

1. CERTIFICATION OF COMPLIANCE

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

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

2. ROLL CALL

Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Neiman, Mr. Follman

3. SWEARING IN OF PROFESSIONALS

Mr. Terry Vogt was sworn in.

4. DISCUSSION

- Franklin Street Redevelopment - Preliminary Investigation

Carried to the June 9, 2015 meeting.

- Ordinance 2015-30: R-40 zoning requirements

The Board recommended the adoption of this ordinance by the Township Committee.

5. MEMORIALIZATION OF RESOLUTIONS

1. **SP 2111** (Variance Requested)
Applicant: Ocean Care Realty LLC
Location: Boulevard of the Americas
Block 961.01 Lots 2.03 & 2.05
Preliminary and Final Major Site Plan for an office building

A motion was made and seconded to approve.

2. **SP 1856** (Variance Requested)
Applicant: Congregation Tores Emes
Location: Ridgeway Place and James Street
Block 370 Lots 1 & 3
Amended Resolution to remove conditions of original approval

A motion was made and seconded to approve.

3. **SD 1428** (Variance Requested)
Applicant: Gudz Road, LLC
Location: Gudz Road
Block 11.04 Lot 8
Amended Resolution to remove conditions of original approval

A motion was made and seconded to approve.

6. PLAN REVIEW ITEMS

1. **SD 2045** (No Variance Requested)
Applicant: 902 Ocean Ave, LLC
Location: Ocean Ave & Dr. Szold Way
Block 548.01 Lot 288
Minor Subdivision to create three lots

A review letter prepared by Remington, Vernick & Vena Engineers dated April 29, 2015 was entered as an exhibit.

Two (2) of the proposed lots will be zero lot line properties and contain one (1) duplex building. Proposed Lot 288.01 will contain a new two-story single family dwelling. The site contains an existing one-story dwelling and a detached shed. Along with the dwelling, the existing stone driveway and the existing shed will be removed. Public water and sewer is available. The Improvement Plan indicates the proposed lots shall be served by public sewer and water. Each of the proposed lots will contain a drywell for roof runoff. The site is situated in the northeastern portion of the Township. Two (2) right-of-ways border the site, Ocean Avenue on the north side and Dr. Szold Way on the east side. Ocean Avenue (Route 88) is a State Highway with a variable width right-of-way. An eight foot (8') right-of-way dedication is proposed to increase the half right-of-way width in front of the site to thirty-three feet (33'). No curb or sidewalk exists along the Route 88 frontage of the site, but both are proposed. Dr. Szold Way is an improved Township Road in good condition with a fifty foot (50') right-of-way. There is no existing sidewalk in front of the site, but granite block curb exists along Dr. Szold Way, some of it in need of repair. The site is located at the southwest side of the intersection of Dr. Szold Way and Ocean Avenue with most of the land sloping toward the south, There is street lighting on the east side of Dr. Szold Way. Underground electric, as well as public sewer and water exist at the site. There are a few trees on the site and the larger trees have been located on the survey. Proposed Lot 288.01 would become a new residential building lot and contain four thousand four hundred seventy-nine square feet (4,479 SF). Proposed Lots 288.02 and 288.03 would become new zero lot line properties for a duplex and contain an area of eight thousand five hundred thirteen square feet (8,513 SF). The lots are situated within the R-M Multi-Family Residential Zone. Lot area variances and front setback variances are being requested for all of the proposed lots. The parcel is located in the R-M Multi-Family Residential Zone District. Single Family Detached Housing and Duplex Housing are permitted uses in the zone. 2. Per review of the Subdivision Map and the zone requirements, the following bulk variances are required: •Minimum Lot Area (Single Family) — After the proposed right-of-way dedication, we calculate the area of new Lot 288,01 to be 4,479 square feet, whereas seven thousand five hundred square feet (7,500 SF) is required — proposed condition. •Minimum Lot Area (Duplex) — The combination of proposed Lots 288.02/288.03 would have a lot area of eight thousand five hundred thirteen square feet (8,513 SF), whereas ten thousand square feet (10,000 SF) is required - proposed condition. •Minimum Front Yard Setback (Dr, Szold Way) — Proposed Lot 288.01 and the combination of new Lots 288.02/288.03 request a front yard setback of fifteen feet (15') from Dr. Szold Way, whereas twenty-five feet (25') is required - proposed condition. •Minimum Front Yard Setback (Route 88) - Proposed Lot 288.01 requests a front yard setback of twenty feet (20') from

Route 88, whereas twenty-five feet (25') is required - proposed condition. 3. The applicant must address during testimony the positive and negative criteria in support of the requested variance. 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.

A motion was made and seconded to advance the application to the June 23, 2015 meeting.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Neiman, Mr. Follman

2. **SP 2117** (No Variance Requested)
Applicant: Congregation Bnai Torah
Location: Kennedy Boulevard East
Block 174.04 Lot 30.01
Preliminary & Final Major Site Plan for a synagogue

A review letter prepared by Remington, Vernick & Vena Engineers dated May 4, 2015 was entered as an exhibit.

The applicant is seeking Preliminary and Final Site Plan approval for the construction of a two-story synagogue, which includes a future finished basement, within a 4,458 square foot footprint. The architectural plans indicate the proposed synagogue will contain a one thousand nine hundred square foot (1,900 SF) main sanctuary area. An interior parking area is proposed consisting of thirteen (13) parking spaces, one (1) being van accessible handicapped. Site improvements are also proposed for the project. The tract consists of an irregular shaped lot of 22,845 square feet (0.52 acres) in area known as Lot 30.01 in Block 174.04. The site is located in the northern portion of the Township on the south side of Kennedy Boulevard East, approximately two hundred feet (200') from Somerset Avenue. The land is vacant and lightly wooded. The few large trees on the site have been located. The site slopes to a low area in the northwest corner of the property. Construction debris is scattered on the north side of the parcel. Kennedy Boulevard East is a Township Road with a one hundred twenty foot (120') right-of-way. The pavement is in fair condition because of wear from utility trenches. The property frontage on Kennedy Boulevard East has existing new concrete curb and sidewalk. Electric is underground and street lighting exists on the south side of the road. An existing water main is located under the south side of the pavement. Sanitary sewer is available to the site. Access to the site will be afforded by a proposed driveway leading to a parking area behind the future building. Site improvements are proposed for the project which includes storm water management, landscaping, lighting, and utility connections. The site is surrounded by mostly residential uses. The property is located in the R-15 Zone District. Places of worship are a permitted. A. The following waivers are required from the Land Development Checklist 1. C13 - Environmental Impact Statement. 2. C14 - Tree Protection Management Plan. The subject property is situated within a developed residential area and there is no proposal to disturb and/or modify existing topography beyond the tract. Per review of NJDEP-GIS mapping, there are no known environmental constraints on or adjacent to the property. Therefore, we can support waiving the submission of an Environmental Impact Statement. We can support waiving a Tree Protection Management Plan for completeness purposes, provided the plan is required as a condition of any approvals. 1. The parcel is located in the R-15 Single-Family Residential District. Places of worship are a permitted use in the zone, subject to the provisions of Section 18- 905. 2. No variances have been requested. 3. A waiver is required from Section 18-905B.1., Perimeter Buffer: For properties adjacent to residential properties, if the site leaves a twenty (20) foot undisturbed area then there is no requirements for buffering. If the twenty (20) foot buffer is invaded or disturbed then requirements indicated in 18-905B.3., shall be put in place along the invaded area. 4. The applicant must address the positive and negative criteria in support of any variances that may be required. 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.

A motion was made and seconded to advance the application to the June 23, 2015 meeting.

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

- 3. SP 2118** (No Variance Requested)
Applicant: Lakwood Cheder School
Location: 725 Vassar
Block 1601 Lot 4
Preliminary & Final Major Site Plan for a parking lot addition

A review letter prepared by Remington, Vernick & Vena Engineers dated May 7, 2015 was entered as an exhibit.

Applicant is requesting a combined plan review and public hearing on this date.

The applicant is seeking Preliminary and Final Major Site Plan approval for the construction of additional off-street parking and a recreation area for the existing private school under construction on Lot 4 in Block 1601. The site is situated in the eastern portion of the Township within the Lakewood Industrial Park. It is southeast of the New Hampshire Avenue and Cedar Bridge Avenue intersection and has frontage on Vassar Avenue. Vassar Avenue is an improved municipal road with a sixty foot (60') wide right-of-way and a forty foot (40') pavement width. Curb exists, but sidewalk does not. Access to the site is afforded from two (2) existing driveways intersecting Vassar Avenue. The property contains 17.884 acres. Most of the site is currently developed and contains a former warehouse, which is now occupied by the Lakewood Cheder School that is under construction along with associated off-street parking and site improvements. The applicant is proposing to build a one hundred eighty foot by one hundred eighty foot (180'x180') play field area including a ninety foot by ninety foot (90'x90') playground. The plans indicate three hundred twenty-seven (327) additional off-street parking spaces are proposed. There are one hundred forty-eight (148) existing off-street parking spaces being constructed on the site. Therefore, the additional proposed parking would bring the total to four hundred seventy-five (475) off-street parking spaces. The newly proposed parking lot will have two (2) access points that connect to the loop access driveway passing through the site. The section of the site where the play area and parking lot is proposed is wooded with mostly pine trees. The property gently slopes downward to the northeast. Freshwater wetlands exist on adjacent Township owned Lot 6 and slightly encroach onto the site. Transition areas associated with the wetlands are shown on the survey. Since the site is already developed existing utilities surround the site. No sanitary sewer and potable water connections are proposed since the building being renovated already has these services. Additional storm water management facilities have been designed to incorporate the increase in impervious areas proposed for the site. The surrounding lands and roadways are all improved with large commercial and industrial uses. Sidewalk does not exist in the vicinity because of the nature of the uses which does not lend to pedestrian traffic. The site is located in the M-1 Industrial Zone. Private educational facilities are a permitted use in the zone. The following waiver is required from the Land Development Checklist:

1. C14 - Tree Protection Management Plan. We can support waiving a Tree Protection Management Plan for completeness purposes, provided the plan is required as a condition of any approvals. 1. The site is situated within the M-1, Industrial Zone. Quasi-public and private educational facilities are a "permitted use" per Section 18-903M.1.m., of the UDC. 2. The plans denote an existing non-conformance with respect to minimum front yard setback. There is an existing front yard setback of 94.6 feet, whereas one hundred feet (100') is required. The non-conformance was most likely previously approved by the Lakewood Industrial Commission which can allow minimum front yard setbacks to be reduced to as little as fifty feet (50') with their approval. 3. Per review of the site plans and application, the following design waivers are required: · No curb has been proposed for the additional off-street parking lot and is required by ordinance, · No sidewalk has been proposed along the site frontage. This is consistent with other site plans in the Industrial Park. · No shade tree and utility easements have been provided along the site frontage. · No shade trees have been provided along the site frontage. · Any

and all other design waivers deemed necessary by the Board. Since the proposed project is recreation and parking only, and located within the Industrial Park, and adjacent to an existing school, we have no objections to the requested waivers.

A motion was made and seconded to approve.

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

4. SD 1692B (Variance Requested)

Applicant: Mordechai Taub

Location: Leonard Street
Block 228 Lot 2

Amended Minor Subdivision to create two lots

A review letter prepared by Remington, Vernick & Vena Engineers dated May 4, 2015 was entered as an exhibit.

The applicant seeks an amended minor subdivision approval for an additional variance to new Lot 2.02. An additional variance is being requested to exceed the maximum building coverage allowed for new Lot 2.02. The applicant is requesting that a proposed building area of up to two thousand three hundred twenty-three square feet (2,323 SF) be approved on new Lot 2.02. The minor subdivision configuration was approved in response to Planning Board comments received at an 11117109 public hearing regarding the originally proposed size of Lot 2.01. The lot line between the proposed Lots was reconfigured to increase the size of Lot 2.01. Additionally, the proposed dwelling unit configuration on Lot 2.01 was revised to provide a compliant ten foot (10') side yard setback from existing (developed) Lot 16.01. Finally, the dwelling footprint location for Lot 2.02 was shifted approximately twenty feet (20') further back from the property frontage. New Lot 2.01 was approved as a 5,546 square foot corner lot fronting on Park Avenue and Leonard Street. New Lot 2.02 was approved as a six thousand eight hundred square foot (6,800 SF) lot with frontage on Leonard Street. 1. The parcel in question is located in the R-10 Single-Family Residential Zone District. Single-family detached dwellings are a permitted use in the zone. 2. Per review of the Subdivision Map and the zone requirements, the following additional variance is being requested: • Maximum Building Coverage (new Lot 2.02, 34.2% proposed, 30% permitted) — proposed condition. All other variances approved under Resolution SD# 1692 will not be affected. 3. The applicant must address the positive and negative criteria in support of the additional requested variance. 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.

A motion was made and seconded to advance the application to the May 26, 2015 meeting.

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

5. SP 2119 (No Variance Requested)

Applicant: Yeshiva Ohr Hatorah

Location: 780 Vassar Avenue
Block 1602 Lot 3

Preliminary and Final Major Site Plan for an addition to the existing school

A review letter prepared by Remington, Vernick & Vena Engineers dated May 8, 2015 was entered as an exhibit.

Applicant is requesting a combined plan review and public hearing at this meeting.

The applicant is seeking Preliminary and Final Major Site Plan approval for expansion of the existing school, located on Vassar Avenue and the construction of a pool within the M-1 Zone. The applicant previously obtained Site Plan Exemption/Change of Use approval for conversion of a portion of metal warehouse building into a school, including twenty-eight (28) classrooms, per Section 18-906 of the UDO (via SP#2002AA). The existing structure is a rectangular building with a footprint of 110' X 185.7'. The proposed addition would be fifty five feet (55') long to the south side of the building totaling just over six thousand square feet (6,000 SF). The proposed off-street parking would be along the north and east side of the building. According to the site plan, the proposed off-street parking will consist of seventy-nine (79) spaces. Proposed 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 Vassar Avenue. One driveway is shown as an enter-only driveway, and the other is shown as a two-way driveway. Six (6) bus spaces are located in front of the building. Vassar Avenue is an improved municipal road with a sixty foot (60') wide right-of-way and a forty foot (40') pavement width. The tract consists of a rectangular property which is listed as 4.5 acres in area. The lot where this facility is located is generally bounded industrial buildings. The southwestern side of the property contains wetland regions which slightly encroach onto the site. The property generally slopes downward from northeast to southwest, as it approaches the wetlands line. A twenty foot (20') wide utility easement to South Lakewood Sewer Company also exists in the rear of the site. Curbing exists along the frontage of Vassar Avenue, but sidewalk does not. All utilities servicing the site are from Vassar Avenue. 1. The property is located in the M-1 Industrial Zone District. Schools are a permitted use in the zone. 2. Per review of the site plans and application, no bulk variances are required for the facility expansion. 3. Design waivers appear necessary from providing sidewalks, street trees, and shade tree easements along the Vassar Avenue frontage. We note that these amenities are not present at the existing facility, nor immediately-adjacent to the site.

A motion was made and seconded to approve.

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

7. PUBLIC HEARING

1. **SD 2025** (Variance Requested)
Applicant: 319 Cedarbridge, LLC
Location: Cedarbridge Avenue
Block 548 Lot 170.47

Preliminary & Final Major Subdivision to create 8 fee simple duplex lots, 2 open space lots, and 1 commercial lot

A review letter prepared by Remington, Vernick & Vena Engineers dated April 20, 2015 was entered as an exhibit.

This proposed subdivision has been revised from a duplex housing to a single-family dwelling concept. Only a revised Final Plat has been submitted for review. The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes to subdivide one (1) commercial lot under construction, existing Lot 170.47. The revised plans propose to subdivide existing Lot 170.47 into ten (10) new lots, shown as proposed Lots 170.50 through 170.59 on the subdivision plans. Furthermore, the proposed subdivision would provide existing Lots 170.40 through 170.42 with additional land area. The proposed new lots would consist of one (1) commercial lot, proposed Lot 170.50, seven (7) single-family dwellings, proposed Lots 170.52 through 170.58, and two (2) open space lots, proposed Lots 170.51 and 170.59. Lastly, existing Lot 170.40 would be increased in area from 16,119 square feet to 17,193 square feet, existing Lot 170.41 would be increased in area from 14,741 square feet to 16,447 square feet, and existing Lot 170.42 would be increased in area from 11,939 square feet to

13,411 square feet. The existing almost rectangular property totaling 4.858 acres in area is known as Lot 170.47 in Block 548, The site has almost seven hundred feet (700') of frontage along Cedar Bridge Avenue, a County Highway. The large tract has been partially cleared for a supermarket which is under construction. The remainder of the site is mostly wooded, The proposed project is located on the southeast corner of Cedar Bridge Avenue and Shenandoah Drive. The supermarket was previously approved under resolution SD #1607 on February 19, 2008. All utilities will be available to the site. In fact, new sidewalk, curb, and water main have been constructed on the northeast side of Cedar Bridge Avenue. Access to the proposed supermarket would be unchanged by this subdivision application. Access to the proposed residential portion of the development will be provided by the improvement of a proposed cul-de-sac. The proposed cul-de-sac would intersect Cedar Bridge Avenue at a "T" intersection a few hundred feet southeast of Shenandoah Drive. New curb and sidewalk has recently been constructed along where the development abuts Cedar Bridge Avenue. Both curb and sidewalk are proposed within the residential portion of the development. Access to the proposed supermarket would continue to be provided by two (2) driveways. One (1) driveway will be from Cedar Bridge Avenue and the other will be from Shenandoah Drive. The proposed lots are situated within the B-6 Corporate Campus/Stadium Support Zone. Except for the firehouse to the east, the surrounding area is currently being developed. 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. 5. C14 - Tree Protection Management Plan. We support the granting of the B-Site Features waivers since the design is limited by bordering Cedar Bridge Avenue. The Board granted the B-Site Features submission waivers. We support the waiving of an Environmental Impact Statement since the project is within an area previously approved for development. The Board waived the submission of an Environmental Impact Statement. We support the granting of the requested Tree Protection Management Plan waiver for completeness purposes only. If possible, a Tree Protection Management Plan can be incorporated into the Existing Conditions Plan or Landscape Plan. However, a Tree Protection Management Plan should be a condition of approval and required prior to any housing construction. The applicant's engineer indicates that a Tree Protection Management Plan will be provided for resolution compliance submission if approval is granted. The site is situated within the B-6 Corporate Campus/Stadium Support Zone. In accordance with Section 18-903R.1.b., of the UDO, retail stores and shops are a permitted use. In accordance with Section 18-903R.1 .h., of the UDO, the following is permitted. Residential uses and design standards permitted in the B-1 zoning district, except that no residential building of any type shall be permitted to front on Cedar Bridge Avenue or that portion of New Hampshire Avenue that is within three hundred fifty feet (350') from the intersection of New Hampshire Avenue and Cedar Bridge Avenue. The proposed project is more than three hundred fifty feet (350') from the intersection in question and the proposed duplexes would front on a cul-de-sac. The revised plans change the proposed duplex use to single-family. 2. It appears no variances would be created by the reduction of the supermarket site under construction. However, a buffer design waiver would be required. The off-street parking for the supermarket site would only be ten feet (10') from the proposed residential lots. Furthermore, curb and pavement from the supermarket site would be less than five feet (5') from the proposed residential lots. The Board shall take action on the buffer design waiver required. 3. A variance is being requested from providing the Minimum Lot Area for proposed Lot 170.55. A proposed lot area of seven thousand four hundred square feet (7,400 SF) is being provided, whereas seven thousand five hundred square feet (7,500 SF) is required. The Board shall take action on the requested minimum lot area variance. 4. Minimum Lot Area variances are also being requested for the two (2) proposed open space lots. Lot areas of 2,874 square feet and 2,871 square feet are proposed for new Lots 170.51 and 170.59, respectively. Whereas seven thousand five hundred square feet (7,500 SF) is required. The Board shall take action on the requested minimum lot area variances. 5. Variances are being requested from providing the Minimum Lot Width for proposed open space Lots 170.51 and 170.59. Lot widths of twenty-five feet (25') are proposed, whereas fifty feet (50') is required. The Board shall take action on the requested minimum lot width variances. 6. 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.

A motion was made and seconded to approve.

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

- 2. SD 2033** (Variance Requested)
Applicant: 319 Cedarbridge LLC
Location: Boulevard of the Americas
Block 548 Lot 170.49 & 170.32
Preliminary & Final Major Subdivision to create 8 lots

A review letter prepared by Remington, Vernick & Vena Engineers dated April 21, 2015 was entered as an exhibit.

This proposed subdivision has been revised from a duplex housing to a single-family dwelling concept. Only a revised Final Plat has been submitted for review. The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes to subdivide two (2) lots, existing Lot 170.32 which is under construction and existing Lot 170.49. The revised plan proposes to subdivide two (2) lots, existing Lot 170.32 which is under construction and existing Lot 170.49, into eight (8) new lots, shown as proposed Lots 170.60 through 170.67 on the subdivision plans. The proposed new lots would include one (1) lot designated for off-street parking, proposed Lot 170.60, five (6) single-family dwellings, proposed Lots 170.61 through 170.65, one (1) commercial site to be improved at a later date, proposed Lot 170.66, and the community building property, proposed Lot 170.67, which is under construction. The existing irregular shaped properties totaling 161,028 square feet, or 3.697 acres in area are known as Lots 170.32 and 170.49 in Block 548. The site has approximately four hundred feet (400') of frontage along Cedar Bridge Avenue, a County Highway. A Community Building is under construction on Lot 170.32. Except for an access road, Lot 170.49 is a vacant mostly wooded tract located on the northeast side of Cedar Bridge Avenue. The layout of this access road, now proposed as the extension of Stonewall Court, was previously approved under resolution SD #1607 on February 19, 2008. All utilities will be available to the site. In fact, new water main has been constructed on the northeast side of Cedar Bridge Avenue and the northwest side of the access road. Access to the proposed development is being provided by Stonewall Court. Stonewall Court connects the previously approved subdivision to the northeast with Cedar Bridge Avenue. Instead of being an access easement, Stonewall Court running through existing Lot 170.49 would become a forty foot (40') wide right-of-way. Curb and sidewalk are being proposed along where the development abuts Cedar Bridge Avenue. Curb is proposed within the residential development. Based on the revised Final Plat, it appears sidewalk is proposed along both sides of Stonewall Court within the residential development. Existing Lot 170.32 is located in the R-15/10 Cluster Zone, while existing Lot 170.49 is in the B-6 Corporate Campus/Stadium Support Zone. The proposed lots are mostly situated within the B-6 Corporate Campus/Stadium Support Zone. There is a firehouse to the northwest, a commercial building to the southeast, the subdivision under construction to the northeast, and Cedar Bridge Avenue to the southwest. The following waivers have been requested from the Land Development Checklist 1. C13 — Environmental Impact Statement. 2. C14 - Tree Protection Management Plan. We support the waiving of an Environmental Impact Statement since the project is within an area previously approved for development. The Board waived the submission of an Environmental Impact Statement. We support the granting of the requested Tree Protection Management Plan waiver for completeness purposes only. If possible, a Tree Protection Management Plan can be incorporated into the Existing Conditions Plan or Landscape Plan. However, a Tree Protection Management Plan should be a condition of approval and required prior to any housing construction. The applicant's engineer indicates that a

Tree Protection Management Plan will be provided for resolution compliance submission if approval is granted. 1. Except for the Community Building which is under construction in the R-15110 Cluster Zone, the site is generally situated within the B-6 Corporate Campus/Stadium Support Zone. In accordance with Section 18-903R.1 .h., of the UDO, the following is permitted. Residential uses and design standards permitted in the B-1 zoning district, except that no residential building of any type shall be permitted to front on Cedar Bridge Avenue or that portion of New Hampshire Avenue that is within three hundred fifty feet (350') from the intersection of New Hampshire Avenue and Cedar Bridge Avenue. The proposed project is more than three hundred fifty feet (350') from the intersection in question and the proposed duplexes would front on Stonewall Court. The revised plans change the proposed duplex use to single-family. 2. According to the revised Final Plat, a variance is being requested from providing the Minimum Lot Area for proposed Lot 170.66, the future development commercial property. A proposed lot area of 1.526 acres would be provided, whereas two (2) acres is required. The Board shall take action on the requested minimum lot area variance. 3. A partial design waiver is required from constructing sidewalk along the southeast side of Stonewall Court. We can support this design waiver provided a time limit is placed upon it. We presume the sidewalk is not proposed in the short term because of the future development being contemplated for proposed Lot 170.66 shown on the revised Final Plat. The applicant's engineer indicates that testimony will be provided regarding an estimated time of construction. The Board shall take action on the requested partial design waiver. 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.

A motion was made and seconded to approve.

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

- 3. SP 2112** (Variance Requested)
Applicant: Monlu LLC – Stuart Lubowsky
Location: Princeton Avenue
Block 162 Lots 2 & 4
Preliminary and Final Major Site Plan for a building addition

This application was carried to the June 9, 2015 meeting.

- 4. SD 2042** (No Variance Requested)
Applicant: Joshua Goldstein
Location: Thorndike Avenue
Block 266 Lot 6
Minor Subdivision to create two lots

A review letter prepared by Remington, Vernick & Vena Engineers dated May 7, 2015 was entered as an exhibit.

The applicant seeks minor subdivision approval to subdivide an existing 1.036 acre (45,129.01 SF) lot into two (2) proposed conforming single-family residential lots. The existing property, Lot 6 in Block 266, is a vacant, wooded tract surrounded with chain link fencing. The site would be subdivided into proposed Lots 6.02 and 6.03 as designated on the subdivision plan. The project is located in the western portion of the Township on the east side of Thorndike Avenue, north of Lafayette Boulevard. The tract has frontage on Thorndike Avenue, a sixty feet (60') wide right-of-way. Thorndike Avenue is a newly improved municipal road which physically ends in a cul-de-sac located in front of the southerly half of the site. The applicant proposes to subdivide the property into two (2) residential lots. Proposed Lot 6.03 will be a 100' X 150' rectangular property consisting of fifteen thousand

square feet (15,000 SF). Proposed Lot 6.02 will be a parallelogram containing 0.691 acres (30,129.01 SF). Granite block curbing exists along the west side of Thorndike Avenue and around the bulb of the cul-de-sac. Concrete curbing exists along the east side of Thorndike Avenue. Sidewalk is proposed for the property frontage along the east side of Thorndike Avenue and ends where the cul-de-sac bulb may be extended in the future. The existing tract is lightly wooded and the larger trees onsite have not been located. Potable water exists under the east side of Thorndike Avenue and ends under approximately the middle of the cul-de-sac bulb. Sanitary sewer exists under roughly the centerline of Thorndike Avenue. Existing storm drainage runs under the western side of Thorndike Avenue. An existing gas main is located under the road between the sanitary and storm sewer lines, ending near the terminus of the cul-de-sac bulb. Street lighting exists, though not shown, and the area is serviced by underground electric. The proposed lots are situated within the R-12, Single-Family Residential Zone. The surrounding land uses are either vacant or residential. 1. The parcels are located in the R-12 Single-Family Residential Zone District. Single-family detached dwellings are a permitted use in the zone. 2. No variances or waivers are being requested to create this subdivision.

A motion was made and seconded to approve.

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

- 5. SD 1982A** (Variance Requested)
Applicant: 1260 ECL, LLC
Location: East County Line Road
Block 187 Lots 7, 44, & 100
Amended Preliminary & Final Major Subdivision to create seven lots

A review letter prepared by Remington, Vernick & Vena Engineers dated May 6, 2015 was entered as an exhibit.

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of three (3) existing lots to create seven (7) proposed lots and a cul-de-sac road. Five (5) of the seven (7) proposed lots would be for future single-family residential dwellings, and the other two (2) lots will contain existing single-family dwellings. The existing lots known as Lots 7, 44, and 100 in Block 187 are proposed to be subdivided into proposed Lots 100.01 through 100.07 on the Major Subdivision Plan. The lots that will contain the existing single-family dwellings are proposed Lots 100.01 and 100.07. It should be noted a previous Major Subdivision approval (SD-1982) was granted for only Lot 100. This project has returned to Board with the inclusion of Lots 7 and 44. The subject property is located in the northeast portion of the Township on the south side of East County Line Road, east of Ann Court. East County Line Road is an improved County Highway with a variable width right-of-way in front of the site. A dedication is proposed to bring the half width right-of-way to a consistent twenty-five feet (25') along the site frontage. The subdivision would create a cul-de-sac for the project that intersects the south side of East County Line Road. The cul-de-sac is proposed to be called Emerald Court, upon which the residential lots would front. Only a forty foot (40') right-of-way width with sidewalk on both sides is proposed for access. Even though the proposed right-of-way width is substandard, a thirty foot (30') pavement width and an eighty foot (80') diameter cul-de-sac bulb have been designed with sidewalk and curbing. The proposed sidewalk would require easements because of the narrow right-of-way designed. Much of the existing 2.99 acre area of the site is covered by trees and is very flat. Presently, there are three (3) existing single family dwellings, two (2) detached garages, and three (3) sheds on the properties to be subdivided. Most of the structures will be removed in accordance with applicable local and state standards. The two (2) single-family dwellings on existing Lots 7 and 44 will remain on proposed Lots 100.01 and 100.07. 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 infiltration areas. Proposed sanitary sewer and potable water for the subdivision will be extended from existing

mains in East County Line Road. Four (4) off-street parking spaces are proposed for each lot. The subject site is located within the R-16 Single-Family Residential Zone District. The lands surrounding the site are exclusively residential. 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. 5. C14 - Tree Protection Management Plan. We can support granting the Site Features waivers provided a revised survey is submitted prior to scheduling of the public hearing. Additional topography is required to the property line limits of Lots 7 and 44. The current survey does not provide enough topography for design. We support the granting of the requested Environmental Impact Statement waiver, since the site and surroundings have been previously developed. We support the granting of the requested Tree Protection Management Plan waiver for completeness purposes. A Tree Protection Management Plan should be required prior to any construction.

The Board granted the submission waivers. The submission of a Tree Protection Management Plan shall be a condition of any approvals. 1. The site is situated within the R-15, Single-Family Zone District. Single-family detached housing on minimum fifteen thousand square foot (15,000 SF) lots is permitted in the Zone. Statements of fact. 2. According to our review of the Major Subdivision Plan and the zone requirements, variances are requested for Minimum Lot Width. Proposed Lots 100.03, 100.04, 100.05, and 100.07 would have lot widths of 62.01 feet, 75.06 feet, 85.02 feet, and 96.92 feet respectively, whereas one hundred feet (100') is required. The Board shall take action on the requested minimum lot width variances. 3. Our review of the Major Subdivision Plan and the zone requirements also indicates a variance is required for Minimum Front Yard Setback on proposed Lot 100.07. Only a 20.1 foot setback is proposed, whereas a thirty foot (30') setback is required. This setback is an existing condition. The Board shall take action on the required minimum front yard setback variance for the existing non-conformance. 4. A waiver is requested for the proposed right-of-way width of the cul-de-sac. A forty foot (40') right-of-way width is proposed, whereas a fifty foot (50') width is required. Our review indicates the project could be designed using the proper right-of-way width without creating additional variances. The Board shall take action on the requested design waiver. 5. A waiver is required for a proposed non radial lot line between new Lots 100.05 and 100.06. The Board shall take action on the requested design waiver. 6. 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.

A motion was made and seconded to approve.

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

- 6. SP 2115** (No Variance Requested)
Applicant: Congregation Ateres Avrohom
Location: East County Line Road
Block 174 Lot 50.06
Preliminary & Final Major Site Plan for a synagogue

A review letter prepared by Remington, Vernick & Vena Engineers dated May 7, 2015 was entered as an exhibit.

The applicant is seeking a Preliminary and Final Major Site Plan approval for the construction of a three thousand five hundred eighty-eight square foot (3,588 SF) shul with nineteen (19) parking spaces and associated site improvements. This lot was created by a prior major subdivision (SD1883) approved by the Planning Board. The subject property is located in the northerly portion of the Township on north side of County Route 526, which is County Line Road East, west of Brook Road. County Line Road East at this location has a variable width right-of-way. No sidewalk or cubing exists at this location. Most of the existing 0.425 acre area of the site is open

and fairly level. The land is a portion of a major subdivision under construction. Presently, there is a one-story single-family dwelling and a shed on the property. These structures located on the site will be removed. The subject site is located within the R-15 Single-Family Residential Zone District. The lands surrounding the site are almost exclusively residential. 1. The site is situated within the R-15, Single-Family Zone District. Places of worship including parish houses and classrooms are permitted in the Zone in accordance with the requirements of Section 18-905. Statements of fact. 2. It appears that no variances are being requested. Statement of fact. 3. Waivers are required for the proposed lot lines which are not perpendicular to the right-of-way. A waiver for proposed lot lines not perpendicular to the right-of-way was granted with the subdivision application which created this property. 4. A waiver is required for the proposed shul property, new Lot 50.06. Section 18-905A.2., of the UDO requires a five foot (5') parking buffer from a residential use. Parking is proposed within 4.3 feet of the westerly property line. The Board shall take action on the required waiver. 5. Another waiver is required for the proposed shul property, new Lot 50.06. Section 18-905B.1., of the UDO requires a twenty foot (20') buffer from a residential use. The Board shall take action on the required waiver. 6. Perimeter buffer relief is required along both side yard property lines, i.e., adjacent to Lots 20.03 and 51.02. As indicated on the Site Plan (Sheet 2), 6 foot-high board-on-board fence is proposed along both property lines (outside of the front yard setback), as well as along most of the rear lot line. The Board shall take action on the required waiver. 7. The applicant must address the positive and negative criteria in support of the required relief. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerial and/or tax maps of the project and surroundings to identify the existing character of the area.

A motion was made and seconded to approve.

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

8. CORRESPONDENCE

- **SP 1832** – removal of landscaping from the original approval

A motion was made and seconded to approve.

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

- **SP 1929A** – adjustment to approved building addition

The Board required additional information and no action was taken

- **SP 2055** – adjustment to approved building locations and uses

The Board required additional information and no action was taken

- **SP 1839** – modification to original resolution

The Board required additional information and no action was taken

- **SP 2026** – removal of landscaping from original approval

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Banas, Mr. Neiman

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

**The audio recording did not work and the minutes presented herewith were completed to the best of our ability. If more comprehensive minutes are required, a transcript may be purchased from the court stenographer.*