the Final Plat. This shall be reviewed by the County. 5. Drainage Easement, as well as Shade Tree and Utility Language have been provided on the Final Plat. These must be reviewed by the Board Attorney and the Department of Public Works. 6. Proposed Shade Tree and Utility Easement Data should be added with areas provided on an individual lot basis. 7. Proposed easements should be added for all temporary cul-de-sacs. 8. Block Limit Lines should be

added. 9. The proposed rear lot line dimension for new Lots 1.01 and 1.16 in Block 339 should be fifty-eight feet (58'). 10. The proposed area for new Lot 1.07 in Block 321 shall be corrected. 11. The proposed area for new Lot 1.01 in Block 341 should be checked. 12. The General Notes shall be revised to indicate the new Zone, R-10B. 13. Freshwater wetlands absence is noted for Lot 6 in Block 321. However, Lot 6 does not appear on the Survey submitted. 14. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Rennert stepped down.

Mr. Vogt stated there are no variances. Technically, there is a waiver on the EIS, however, one was prepared for the original application.

Mr. Stevens said they are going to withdraw their request for a waiver. They will be providing an EIS.

Mr. Neiman asked if this is right next to the Crystal Lake Preserve.

Mr. Stevens said that is correct. The CLP is just north of this project. This is an amended application to a project that was approved as an R-12 subdivision.

Mr. Schmuckler asked if they are using R-10B zoning requirements.

Mr. Stevens said yes.

Mr. Schmuckler asked how they are going to address the widening of Drake Road. They have been in contact with the Township Committee and they have no time line to when it is going to get widened.

Mr. Stevens said this project is located on James Street which is a County road that was recently paved. There are water and sewer facilities that will be extended to this project. They will be widening the right-of-way on James Street as well as providing curbs and sidewalks.

Mr. Schmuckler said Drake Road is still an issue. A lot of the density will be feeding to Drake Road which is a terrible roadway now and as they build it up more and more it will get worse. The zoning change was very clear, that this would have to work hand in hand with the infrastructure that must be installed.

Mr. Penzer said he is right, however, this is already approved. This is on the other end of James Street.

Mr. Neiman said the Board was very clear when this zone was changed. There were certain conditions in place. Those conditions were not met but yet people are coming for approvals. The Board did say for the last approval in this area that the Board would not be giving any more approvals in the R-10B zone until they get word from the Township Committee that they are going to go ahead with the various infrastructure.

Mr. Penzer said this is a County road and they are putting infrastructure in.

Mr. Neiman said all of these extra cars will be going onto Drake Road. Drake Road has to be able to accommodate the additional traffic.

A motion was made by Mr. Schmuckler, seconded by Mr. _____ to advance the application to the February 17, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis

7. PUBLIC HEARING ITEMS

1. **SP 2099AA** (No Variance Requested)
Applicant: Bais Medrash of Raintree, Inc
Location: Newport Avenue
Block 187.04 Lot 18

Change of Use/Site Plan Exemption to convert an existing residence into a synagogue and study hall (kollel) with an addition

Project Description

The applicant is seeking Site Plan Exemption/Change of Use approval for a proposed 30' by 49'-8", two-story addition to an existing two story single-family residential dwelling at 1528 Newport Avenue. Per review of the architectural plan, it appears that the proposed (enlarged) structure will be converted into a synagogue use including a 909 SF Kollel/Bais Medrash sanctuary area, a study hall and other amenities. As depicted on the site plan, Lot 18 is a rectangular-shaped 15,003 sf property located on the south side of Newport Drive, approximately 225 feet east of its intersection with Mailbu Drive. The existing frontage is improved, including curb and sidewalk. Properties surrounding this site are predominantly single-family residential in nature. The property is developed in its existing condition, including an asphalt driveway, wooden deck and shed. As noted on the Change of Use Site Plan, proposed new site improvements include additional (stacked) parking along the property frontage, one (1) handicapped-accessible space, interior sidewalk, and landscaping. I. Zoning 1. The property is located in the R-15 Single-Family Residential Zone. Places of Worship are permitted in the zone, subject to the requirements of Section 18-905 of the UDO. 2. Per review of the Change of Use Site Plan, no bulk variances are necessary for the change of use request. 3. (Partial) perimeter buffer relief is necessary for the proposed parking and interior sidewalk located within 20 feet of adjacent Lot 19. We note that some landscaping (i.e., boxwoods and a Zelkova shade tree) are proposed as illustrated on the change of use plan. Landscaping shall be provided to the satisfaction of the Board. 4. Per review of the Change of Use Site Plan, the following design waivers are required for proposed project: • Providing lighting. II. Review Comments 1. Testimony should be provided by the applicant for the Board to support the proposed change in use, including but not limited to the following issues: a. How many congregants (maximum) are anticipated for the sanctuary use? b. Are any other ancillary uses (i.e., school, residential, other) proposed with this change of use? c. What is the anticipated parking demand for the sanctuary use? d. Is catering proposed at this facility? e. Is future expansion of the existing building (dwelling) proposed? 2. Per Section 18-905A of the UDO, one (1) off-street parking space is required for a main sanctuary space. In addition to the sanctuary area, three (3) offices, a study area, a "women's section" and library are proposed. As indicated on the change of use plan, nine (9) stacked parking spaces are proposed.. Parking shall be provided to the satisfaction of the Board. 3. Testimony should be required regarding proposed trash and recyclables handling. 4. Testimony should be provided regarding proposed hours of

operation. Lighting shall be provided to the satisfaction of the Board. 5. Information and/or testimony should be provided that existing utilities serving the building are adequate for the proposed synagogue use. 6. If approved, Plot Plan approval for the proposed improvements will be required from the Township Engineering Department. At the discretion of the Township Engineer, on-site drainage measures (e.g., dry wells/other) may be required. We note that the change of use plan indicates that a drywell is proposed. 7. Review of proposed site improvements, including off-street parking, paving curbing and sidewalk restoration will occur at time of plot plan review (if/when Board approval is granted). 8. The site plan waiver (if approved) does not relieve the applicant's obligation to obtain necessary outside agency approvals, building permits and construction code reviews.

Mrs. Miriam Weinstein, Esq. stated the application is for a site plan exemption change of use to convert an existing residence into a synagogue. The synagogue is located on Newport Avenue in the Raintree section. The Raintree section has seen rapid growth in the last few years. This synagogue actually already exists but in a different location that they have outgrown and propose to move to larger, more spacious quarters with room to accommodate their existing members and growing families. There are about 35 families who have been using the existing synagogue and currently operates out of a garage that has been converted to a shul. The synagogue will hold all services on the Sabbath as well as on Jewish holidays. They also anticipate adding daily morning and evening services along with a night study hall for men. There will not be a catering hall. Nothing more than a kiddish on Shabbos but certainly no catering that would bring vehicular traffic to the site. There are no variances associated with the application. Nine parking spaces are proposed. The existing synagogue has no parking.

Mr. Neiman said every shul needs parking because people aren't walking there, they are driving there. He just wants to make sure there is suffice parking.

Mr. Charles Surmonte, P.E. was sworn in. He said the parking fronts the existing house and would be extended to the right.

Mr. Neiman asked if the parking will be stacked.

Mr. Surmonte said it will stacked four by four along with a handicapped space.

Mrs. Weinstein asked if it possible to add any additional spots.

Mr. Surmonte said it is possible to add two more spaces to the left.

Mr. Neiman asked what is on the other side of the house.

Mr. Surmonte said it is the yard.

Mr. Neiman asked if they could put parking there.

Mr. Surmonte does not know if that is practical. They could probably get four more spaces to the left.

Mr. Neiman just wants to make sure there is enough spots. Raintree is rapidly growing as Mrs. Weinstein mentioned earlier.

Mrs. Weinstein said they agree to get as many spaces on the property as possible.

Mr. Vogt said there are no variances required, however, the handicapped space is within the 20 ft buffer.

Mr. Neiman has no problem with that.

Mrs. Weinstein said their engineer said they could get four more parking spaces.

Mr. Neiman opened to the public.

Ms. Donna Green, 18 Dunrovin Court, Manchester, NJ, was sworn in. She owns the property next door and is concerned about parking, lighting and utilities.

Mr. Surmonte said the increase in water/sewer would be very minimal. No lighting is proposed.

Mr. Schmuckler asked that they make sure the lighting is kept on their property.

Mrs. Weinstein said the applicant would make every effort to minimize the impact of the lighting on the neighbors.

Mr. Vogt said to also put non-security lighting on timers so it shuts off.

Mrs. Green asked what the maximum occupancy would be.

Mr. Neiman said that would be up to fire/code enforcement. They do put a number on it.

Mrs. Green asked if there are plans for future expansion.

Mrs. Weinstein said they have no plans and this property is not capable of any expansion. They would have to relocate or purchase additional property.

Mr. Neiman closed to the public.

Mr. Vogt asked about the parking spaces within the perimeter buffer.

Mrs. Weinstein said they would defer to the Board.

Mr. Schmuckler said they should get as many parking spaces as they can and put a white vinyl board on board fence up and/or landscaping to shield it.

Mrs. Weinstein said they would not be able to put a 6 ft fence within the setback.

Mr. Schmuckler asked if they could put bushes there.

Mrs. Weinstein said they could put up a 4 ft fence. They would make sure to satisfy the Board engineer.

A motion was made by Mr. Schmuckler, seconded by Mr. Follman to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

- 2. SP 2096** (Variance Requested)
Applicant: Bais Kaila Torah Preparatory School for Girls
Location: Spruce Street & Washington Avenue
Block 778.01 Lot 1
Preliminary and Final Major Site Plan for a building addition, 2 houses, and a gym

Project Description

The applicant is seeking Preliminary and Final Major Site Plan approval. This site plan is for a proposed one thousand three hundred square foot (1,300 SF) addition to an existing school, along with a seven thousand square foot (7,000 SF) gymnasium, and two (2) residential buildings for faculty use. The site being developed consists of the existing high school, several trailers used for educational class rooms, and an enclosed pool. The applicant proposes to further develop the site with associated parking lots, landscaping, lighting, and utilities. The proposed 20' X 64' addition would be located on the southwest corner of the existing school building facing Spruce Street. The proposed 70' X 102' gymnasium would be a standalone building located to the south of the existing school building along Spruce Street. The proposed two (2) residential buildings for faculty use would be constructed in the wooded northern section of the site. A proposed residence would face Vine Avenue and the other would face Green Street. The existing "L" shaped property totaling 189,177 square feet, or 4.343 acres in area is known as existing Lot 1 in Block 778.01. The large site is located in the central portion of the Township on the northwest corner of Spruce Street and Washington Avenue. The project site has frontage on Spruce Street, Washington Avenue, Green Street, and Vine Avenue. All of these surrounding streets are municipal roads. Vine Avenue has a sixty-six foot (66') right-of-way, while the other roads all have fifty foot (50') right-of-ways. Virtually no curb and sidewalk exist along the site frontages. No new curb is being proposed along these frontages. Sidewalk is only being proposed along the Spruce Street and Vine Avenue frontages. The project is proposing an additional forty-five (45) off-street parking spaces for the school to bring the total to sixty-six (66) off-street parking spaces at the above-referenced location. Three (3) of the spaces will be designated as handicap. Proposed standard parking spaces will be a minimum of 9' X 18' with access aisles being a minimum of twenty-four foot (24') in width. Access to the proposed school development will be provided by multiple access driveways. Two (2) access ways are on Spruce Street, two (2) one-way accesses are on Washington Avenue, and the other access is at the terminus of Vine Avenue. Off-street parking for the proposed residences has not been clearly defined. Two (2) underground recharge basins are being proposed for storm water management. Water and sewer services are to be provided by New Jersey American Water Company. The project is located in the R-12 and R-40/20 Cluster Residential Zones. The surrounding lands are either residentially developed or vacant. Schools are permitted uses in the zones. We have the following comments and recommendations per testimony provided at the 12/2/14 Planning Board Plan Review Meeting and comments from our initial review letter dated November 20, 2014: I. Waivers A. The following waiver has been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement. We can support granting the Environmental Impact Statement waiver since much of the project site is already developed. The submission waiver was granted. II. Zoning 1. The site is situated within the R-12 and R-40/20 Cluster Residential Zones. Private schools are permitted uses in the zones. Statements of fact. 2. A Front Yard Setback Variance is being requested for the proposed gymnasium. A twenty foot (20') setback from Spruce Street is being proposed, whereas a thirty foot (30') setback is required for

this location which is in the R-12 Zone. The Board shall take action on the requested front yard setback variance. 3. It appears a Side Yard Setback Variance for an Accessory Building is required. An existing trailer is shown within the ten foot (10') side setback line. The revised plans indicate that the existing trailer is 8.8 feet from the side property line. Therefore, the Board should take action on this nonconforming side yard setback for an accessory building. 4. The plan recognizes an existing Rear Yard Setback Variance for an Accessory Building. A 9.8 foot rear yard setback is shown from an existing one-story modular building, where a ten foot (10') rear yard setback is required. The Board should take action on this nonconforming rear yard setback for an accessory building. 5. A Front Yard Setback Variance is being requested for the proposed faculty residences. A minimum front yard setback of twenty-five feet (25') is proposed from Green Street. A fifty foot (50') front yard setback is required for the R-40 Zone and a thirty foot (30') front yard setback is required for the R-20 Zone. The Board shall take action on the requested front yard setback variance. 6. Based on the revised plans, a variance would be required for the number of parking spaces unless off-street parking is added. The revised plans show three (3) spaces within the Vine Avenue right-of-way. Furthermore, other spaces are being shown with inadequate aisle width. 7. Review of the Site Plan and zone requirements indicates the following relief is required from Section 18-906 of the UDO: • In accordance with Section 18-906A of the UDO, a ten foot (10') wide landscape buffer is required from non-residential uses and zones. Relief is necessary on the northwest sides of the project. • In accordance with Section 18-906B of the UDO, parking is not permitted in any required buffer. Relief is necessary on the west side of the project. The Board shall take action on the necessary buffer waivers. 8. The following waivers are required along the project frontages: • Construction of curb. • Construction of sidewalk. • Planting of street trees. • Providing a shade tree and utility easement. The revised plans propose sidewalk, street trees, and shade tree and utility easements only along Spruce Street and Vine Avenue. Testimony shall be provided to justify the proposed design waivers required. Subsequent to the testimony, the Board shall take action on the required design waivers. 9. The applicant must address the positive and negative criteria in support of the requested variances and waivers. At the discretion of the Planning Board, supporting documents may 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. III. Review Comments Per review of the current design plans, we offer the following comments and recommendations: A. Site Plan/Circulation/Parking 1. A Boundary and Topographic Survey has been provided. The following corrections should be provided: a. In Course #4 of the Description, "Vine Street" should be "Vine Avenue". b. The bench mark location should be corrected to "top of monument found at southwest corner of Spruce Street and Vine Avenue". A revised survey shall be provided for resolution compliance submission if approval is granted. 2. An existing fence and gate is located within the Vine Avenue right-of-way. A redesign of the Vine Avenue site access is recommended to alleviate this encroachment. Furthermore, a better location should be chosen for the three (3) proposed off-street parking spaces near this site access point. Private site improvements should be removed from public right-of-ways unless approval is granted by the Department of Public Works. 3. The one-way access driveways intersecting Washington Avenue need to be indicated on the site plan. The one-way access driveways have been indicated on the revised site plans. Regulatory signage shall be added for resolution compliance submission should approval be granted. 4. Existing off-street parking spaces need to be striped. Our site investigation noted that no off-street parking spaces are striped. The Schedule of Bulk Requirements indicates there are twenty-one (21) existing off-street parking spaces on the site. However, the locations of the existing spaces are not shown on the site plan. The revised plans indicate existing pavement areas to be striped for parking. However, in most instances these spaces have inadequate aisle widths. The plans can be revised to provide additional pavement, angle parking, parallel parking, and/or spaces in other locations for resolution compliance submission should approval

be granted. 5. The parking requirements indicate that sixty-six (66) off-street parking spaces would be needed. A breakdown of the rooms needs to be provided for justification. The applicant's engineer indicates that a breakdown of the rooms within the school will be provided during testimony. 6. Based on the total of sixty-six (66) off-street parking spaces, a minimum of three (3) ADA spaces would be required. The new off-street parking proposed would provide two (2) of these spaces, one (1) of which would be van accessible. Three (3) ADA spaces are now proposed on the plan. 7. Testimony should be provided as to whether students will be allowed to park onsite. The applicant's engineer indicates that testimony will be provided regarding the students ability to park onsite. 8. No school bus information has been provided. Testimony should be provided on site operations. The applicant's engineer indicates that testimony will be provided regarding the school bus schedule and site operations. 9. Dimensioning should be completed on the Site Plan. Dimensioning can be completed for resolution compliance submission should approval be granted. 10. Our site investigation noted existing dumpsters near the Vine Avenue access. No proposed trash enclosures have been indicated and should be provided. A note on the Site Plan indicates that a private company will be responsible for trash and recycling removal. A dumpster area has been shown on the revised site plans. A trash enclosure detail can be added for resolution compliance submission should approval be granted. 11. No sight triangle easements associated with the street intersections and site access points have been indicated. Proposed sight triangle easements should be added. Proposed sight triangle easements shall be completed. Proposed descriptions and deeds of easement shall be provided to the Board Engineer and Attorney for review prior to filing with the Ocean County Clerk. 12. Two (2) proposed underground recharge basins are located on site. Confirming testimony should be provided that the proposed storm water management system will be owned and maintained by the applicant. The applicant's engineer indicates that testimony will be provided as to the owner and operator of the proposed storm water management system. 13. The Notes on the Site Plan require editing. The Notes shall be revised for resolution compliance submission should approval be granted. 14. The Schedule of Bulk Requirements requires editing. Final editing of the Schedule of Bulk Requirements shall be provided for resolution compliance submission if approval is granted. 15. The Schedule of Bulk Requirements provides setback information for a freestanding sign. However, we cannot find a freestanding sign location on the site plan. The applicant's engineer indicates that no signage is proposed with this application and the Schedule of Bulk Requirements has been revised accordingly. 16. Because of the multiple existing and proposed buildings on the site plan, a building coverage summary should be provided. According to the provided coverage shown in the Schedule of Bulk Requirements, a variance would be necessary. The revised plans indicate that a variance is not necessary for coverage. To justify the provided percentage, a building coverage summary shall be provided for resolution compliance submission if approval is granted. 17. The proposed gymnasium would be located with an existing Jersey Central Power and Light Easement. Therefore, approval will be required from Jersey Central Power and Light. The applicant's engineer indicates that approval will be received from JCP&L prior to construction. 18. The proposed parking lot access east of the new gymnasium is being offset from the Vine Avenue centerline intersection with Spruce Street. Statement of fact. B. Architectural 1. Preliminary architectural floor plans and elevations were submitted for review. Per review of the submitted plans, the proposed addition and buildings will be below the allowable height of thirty-five feet (35'). Statements of fact. 2. The applicant's professionals should provide testimony regarding the proposed building facades and treatments. We recommend that renderings be provided for the Board's review and use prior to the public hearing, at a minimum. The applicant's professionals indicate that testimony will be provided on the proposed buildings. 3. Testimony should be provided as to whether any roof-mounted HVAC equipment is proposed. If so, said equipment should be adequately screened. The applicant's professionals indicate that testimony will be provided on HVAC equipment. 4. Proposed water and

sewer connections need to be completed for the proposed addition and buildings. A proposed fire service line is shown for the gymnasium. The applicant's professionals indicate that all utilities will be finalized for resolution compliance submission if/when the plan is granted approval. 5. Basements are proposed for the faculty residential dwellings. Soils information determining seasonal high water table requires corrections. This shall be addressed for resolution compliance submission should approval be granted. C. Grading 1. Detailed grading is provided on Sheets 4 and 5 of 12. A storm sewer collection system is proposed to collect runoff and convey it to underground infiltration basins. A total of two (2) below ground recharge basins are being provided on site. Statements of fact. 2. Corrections are required to the proposed spot elevations for handicapped parking areas to insure slope compliance. Proposed railings are required along all accessible routes where the grade exceeds five percent (5%). The applicant's engineer indicates that all slopes and handicap access ways will be designed in accordance with state regulations for resolution compliance submission should approval be granted. 3. Proposed grading and storm sewer is shown conflicting with existing improvements to the trailers on the west side of the site. However, the plans do not show the existing trailers to be removed or relocated. The proposed grading and storm sewer have been revised. The plans now show one (1) of the existing trailers to be removed. 4. Proposed retaining walls have been designed around the perimeter of much of the new gymnasium and in front of the building addition. Statement of fact. 5. A review of final grading revisions will be performed during compliance if/when approval is granted. Statement of fact. D. Storm Water Management 1. A proposed storm water management system has been designed. The design proposes a storm sewer collection system with two (2) underground recharge basins located beneath the parking lots on either side of the new gymnasium. The project qualifies as major development and must meet the requirements of the New Jersey Department of Environmental Protection Storm Water Management Rules (NJAC 7:8). Per review of the design, it is feasible and can be finalized during compliance review if/when board approval is granted. Statements of fact. 2. Ownership and maintenance of the proposed storm water management system must be addressed. The applicant's engineer indicates that testimony will be provided as to the owner and operator of the storm water management facilities. 3. Permeability testing and seasonal high water table information has been provided in the Report to justify the proposed design and depth of the recharge basins. The locations of Soil Logs have been provided on the Grading and Drainage Plan. Statements of fact. 4. We recommend the Drainage Area Maps be checked for accuracy since they impact the design. We disagree with the maps provided. The applicant's engineer indicates that revised drainage area maps will be provided for resolution compliance submission should approval be granted. 5. A cursory review of the Report indicates the runoff reduction rates will be met. Statement of fact. 6. Storm sewer and recharge basin profiles have been included with the plans. Statement of fact. 7. As required, a Storm Water Management Operation & Maintenance Manual must be provided. The Manual and final design will be reviewed with resolution compliance submission should site plan approval be granted. The applicant's engineer indicates that a Storm Water Management Operation & Maintenance Manual will be provided with resolution compliance submission should approval be granted. E. Landscaping 1. The Landscape Plan can be found on Sheets 6 and 7 of 12. Statement of fact. 2. The planting and seeding schedules along with the details can also be found on Sheets 6 and 7 of 12. Statement of fact. 3. The overall landscape design is subject to review and approval by the Board and recommendations (if any) from the Shade Tree Commission. The Board should provide landscaping recommendations. The revised plans comply with the Shade Tree Commission recommendations. 4. Proposed utilities and easements should be shown on the Landscape Plan to avoid planting conflicts. Shade tree and utility easements have not been shown along the property frontages, which require a waiver. Some street trees are being proposed in the right-of-ways instead of locations where shade tree and utility easements are usually provided. Some shade tree and utility easements have been added to the revised site plans. The

Landscape Plan shall be finalized for resolution compliance submission should approval be granted 5. Landscaping will be reviewed in detail after plan revisions are submitted. Final landscaping will be reviewed subsequent to resolution compliance submission should approval be granted. F. Lighting 1. A Lighting Plan has been provided on Sheets 6 and 7 of 12. Statement of fact. 2. Details of the light fixtures, poles, and the mounting heights can be found on Sheets 6 and 7 of 12. Three (3) wall mounted fixtures on the new gymnasium and three (3) pole mounted fixtures are proposed to illuminate the two (2) new parking lots. The proposed mounting height of all lights would be sixteen feet (16'). Statements of fact. 3. A point to point diagram has been submitted to determine the adequacy of the lighting and compliance with the ordinance. We find that the proposed parking lots lighting must be revised to conform to the requirements of 0.5 minimum foot-candles. The 1.0 average foot-candles and a 15:1 uniformity ratio is being met. The proposed lighting will be reviewed subsequent to resolution compliance submission should approval be granted. 4. Site lighting for the remainder of the project has not been addressed. This shall be addressed for resolution compliance submission should approval be granted. 5. Final lighting design can be addressed during compliance review if/when approval is granted. Statement of fact. G. Utilities 1. Public water and sewer services are being provided by the New Jersey American Water Company since the project is within their franchise area. Statement of fact. 2. Proposed water services to all new additions and buildings will be provided from water mains in the fronting streets. A proposed domestic water service and a separate fire suppression line are being connected to the new gymnasium building. Statements of fact. 3. Proposed sanitary sewer laterals for all new additions and buildings will be connected to existing sewer mains shown in the fronting streets. Statement of fact. 4. The plans indicate that electric, telephone, and cable services shall be installed underground. However, this is in conflict with the existing conditions. Clarification can be provided with resolution compliance submission should approval be granted. H. Signage 1. The Schedule of Bulk Requirements provides setback information for freestanding signage. However, we find no freestanding signage on the plans. This has been addressed. The applicant's engineer indicates that no freestanding signage is proposed. 2. Proposed regulatory signage has been shown on the plans. Regulatory sign details should be completed. Proposed regulatory signage and details shall be completed for resolution compliance submission if approval is granted. 3. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with the Township Ordinance. Statement of fact. I. Environmental 1. Tree Management Plan A Tree Management Plan has been submitted. The plan will be reviewed in accordance with current ordinance Chapter XIX, Protection of Trees during resolution compliance submission should approval be granted. Statements of fact. J. Construction Details 1. Construction details are provided on at least Sheets 9 and 10 of 12 in the plan set. Statement of fact. 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. Statements of fact. 3. Construction details will be reviewed after resolution compliance submission for the project should site plan approval be granted. Statement of fact. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Developers Agreement; b. Township Tree Ordinance (as applicable); c. Lakewood Fire Commissioners; d. Jersey Central Power and Light; e. New Jersey American Water Company (water and sewer); f. Ocean County Planning Board; g. Ocean County Soil Conservation District; and h. All other required outside agency approvals.

Mr. Jackson asked if there are any members with conflicts.

Mr. Neiman and Mr. Follman stepped down.

Mrs. Miriam Weinstein, Esq. stated the existing school on Spruce Street currently has 275 girls currently enrolled and there is not sufficient space in the existing school to accommodate the growing population. Initially, a 1,300 sf addition along with additional parking was proposed. As a result of meetings with the neighbors and in order to be a good neighbor, the school has agreed to retract its application for the 1,300 sf addition as well as for the 21 parking spaces in front of that addition. Hence, they are here this evening to request site plan approval to construct a 7,000 sf free standing gymnasium and for construction of two houses to serve as faculty housing along the portion of the property fronting on the un-vacated portion of Vine Street. One house would front on Vine Street and the other would front on Green Street.

Mr. Brian Flannery, P.E., P.P. was sworn in. He showed a rendering to the Board showing the existing and proposed buildings. The proposed gym would be located in front of the existing school on Spruce Street. The other slight modification proposed is with respect to the proposed gymnasium. Now that the parking area is gone, they will shift the gymnasium over approximately 7 ft so that it is completely out of the vacated right-of-way of Vine Avenue. There had been some talk of possibly Vine Avenue going through. If that were the case, a piece of the school would have to be taken off. Further north, there are some wetlands which are part of a category 1 stream and there are threatened/endangered species so the likelihood of that ever going through is slim. But they have the availability of sliding it over to not make that more difficult. The parking required for the gymnasium is one per classroom or office. It really doesn't generate any need for parking, it just provides a place for recreation for the existing students. The existing parking works as is. The vacated portion of Vine Avenue next to the gym will be striped and there is more than sufficient parking there. The front setback requested is 20 ft where the ordinance requires 30 ft. Because of the existing school and the current configuration, the slight intrusion is minimum in nature. Side and rear yard setbacks are requested for the existing trailers. It is his testimony that the Board can grant these variances without any detriment to the zone plan or zoning ordinance.

Mr. Rennert asked if there is any way to move the gym back to eliminate that variance.

Mr. Flannery said the reason for it being where it is, is the proximity to the other building. There are solar panels and building separations with the windows that are there so it creates different fire conditions. They had looked at pushing in back but it doesn't gain any depth. The depth is an existing condition.

Mr. Schmuckler asked if 7ft is enough in case Vine Avenue ever gets improved.

Mr. Flannery said it is a 66 ft right-of-way so even with the building on the edge of that right-of-way there is still 66 ft and it is more than sufficient.

Mr. Vogt asked about the parking and partial waivers.

Mr. Flannery said the parking that is required for the faculty housing is provided right at the faculty housing. The parking that is required for the gymnasium is one parking space. It is his opinion, that it really doesn't require one parking space because they are not bringing in anybody new. There are just providing a facility where they can provide recreation.

Mrs. Weinstein said they are adding 20 parking spaces.

Mr. Flannery said the parking within the Vine Avenue right-of-way will be striped and there are 21 parking spaces. They added a 20 lot parking area to the west based on the neighbor's requests.

Mr. Schmuckler asked if the new building would be used as a rental hall.

Mr. Flannery said no.

Mr. Schmuckler asked if the proposed houses would have four parking spaces.

Mrs. Weinstein said yes, four parking spaces per house.

Mr. Schmuckler asked if the existing trailers are still in use.

Mrs. Weinstein said the trailer that requires the variance is used. The other trailer is not.

Mr. Schmuckler asked if it is used for storage.

Mrs. Weinstein said no.

Mr. Schmuckler said it may need some improvement.

Mrs. Weinstein said there is a trailer that is being removed. It may be that one.

Rabbi Schankelesky was sworn in. He said the trailer on a slant would be removed. The trailer all the way in the back which they need a variance for would remain. They will be putting curbs and sidewalks along Spruce Street. Nothing is proposed on Washington Street as there are no existing curbs and sidewalks on that street.

Mr. Banas does not understand why curbs and sidewalks are not proposed along Washington Street.

Mr. Flannery said it is consistent with what the Board has done with other applications. If there is a roadway that is not being developed.

Mrs. Weinstein said the sidewalk would be a tremendous expense for the school. They are not proposing any construction along Washington Street and there are no other sidewalks so they would lead to nowhere.

Mr. Banas believes the sidewalks should be provided for the safety of the community. What is once a rural area, becomes a city in the future. That has proven right many number of times.

Mr. Schmuckler asked if there are curbs on Washington Street.

Rabbi Schankelesky said there is nothing there.

Mr. Schmuckler said perhaps to just put sidewalks.

Deputy Mayor Miller said a compromise would be to provide a paved walkway through that area. Right now it is wooded area along Washington Street but it will be developed in the future. At that time, they would provide sidewalks. But for right now, provide some sort of paving walkway for safety.

Mr. Schmuckler said the landscaping would be changed now that the plans are going to be changed.

Mr. Flannery said the landscaping would change based on the removal of the parking lot. They would provide landscaping to the satisfaction of the Board engineer.

Mr. Vogt said there is flexibility with asphalt. What they may want to look at is to jog the pathway. They may need to go within the right-of-way and would need an easement.

Mr. Flannery said they will comply with the Board engineer and come up with something to make it work.

Mrs. Weinstein would also like to minimize tree/pole removal on the portion that is currently wooded.

Mr. Franklin said there are sidewalks proposed on Spruce Street but not curbs.

Rabbi Schankelesky said they would provide curbing as well.

Mr. Banas opened to the public, seeing no one, he closed to the public.

Deputy Mayor Miller thanked the Rabbi and neighbors for working together and coming to an agreement.

A motion was made by Mr. Schmuckler, seconded by Mr. Rennert to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Schmuckler, Mr. Follman, Mr. Purvis, Mr. Rennert

9. PUBLIC PORTION

10. APPROVAL OF MINUTES

11. APPROVAL OF BILLS

12. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth, Planning Board Recording Secretary