

I. CERTIFICATION OF COMPLIANCE

Chairman Neiman called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Mr. Vogt 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. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to the following newspapers: *The Asbury Park Press*, and *The Tri-Town News* at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

2. ROLL CALL

Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

3. SWEARING IN OF PROFESSIONALS

Mr. Vogt was sworn in.

4. MEMORIALIZATION OF RESOLUTIONS

1. **SP 1953**

Applicant: Yeshiva Shagas Aryeh

Location: Northeast corner of Neiman Road & Cross Street
Block 251.03 Lot 19

Eliminate a condition of a previously approved site plan for proposed school

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

2. **SP 1972** (Variance Requested)

Applicant: Hamesivta B' Bensonhurst

Location: Massachusetts Avenue, opposite North Drive
Block 442 Lots 3.01 & 3.02

Preliminary & Final Major Site Plan for proposed boys high school & dormitory

A motion was made and seconded to approve.

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

Abstained: Mr. Rennert

- 3. SP 1954** (Variance Requested)
Applicant: Harley Davidson of Ocean County
Location: Route 70, east of Vermont Avenue
Block 1086 Lot 16
Approved side yard setback of existing building only

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal
Abstained: Mr. Follman

5. NEW BUSINESS

- 1.** Discussion: Review/recommendation of proposed ordinance
(Section 18-200) Shed

Mr. Vogt stated that there was no current definition for a shed. The purpose of this change is to add a formal definition.

A motion was made by Mr. Franklin and seconded by Mr. Herzl to recommend this ordinance be adopted.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

- 2.** Discussion: Review/recommendation of proposed ordinance
(Section 18-1102) Requirements of Permits

A motion was made by Mr. Franklin and seconded by Mr. Follman to recommend this ordinance be adopted.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

- 3. SP 1973** (No Variance Requested)
Applicant: Meon HaTorah Rabbinical College
Location: Oak Street, west of Vine Avenue
Block 1012 Lot 1.02
Block 1017 Lot 1
Block 1024 Lot 2
Preliminary & Final Site Plan for proposed school (Phase One) & Preliminary & Final approval for planned educational campus & housing (Phase Two)

Project Description

The applicant is seeking Preliminary and Final Major Site Plan approval. This site plan is for constructing a rabbinical college of a school and residences with support recreational and parking facilities in conformance with R-12 and Planned Educational Campus Zoning. The proposed project will be phased with a total of six (6) phases proposed. The first phase will consist of a three-story yeshiva college/high school, two (2) dormitory buildings and three-story K-8 elementary school. The proposed project design is based on the portion of Halsey Street east of Clyde Avenue being vacated. The fifty foot (50') wide by three hundred fifty foot (350') length of Halsey Street would be added to the site. Township Committee approval will be required for the street vacation. Halsey Street is an unimproved street. The project is also surrounded by a number of unimproved streets. These streets would be improved as part of the site plan project. The site plan indicates one hundred two (102) off-street parking spaces will be required for residential parking, eighty-five (85) off-street parking spaces for school parking, and two (2) off-street parking spaces for dormitory parking. This is based on one (1) off-street parking space required for each dwelling unit, one (1) off-street parking space required for each room containing a classroom, tutor room, library, meeting room, or office, and 0.25 off-street parking spaces for each dormitory unit. Therefore, according to the site plan, the total off-street parking required for the project is one hundred eighty-nine (189) spaces. We count the proposed parking lots in Phase 1 provide for ninety-three (93) off-street spaces. The proposed parking for the residential units in the subsequent phases contains one hundred two (102) off-street spaces. Therefore, the total proposed off-street parking provided for the project is one hundred ninety-five (195) spaces, five (5) of which are handicapped accessible. The first phase of the project proposes two (2) abutting school buildings, two (2) dormitory buildings, associated parking, and recreational facilities. The second phase proposes two (2) six-unit campus housing buildings. The third phase proposes seven (7) four-unit and one (1) six-unit campus housing buildings. The fourth phase proposes five (5) four-unit and four (4) six-unit campus housing buildings. The fifth phase proposes three (3) four-unit campus housing buildings. The last phase proposes a pool to complete the recreational uses of the site. We have the following comments and recommendations per testimony provided at the 2/7/12 Planning Board Plan Review Meeting, and comments from our initial review letter dated January 19, 2012: 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. 5. C14 - Tree Protection Management Plan. Although the Site Plan does not show all topography within two hundred feet (200') of the site, there is more than enough information provided to prepare the design. Therefore, we support the "B-Site Features" requested waivers. Waivers have been requested from the submission of an Environmental Impact Statement and a Tree Protection Management Plan. Our site investigation on 1/11/12 revealed the property appears to consist of wooded uplands with no wetlands or areas of environmental concern mapped for the site. We can support the requested waiver from C13. The existing property is completely wooded. We can support the granting of the requested waiver from C14 for completeness only, provided there is an agreement to comply with the Township's Tree Ordinance as a condition of approval. The Board granted the requested waivers with the understanding that the Tree Protection Management Plan waiver is for site plan completeness only and the project will comply with the Township's Tree Ordinance as a condition of approval. II. Zoning 1. Testimony should be provided on compliance with the

Planned Educational Campus Ordinance. Confirming testimony should be provided on Ordinance compliance. 2. Per Ordinance #2009-53, Section 18-902.H.6.b., "A Planned Educational Campus may only be developed on one or more contiguous parcels of land having a minimum gross acreage of three (3) acres". The Schedule of Bulk Requirements indicates that 10.55 acres of land is being provided. Therefore, the Minimum Tract Size is met. Statements of fact. 3. The allowable Maximum Gross Residential Density is twenty-eight (28) dwelling units per acre. Based on one hundred two (102) proposed residential dwelling units, the density would be 9.67 units per acre. Therefore, the Maximum Gross Residential Density is met. Based on the inclusion of the dormitory units, the revised density will become 10.43 units per acre, which still meets the allowable maximum density. 4. The allowable Maximum Building Coverage is forty-five percent (45%) of the gross tract area. From our review of the overall site plan it appears the coverage is well below the allowable forty-five percent (45%). A summary table should be provided. Statements of fact. 5. The allowable Maximum Impervious Surface Coverage is eighty-five percent (85%) of the gross tract area. From our review of the overall site plan it appears the coverage is well below the allowable eighty-five percent (85%). A value should be provided. Statements of fact. 6. No variances or design waivers are being requested in connection with this application. From our review of the project, we note that building signage variances and buffer area waivers may be necessary. Per communications with the applicant's professionals, no building signage variances and/or buffer area waivers are requested or necessary. III. Review Comments A. Site Plan/Circulation/Parking 1. As currently configured, Site Plan approval is contingent upon the vacation of Halsey Street. The applicant shall request the Lakewood Township Committee to vacate the portion of Halsey Street east of Clyde Avenue. The vacation of the portion of Halsey Street east of Clyde Avenue should be a condition of approval. 2. The overall tract outbound appears to be based on a Plan of Survey for Parcel 9, Block 1017 & 1024 and filed Minor Subdivision Map #J3812. An updated outbound survey for the tract is required since we note discrepancies with the overall tract outbound shown on the site plan. The updated outbound survey can be submitted during resolution compliance review should approval be granted. 3. Based on the filed Minor Subdivision, Lot 1.02 of the site fronting on Oak Street shall be corrected to Lot 1.01. The lot number correction can be done during resolution compliance review should approval be granted. 4. Per communications with the applicant's engineer, additional survey information will be provided for types of pipe, sizes, and inverts where applicable. The additional survey information can be provided during resolution compliance review should approval be granted. 5. We recommend the existing lots be consolidated if feasible. Per communications with the applicant's professionals, the provided on the campus housing units proposed in Phases 2 through 5 will be rental units as per the campus ordinance. The proposed internal road network will be privately owned, while the surrounding right-of-ways will be improved as Township roads. Testimony should be provided on consolidation. 6. Additional proposed dimensions are required on the Site Plan, particularly building dimensions and curb radii. The additional proposed information can be provided during resolution compliance review should approval be granted. 7. Off-street parking for student dormitories requires 0.25 spaces shall be provided for each dwelling unit. The plans need to address parking for the student dormitories. Depending on the number of units proposed, the project may already have enough off-street parking to comply with the requirements. Testimony shall be provided on off-street parking. Confirming testimony should be provided that eight (8) dwelling units are proposed for the student dormitory buildings. 8. Only two (2) handicap parking spaces, both being van accessible, are proposed for the project. Additional proposed spaces are required. Proposed curb ramps and accessible routes should be provided. The revised plans provide five (5) proposed handicap parking spaces which is

sufficient for the school buildings. Proposed curb ramps and accessible routes can be provided during resolution compliance review should approval be granted. 9. It appears all proposed road widths and driveway access aisle widths are sufficient for the two-way circulation patterns shown. A Circulation Plan should be provided for confirmation. Testimony should be provided on circulation. A Circulation Plan can be provided during resolution compliance review should approval be granted. 10. Testimony is necessary from the applicant's professionals regarding how the proposed bus drop off areas will be used, including but not limited to times, sizes, and types of vehicles anticipated (i.e., buses, vans, cars, others). Testimony should be provided on the proposed bus drop off areas in front of the school buildings. 11. We believe a proposed refuse enclosure is depicted behind the building. Testimony is required from the applicant's professionals addressing who will collect the trash. If Township pickup is proposed, approval from the DPW Director is necessary. The waste receptacle area shall be screened and designed in accordance with Section 18-809.E. of the UDO. Testimony should be provided on trash collection. Per communications with the applicant's professionals, the final design will conform to DPW recommendations. 12. Proposed sight triangle easements should be addressed throughout the proposed project. A sight triangle easement has been proposed at the intersection of Clyde Avenue with Oak Street. Testimony on sight triangles should be provided. Additional proposed sight triangle easements have been proposed. We recommend the applicant's engineer review the size of the easements since some conflict with proposed residential driveways. 13. At a minimum, shade trees within shade tree and utility easements should be considered along all public right-of-ways. Proposed shade trees within shade tree and utility easements have been added along all public right-of-ways. 14. Testimony should be provided on loading and deliveries proposed for the site. Testimony should be provided on these aspects of proposed site operations. B. Architectural 1. Architectural floor plans and elevations have been provided for the proposed school buildings and campus housing. Architectural floor plans and elevations are required for the proposed dormitory buildings. The proposed school buildings contain three (3) floors. The proposed mean building height is forty-eight feet, six and three eighths inches (48'-6 3/8"). The proposed campus housing consists of three (3) floors with a lower level unit and a two-story unit. The proposed mean building height is twenty-nine feet and fifteen sixteenths inches (29'-15/16"). The allowable building height is sixty-five feet (65'). Fact. 2. Testimony should be provided as to whether any roof-mounted HVAC equipment is proposed for the buildings. If so, said equipment should be adequately screened. Fact. C. Grading 1. A grading plan is provided on Sheet 4. The proposed grading is feasible, ties into the existing conditions, and has been designed to generally slope towards proposed inlets. A storm sewer collection system is proposed to collect runoff and direct it to underground recharge systems. Grading Plans are provided on Sheets 5 and 6 of the revised plan set. 2. Proposed road profiles must be added to evaluate the grading scheme. Proposed road profiles are being developed on Sheets 10 and 11 of the revised plan set. Proposed vertical curves shall be designed with a minimum length of twenty-five feet (25') for every percent change in grade. Completion of all profile designs can be submitted for review during resolution compliance should approval be granted. 3. The improvement of Clyde Avenue must be coordinated with the developed site immediately to the west for vehicular access purposes. Existing pavement associated with this neighboring developed site falls within the Clyde Avenue right-of-way. 4. We recommend the following be added to the grading plan: a. Proposed top of curb elevations for the parking lots. b. Proposed building corner elevations. The additional grading plan information can be provided during resolution compliance submission should approval be granted. 5. The proposed grading will be reviewed in detail after plan revisions are submitted. Review of final grading will take place during resolution compliance submission

should approval be granted. D. Storm Water Management 1. A proposed storm water management system has been designed. The design proposes a storm sewer collection system with a number of underground recharge systems located throughout the site. 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. Final review of storm water management will take place during resolution compliance submission should approval be granted. 2. The Narrative Section of the Storm Water Management Report indicates a laboratory permeability rate of 12.0 inches/hour was obtained for the on-site soils. The permeability testing results should be added to the Report. Additions to the Storm Water Management Report can be completed during resolution compliance submission should approval be granted. 3. The Narrative Section of the Storm Water Management Report also indicates a soils investigation was undertaken for the site. The locations of Soil Logs should be added to the plans. The results of the Soil Logs should also be provided to indicate that a two foot (2') separation will be maintained from the seasonal high water table elevations to the bottoms of the recharge beds. The additional information regarding soils can be added to the Report and Plans during resolution compliance submission should approval be granted. 4. Predevelopment and Post Development Drainage Area Maps should be provided to assist in the review of the design. The Maps can be provided during resolution compliance submission should approval be granted. 5. Pipe design calculations should be added to the Report. The pipe design calculations can be provided during resolution compliance submission should approval be granted. 6. Storm sewer profiles should be added to the plans. Storm sewer profiles should be added for drainage outside of the roadways. Otherwise, the storm sewer will be part of the road profile designs. 7. The submission of a Storm Water Management Operation & Maintenance Manual will be required. Testimony shall be provided on the operation and maintenance of the proposed storm water management system components since it appears a combination of publicly and privately owned facilities are proposed. The Manual can be provided during compliance submission should site plan approval be granted. Clarifying testimony should be provided on the ownership of various components of the proposed storm water management system. E. Landscaping 1. A landscape design has been provided on sheet 6. At this time, the landscape design only includes proposed shade trees and screening for the first phase of the project. A landscape design has been provided on Sheets 7 and 8 of the revised plan set. So far the landscape design proposes shade trees and screening for the project. 2. The overall landscape design is subject to review and approval by the Board and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. The Board should provide landscape design recommendations, if any. We recommend that the applicant follow Shade Tree Commission recommendations for the project, as practicable. 3. We recommend all proposed sight triangles, utilities, and easements be added to the plan to prevent any planting conflicts. The additional information can be provided during resolution compliance submission should approval be granted. 4. A detailed review of the landscape design will be undertaken when plan revisions are submitted. A final review of the landscape design will take place following resolution compliance submission should approval be granted. F. Lighting 1. A lighting design has been provided on sheet 6. At this time, the lighting design only includes the first phase of the project. A point to point diagram will be required for review. A proposed lighting design has been provided on Sheets 7 and 8 of the revised plan set. The lighting design includes the school and recreational phases of the project. A point to point diagram will be required for final review. 2. The overall lighting design is subject to review and approval by the Board. The Board should

provide lighting design recommendations, if any. 3. Testimony should be provided on the ownership of the proposed lighting since lighting appears to be provided for a combination of publicly and privately owned facilities. Testimony is required on ownership limits of the proposed lighting. 4. A detailed review of the lighting design will be undertaken when plan revisions are submitted. Final review of the proposed lighting design will be completed after resolution compliance submission should approval be granted. G. Utilities 1. The proposed utilities are shown on the Grading & Drainage Sheet of the site plan set. The proposed utilities are shown on Grading & Drainage Sheets 5 and 6 of the revised plan set. H. Signage 1. Per review of the design documents, it appears that (only) building mounted signage is proposed at this time. Confirming testimony on proposed signage should be provided. I. Environmental 1. A waiver is required from the submission of a Tree Protection Management Plan. The existing property contains mature woodlands with the exception of a few trails that crisscross the site. We can support the granting of the requested waiver only from a site plan completion standpoint. A Tree Protection Management Plan must be provided as a condition of approval to comply with the Township's Tree Ordinance. A Tree Protection Management Plan complying with the Township's Tree Ordinance must be provided as a condition of approval. J. Construction Details 1. Construction details are provided on Sheets 8 through 10 of the site plans. Construction details are provided on Sheets 12 through 14 of the revised site 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. Construction details will be reviewed in depth after plan revisions are submitted. Final review of construction details will occur after resolution compliance submission should approval be granted. 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 (as applicable); c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals.

Mr. Rennert recused himself from this application.

Mr. Vogt stated there are no variances for this project.

Mr. Abraham Penzer, Esq. on behalf of the applicant stated this project is over 10.5 acres and contains a swimming pool, soccer fields etc. There will be two phases for this project. The first phase is the two school buildings with the two dormitory buildings with associated parking and recreation facilities. The second phase is the two six unit campus housing buildings. The third phase is the seven four unit and one six unit campus housing building. The fourth phase is a five four unit and four six unit campus housing building. The fifth phase will be the three four unit campus building. The sixth phase will be the pool to complete the recreational area. We estimate that we will have 410 parking spaces but to be on the safe side we will have 220 if there are to be driveways, intersections etc. added.

Mr. Neiman asked where the parking lot is.

Mr. Glenn Lines, P.E. was sworn in. There will be parking across the front of the school, some on the side which will be generally for the schools. The residential portion will have two parking spaces. One for the upstairs portion of the duplex and one for the basement apartment.

Mr. Penzer stated that the Board previously granted waivers except for the tree protection management plan and we will have to comply with the Township tree ordinance in regard to that. We meet all the requirements of the educational campus ordinance. We are way below the amount of density required, we are way below the maximum impervious surface requirements. Every comment that Terry has asked for we can meet.

Mr. Neiman asked about the bus circulation.

Mr. Lines stated that for the grade school, the bus drop off will be along the front of the building. We have seven spaces for busses. There will not be more than seven busses for the first phase of the school. Most of the egress is from Clyde Avenue which is an existing paper street. They will come in from Clyde to the front of the school for the grade school and go to the back for the high school. The trash will be picked up behind the building. Public works would like a larger dumpster. Mr. Lines will work with Terry on the grading and the stormwater management. They will do a point by point lighting diagram for final review.

Mr. Monteforte, A.I.A. was sworn in. He confirmed that the schools will be built during phase one of the project. He went over the architectural plans with the Board.

Mr. Penzer entered exhibits into evidence.

Mr. Montforte confirmed that the roof-mounted HVAC will be screened. He also confirmed that the allowable building height is below 65'.

Mr. Neiman opened the microphone to the public, seeing no one come forward this portion was closed.

Mr. Percal made a motion to approve this application, seconded by Mr. Follman.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

- 4. SP 1974** (Variance Requested)
Applicant: Congregation Sheman Lmincha
Location: Northwest corner of Kennedy Boulevard East & Milano Drive
Block 174.01 Lot 26.02
Preliminary & Final Site Plan approval for proposed house of worship

Project Description

The applicant is seeking Preliminary and Final Site Plan approval for the construction of a two-story shul, which includes a future finished basement, within a 3,521 square foot footprint. The architectural plans indicate the proposed shul will contain a one thousand nine hundred square foot (1,900 SF) main sanctuary area. An interior parking area is proposed consisting of eight (8) parking spaces, one (1) being van accessible handicapped. Another perpendicular row of parking is proposed along Milano Drive consisting of three (3) parking spaces. Site improvements are also proposed for the project. The site is located in the northern portion of the Township on the northwest corner of Kennedy Boulevard East and Milano Drive known as

Lot 26.02 in Block 174.01. The total area of the site is 31,158 square feet, which is 0.7153 acres. The land is vacant and partially cleared. The property frontage on Kennedy Boulevard East has existing concrete curb and the site frontage on Milano Drive has Belgian block curb. No sidewalk exists along either frontage, but is proposed along a portion of the Milano Drive frontage. Kennedy Boulevard East is a County Road. The undeveloped site has been created from a previously approved major subdivision. The major subdivision received a CAFRA Permit and is restricted with Tree Line Preservation Areas. The subdivision is under construction with most of the single family residential lots still undeveloped. Otherwise, the surrounding properties are mostly developed with residential uses. We have the following comments and recommendations per testimony provided at the 2/7/12 Planning Board Plan Review Meeting, and comments from our initial review letter dated February 1, 2012: 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. 3. C17 - Proposed Drainage Facilities. The waivers are being requested due to the fact that previous subdivision approval was issued by the Board and CAFRA approval was issued by the NJDEP. The subdivision which contains the subject site plan lot was designed with a storm water management system to handle increased impervious surface due to development. NJDEP as part of the CAFRA review approved the storm water management system. Additionally, an Environmental Impact Statement and Tree Save Plan were reviewed by NJDEP and the Lakewood Township Planning Board as part of the previous subdivision approval. We recommend the granting of the requested waivers recognizing the three (3) elements were previously completed during the subdivision approval process. The Board granted the requested waivers. II. Zoning 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. Statements of fact. 2. A front yard setback variance is being requested. A front yard setback of twenty-two feet (22') is being proposed, whereas a front yard setback of thirty feet (30') is required. The variance is being requested because the Tree Line Preservation Area restricts the proposed building from being located further back on the site. The Board shall take action on the requested variance. 3. According to Section 18-905 B. 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 than requirements indicated in 18-905 B. 3 shall be put in place along the invaded area. A variance is necessary from the twenty foot (20') buffer requirement to neighboring Lot 26.03. Landscaping should be provided to the satisfaction of the Board. The Board shall take action on the required buffer relief. 4. A design waiver is required for the proposed parking aisle width. A twenty-two foot (22') aisle width is proposed instead of a twenty-four foot (24') aisle width. The waiver is being requested because of the limited developable area of the site due to the restriction imposed by the CAFRA Tree Line Preservation Area. The Board shall take action on the required design waiver. 5. 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. Site Plan/Circulation/Parking 1. An updated Boundary and Topographic Survey is required for Lot 26.02. Milano Drive is a new road without top course paving since the subdivision is under construction. Existing on-site and frontage improvements such as electric and telephone boxes, street lights, drainage, and sanitary sewer cleanouts need to be added to the base map because they will impact design. The applicant's engineer has agreed to provide an updated Boundary and Topographic Survey for Lot 26.02 with resolution compliance submission should

the Board act favorably on the application. 2. The existing Tree Line Preservation Easement with bearings and distances must be added to the Site Plan. It cannot be determined whether the current improvements encroach upon the easement. The existing Tree Line Preservation Easement with bearings and distances has been added to the Site Plan. A tie distance of 71.42 feet shall be added on the property line of Lots 26.02 and 26.03 between the Easement Line and the rear of the lots. The distance of 134.27 feet shall be corrected to 42.20 feet. The proposed building setback lines shall be modified to agree with the filed Final Plat. The proposed pins and monuments shown on the filed Final Plat shall also be added to the Site Plan. These changes can be provided with resolution compliance submission should approval be granted. The proposed improvements shown on the site plan coincide with the Tree Line Preservation Easement. 3. The proposed side yard setback dimension must be reduced to no more than 55.88 feet to keep the proposed building from encroaching into the Tree Line Preservation Area. The proposed side yard setback dimension has been reduced to 55.88 feet. A proposed 5.98 foot dimension between the parking lot face of curb and the building shall be added to the plans for resolution compliance submission should approval be granted. 4. As indicated previously, eleven (11) off-street parking spaces with one (1) handicapped space is being provided for the proposed shul. Testimony should be provided that no catering is proposed and the number of off-street parking spaces is compliant. The applicant's engineer indicates that testimony will be provided at the public hearing. 5. Per our 1/20/12 site inspection, we note that concrete curbing exists along the Kennedy Boulevard East frontage of the site and Belgian block curb is constructed for the municipal streets within the subdivision. Sidewalk is being proposed across a portion of the Milano Drive frontage. A partial waiver from the construction of sidewalk will have to be granted by the Board unless the sidewalk is extended to the property line extension on Kennedy Boulevard East. The proposed sidewalk should be dimensioned within the right-of-way and be five feet (5') wide to comply with the new ADA requirements. Curb ramps should be provided where the sidewalk crosses proposed driveways and at the intersection of Kennedy Boulevard East and Milano Drive. The proposed sidewalk ends where Milano Drive reaches the Kennedy Boulevard East right-of-way. Unless the applicant agrees to extend the sidewalk along the site's Kennedy Boulevard East frontage, the Board will have to take action on a partial waiver from the construction of sidewalk. 6. Existing Belgian block curb will be replaced with depressed Belgian block curb for the proposed driveway areas on Milano Drive. The plans shall be revised for resolution compliance submission to indicate the limits of different types of existing curb and include the proper proposed curb details should approval be granted. 7. The applicant's professionals should provide testimony as to whether the congregation proposes to use curbside pickup by the Township. If so, a proposed storage area should be depicted on the plans. The plans have been revised to note curbside pickup by the Township. A proposed storage area should be added for resolution compliance submission should approval be granted. 8. Testimony should be provided on lines of sight and whether sight triangle easements are necessary for the proposed access driveway. An existing sight triangle easement dedicated to Ocean County is shown at the intersection of Kennedy Boulevard East and Milano Drive. The applicant's engineer indicates that testimony will be provided at the public hearing. 9. Proposed traffic and handicapped parking sign locations shall be added to the site plan. Proposed traffic and handicapped sign locations have been added to the Site Plan. Proposed handicapped parking signs may have to be mounted on the building due to the location of the proposed handicap ramp. 10. Wheel stops will need to be added for the proposed parking spaces in front of the handicapped ramp access to the building. Wheel stops have been added. Construction details shall be added for resolution compliance submission should approval be granted. 11. Minor

corrections are required to the General Notes and Schedule of Bulk Requirements. We can review the required corrections with the applicant's engineer prior to resolution compliance submission should approval be granted.

B. Architectural

1. The proposed building square footage should be provided. Proposed building square footage of the individual floors has been added to the plans. All of the proposed individual floor areas are less than the footprint area due to either the inset access or an open area to the floor below.
2. Testimony is required on ADA accessibility. It appears only the first floor is accessible. The applicant's engineer indicates that testimony will be provided at the public hearing.
3. Testimony should be provided as to whether the proposed shul will include a sprinkler system. The applicant's engineer indicates that testimony will be provided at the public hearing.
4. The location of proposed air conditioning equipment should be shown. Said equipment should be adequately screened. The location of proposed air conditioning equipment has been added on the Site Plan and adequately screened. The applicant's engineer also indicates that additional air conditioning units will be located on the roof.
5. The disposition of storm water from the proposed roof of the building must be addressed. The applicant's engineer indicates that testimony will be provided at the public hearing.
6. We recommend that color renderings of a revised building be provided for the Board's use at the forthcoming public hearing for the application. The applicant's engineer indicates that a color rendering shall be provided at the public hearing.

C. Grading

1. Grading information is provided on Sheet 3 of the Site Plans. Corrected proposed elevations should be provided for the handicapped ramp access to the building. The proposed handicapped ramp landings shall be adjusted since the access is at the building corner. The proposed steps leading down to the basement shall be added since they have been moved forward on the building. These revisions may be provided with the resolution compliance submission should approval be granted.
2. Soil log locations are indicated on the drawings. Based on the soil log provided within the building footprint, the proposed basement floor elevation of fifty-six (56) shown on the site plan is greater than two feet (2') above the seasonal high water table elevation. The revised site plan has lowered the proposed basement floor elevation to 55.85.
3. Final grading can be addressed during compliance review should approval be granted. Final grading will be reviewed in detail after resolution compliance submission should approval be granted.

D. Storm Water Management

1. A waiver from providing storm water management for the site is being requested due to the fact that previous subdivision approval was issued by the Board and CAFRA approval was issued by the NJDEP. The increase in impervious coverage from the proposed project being a small shul as opposed to a residential dwelling is negligible. Therefore, we find the applicant's request from providing on-site storm water management reasonable. The Board granted the waiver request.

E. Landscaping and Lighting

1. A row of Green Giant Arborvitae has been proposed to buffer the project from neighboring Lot 26.03. The Shade Tree Commission has recommended the planting size of the Arborvitae should be enlarged to a height of six to seven feet (6-7'). The revisions can be provided with the submission for resolution compliance should approval be granted.
2. Existing shade tree and utility easements are shown across the frontage of the property. Proposed shade trees shall not conflict with sight triangle easements. Proposed shade trees are not required along the Kennedy Boulevard East frontage because of the extent of the existing sight triangle easement and the fact the remainder of the existing shade tree and utility easement is already vegetated. The Shade Tree Commission recommended the caliper of the proposed shade trees be increased. The proposed shade tree caliper of two and a half to three inches (2.5-3") may be provided on the submission for resolution compliance should approval be granted.
3. Landscaping should be provided to the satisfaction of the Board. The Board should provide landscaping recommendations, if any.
4. Landscaping shall be reviewed in detail during

compliance should site plan approval be granted. Final review of the landscaping design will be undertaken after resolution compliance submission should approval be granted. 5. The Lighting design shows three (3) wall mounted lights for the proposed project. The height of the wall mounted lights must be clarified. A point to point diagram has been provided to show the adequacy of the proposed site lighting. The revised plans indicate the proposed height of the wall mounted lights to be twenty-four feet (24'). 6. Shielding shall be provided to prevent light spillage onto adjoining properties. The applicant's engineer indicates shielding will be provided to prevent light spillage onto adjoining properties. 7. Lighting should be provided to the satisfaction of the Board. The Board should provide lighting recommendations, if any. 8. Lighting shall be reviewed in detail during compliance should site plan approval be granted. Final review of the lighting design will be undertaken after resolution compliance submission should approval be granted. F. Utilities 1. The General Notes should be corrected to indicate the site is served by public water and sewer. The plans have been revised to indicate public water and sewer service for the site. G. Signage 1. No signage information is provided. A full signage package for free-standing and building-mounted signs identified on the site plans (requiring relief by the Board) must be provided for review and approval as part of the site plan application. Testimony should be provided on proposed signage. H. Environmental 1. We recommend that all on-site materials and debris be removed and disposed in accordance with applicable local and state regulations. A note shall be added to the plans for resolution compliance submission should approval be granted. I. Construction Details 1. Construction details are provided with the current design submission. We will review the construction details during compliance should site plan approval be granted. Final review of construction details will take place after resolution compliance submission should approval be granted. 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. Ocean County Planning Board; c. Ocean County Soil Conservation District; d. New Jersey American Water prior to occupancy; and e. All other required outside agency approvals.

The applicant is seeking a frontyard setback variance, relief for perimeter buffer as well as a design waiver for the parking aisle width. He stated that it can function with 22' as long as you do not have large truck traffic.

Mr. Samuel Brown, Esq. on behalf of the applicant stated there is already a tree save plan for this property which forces the variances that we are requesting. There is nothing in Terry's report that we can not comply with.

Mr. Brian Flannery, P.E. was sworn in. The property was a subject for a CAFRA application for a residential development. The rendered version of the site plan was marked as A-1. An architectural perspective of the proposed structure was marked is A-2. They have eleven parking spaces which complies with the ordinance. They will satisfy Terry's requests in the report. He stated that the first floor would be ADA accessible but the second floor would not be. They will comply with whatever the code requires for the building sprinkler system. There will be splash blocks for the stormwater from the roof.

Mr. Neiman opened the microphone to the public, seeing no one come forward this portion was closed.

Mr. Rennert made a motion to approve the application, the motion was seconded by Mr. Follman.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

5. **SD 1828** (No Variance Requested)
Applicant: Cedarbridge Development, LLC
Location: Northwest corner of Pine Street & New Hampshire Avenue
Block 961.01 Lots 2.01, 2.02 & 2.03
Amended final major subdivision to realign existing three (3) lots

This application will be carried to the March 20, 2012 Planning Board meeting.

6. **SD 1831** (Variance Requested)
Applicant: Yehoshua Frankel
Location: East Spruce Street, south of Albert Avenue
Block 855.02 Lot 20
Minor Subdivision & Variance to create two (2) lots

Project Description

The applicant proposes to subdivide the existing 150' X 300' tract into two (2) equal separate lots. Existing Lot 20 in Block 855.02, containing forty-five thousand square feet (45,000 SF), would be subdivided into proposed Lots 20.01 and 20.02 as designated on the subdivision plan. There is an existing dwelling and shed on the property. All existing structures on the tract are to be removed. Public water and sewer is not available. The site is situated in the south central portion of the Township on the south side of East Spruce Street, east of its intersection with Albert Avenue. The surrounding area is predominantly single-family residential, with some vacant land. East Spruce Street is a narrow paved road in good condition that has an existing right-of-way width of fifty feet (50'). Curbing and sidewalk does not exist along the property frontage, but is proposed. Road widening is proposed since the existing pavement is narrow. The existing forty-five thousand square foot (45,000 SF) property which would be subdivided into twenty-two thousand five hundred square foot (22,500 SF) lots falls within the R-20 Single Family Residential Zone. Lot width variances are requested to create this subdivision. We have the following comments and recommendations: I. Zoning 1. The property is located within the R-20 Single-Family Residential Zone District. Single-family detached dwellings are a permitted use in the zone. 2. The applicant has requested bulk variances for lot width on proposed Lots 20.01 and 20.02. Lot widths of seventy-five feet (75') are proposed where the ordinance requires a minimum of one hundred feet (100'). 3. The applicant must address the positive and negative criteria in support of the requested 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. The Survey Certification indicates that a Survey of Lot 20 was prepared by Harry W. Mager, Jr., P.L.S., dated 8/24/11. A copy of this survey should be provided. 2. The General Notes indicate vertical elevations are based on an assumed datum. A bench mark must be provided. 3. The NJ R.S.I.S. requires 2.5 off-street parking spaces for unspecified number of bedroom single-family dwellings. The zoning schedule indicates that four (4) off-street parking spaces are required and will be provided for the proposed future dwellings.

The applicant should provide testimony detailing the number of bedrooms proposed for the future dwellings. Parking must be provided to the satisfaction of the Board. 4. Testimony should be provided whether basements will be proposed for the future dwellings on proposed Lots 20.01 and 20.02. The notes on the Improvement Plan imply basements will be proposed and a minimum of four (4) off-street parking spaces would be required to comply with the Township Parking Ordinance. 5. If basements are proposed, seasonal high water table information will be required. The Notes on the Improvement Plan indicate seasonal high water table information will be provided with plot plan submissions. 6. The Minor Subdivision Plan shows new lot numbers were assigned by the tax assessor's office on 8-5-2011. If approved, the map shall be signed by the tax assessor. 7. The Notes on the Improvement Plan should be labeled. 8. The Improvement Plan includes a note that private well and septic are to be provided and approved by the Ocean County Board of Health. Furthermore, proposed well and septic locations will be shown when plot plans are submitted. 9. Six foot (6') wide shade tree and utility easements dedicated to the Township are proposed along the property frontages of new Lots 20.01 and 20.02. The proposed easement areas are shown on an individual lot basis. 10. Four (4) October Glory Maple street trees are proposed along the property frontage of new Lots 20.01 and 20.02. 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 on 12/16/11 indicates there are many small existing trees, but few existing large trees on the property. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review for proposed Lots 20.01 and 20.02. 11. The applicant proposes to construct road widening with curb, sidewalk, and driveway aprons along the property frontage of new Lots 20.01 and 20.02. The proposed sidewalk will be five feet (5') wide and setback two feet (2') behind the back of curb. The proposed half pavement width shall be increased to at least fifteen feet (15') and pavement widening construction details provided. 12. Proposed curb grades will be required for the improvements along East Spruce Street. The proposed gutter grade should slope eastward toward New Hampshire Avenue. 13. Note #4 on the Concrete Curb Detail shall be eliminated since it does not apply to curb being constructed with road widening. The pavement repair strip on the detail shall be replaced with road widening specifications. 14. Testimony is required on the disposition of storm water from the development of proposed Lots 20.01 and 20.02. The property slopes northward toward East Spruce Street. The Notes on the Improvement Plan state that storm water management shall be provided when plot plans are submitted. 15. Testimony should be provided on proposed site grading. No proposed grading is indicated on the plan. The Notes on the Improvement Plan indicate that proposed grading will be included on the plot plan submissions. 16. 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. 17. Monuments shall be added to the rear property corners of the existing lot. 18. The address should be corrected on the Owners Certification. 19. Compliance with the Map Filing Law is required. 20. Final review of construction details will be conducted during compliance if approval is given. 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 (well and septic system approvals); and e. All other required outside agency approvals.

Mr. Vogt stated that the applicant is requesting bulk variances for lot width on lots 20.01 and 20.02.

Mr. John P. Doyle, Esq. on behalf of the applicant. They wish to create two size conforming lots and are asking for a variance for 75' of frontage versus 100'.

Mr. Neiman opened the microphone to the public, seeing no one come forward this portion was closed.

Mr. Herzl made a motion to approve the application, the motion was seconded by Mr. Follman.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

7. **SD 1829** (No Variance Requested)
Applicant: David Amoyelle
Location: East Seventh Street, west of Nowlan Place
Block 235 Lots 11, 12 & 13
Minor Subdivision to create four (4) zero lot line lots

Project Description

The applicant proposes to subdivide the existing 150' X 150' tract composed of three (3) lots into four (4) equal separate lots for two (2) zero lot line duplex units. Existing Lots 11 - 13 in Block 235, containing twenty-two thousand five hundred square feet (22,500 SF), would be subdivided into proposed Lots 11.01 - 11.04 as designated on the subdivision plan. There are existing dwellings and garages on the property, all of which would be removed. Public water and sewer is available. The site is situated in the northern portion of the Township on the south side of East Seventh Street, west of its intersection with Nowlan Place. The surrounding area is predominantly residential. East Seventh Street is a paved road in good condition that has an existing right-of-way width of sixty feet (60'). Curbing and sidewalk exist along the property frontage. The existing twenty-two thousand five hundred square foot (22,500 SF) property would be subdivided. The proposed zero lot line duplexes have been designed such that each pair of lots exceeds ten thousand square feet (10,000 SF) in area. The lots fall within the R-7.5 Single Family Residential Zone. No variances are requested to create this subdivision. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B1 - Topography of the site. 2. B3 - Contours on the site to determine the natural drainage. 3. B9 - Man-made features on-site. Waivers have been requested since the applicant's engineer indicates that all of the above will be supplied on the plot plans. We recommend the granting of the requested waivers. II. Zoning 1. The property is located within the R-7.5 Single-Family Residential Zone District. Two Family and Duplex Housing, with a minimum lot size of ten thousand square feet (10,000 SF), are a permitted use in the zone. 2. No variances are being requested nor do any appear necessary. 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 1. The Survey Certification indicates that a Survey was prepared by Vincent Lungari, P.L.S., dated 11/21/11. A copy of this survey should be provided. 2. The General Notes indicate coordinates are based on an assumed datum. A vertical datum and bench mark must be provided. 3. The required lot widths in the Zoning Data should be corrected to fifty feet (50') and twenty-five feet (25') respectively. 4. The General Notes indicate that parking shall be provided in accordance with

the Township Parking Ordinance. A minimum of four (4) spaces for a dwelling with a basement is to be provided. The plan indicates that four (4) off-street parking spaces will be provided for the proposed future dwellings. The applicant should provide testimony that the NJ R.S.I.S. and Township Parking Ordinance will be complied with. Parking must be provided to the satisfaction of the Board. 5. Testimony should be provided whether basements will be proposed for the future dwellings on proposed Lots 11.01 – 11.04. The General Notes imply basements are proposed. 6. The General Notes indicate seasonal high water table information will be provided with plot plan submissions. 7. The Minor Subdivision Plan shows new lot numbers were assigned by the tax assessor's office on November 28, 2011. If approved, the map shall be signed by the tax assessor. 8. Six foot (6') wide shade tree and utility easements dedicated to the Township are proposed along the property frontages of new Lots 11.01 – 11.04. The proposed easement areas are shown on an individual lot basis. 9. The General Notes indicate that shade trees are to be provided per Township Ordinance and delineated on the plot plans when submitted. 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 on 12/16/11 indicated only a few large trees on the property. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review for proposed Lots 11.01 – 11.04. 10. The General Notes indicate that damaged curb and sidewalk to be replaced at the direction of the Township Engineer. The notes should be revised to replace all the curb and sidewalk along the project frontage since the construction of driveway aprons and utility connections will disturb virtually all of the existing curb and sidewalk. 11. The General Notes indicate that proposed grading based on existing topography will be included on the plot plan submittals. 12. The General Notes state that storm water management shall be provided when plot plans are submitted. 13. The plan indicates the new lots are to be serviced by public water and sewer. The project is within the New Jersey American Water franchise area. 14. 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. 15. The monument certification has not been signed since the monuments have not been set. The Monument symbols must be added at the rear outbound property corners. 16. It should be noted on the Plan that the existing lot lines will be eliminated. 17. Compliance with the Map Filing Law is required. 18. Final review of construction details will be conducted during compliance and plot plan reviews if approval is given. IV. 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. Rennert recused himself from this application.

Mr. Penzer, Esq. on behalf of the applicant stated they are subdividing an existing 150' by 50' tract from three lots into four equal lots with zero lot line duplexes. They will have water and sewer. They have existing curb and sidewalk with four parking spaces per dwelling unit. The basements will also be used as dwelling. He does ask that there be no cost of improvements bonded until they go for the building permit.

Mr. Vogt stated that they it is reasonable because they can not build without permits.

Mr. Penzer stated they have no problem replacing curb and sidewalk if it is damaged.

Mr. Neiman opened the microphone to the public, seeing no one come forward this portion was closed.

Mr. Herzl made a motion to approve the application, the motion was seconded by Mr. Follman.

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

Abstained: Mr. Rennert

- 8. SP 1969** (No Variance Requested)
Applicant: Star Developers/Dr. Samuel Perschel
Location: Southeast corner of West County Line Road & Forest Avenue
Block 58 Lots 9 & 10
Preliminary & Final Site Plan for proposed office building

Project Description

The applicant is seeking Preliminary and Final Site Plan approval in order to construct a three-story, 5,752-square foot office building with parking areas on a corner property along West County Line Road at the intersection of Forest Avenue. There is an existing one-story frame dwelling on Lot 9 and an existing one-story frame office building on Lot 10 which will be removed as part of this plan. The applicant has proposed a total of twenty-nine (29) parking spaces for the proposed use. There is existing curbing, which is in poor condition, along the property frontages. No sidewalk exists along the project frontages. The applicant has proposed sidewalk along the Forest Avenue and West County Line Road frontages. Forest Avenue is a wide municipal road with an eighty foot (80') right-of-way. West County Line Road is a County Road with a forty-nine and a half foot (49.50') right-of-way. A dedication to Ocean County of ten and a half feet (10.50') has been proposed to widen the right-of-way to sixty feet (60'). We have the following comments and recommendations per testimony provided at the 1/3/12 Planning Board Plan Review Meeting, and comments from our initial review letter dated December 14, 2011: 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. C6 -- Profiles. Waivers have been requested from B2, B4, and B10. We support these waiver requests since the Survey submitted provides sufficient information for design. A waiver has been requested from C6, providing profiles. We can support the granting of the requested waiver from C6, provided there is an agreement to provide profiles as a condition of approval. The profiles will be needed to insure the recharge design does not conflict with the proposed pavement section. The Board granted the "B-Site Features" waivers. Profiles are required as a condition of approval. II. Zoning 1. The site is situated within the OT, Office Transitional Zone. Professional offices are permitted uses in this zone. Statements of fact. 2. A waiver is required from Ordinance Section 18-803 E.2.a., which states: "Except as otherwise stated in this chapter, non-residential development shall provide a minimum twenty-five foot (25') wide buffer area as measured from the property line toward the proposed use. Except as otherwise stated in this chapter, the buffer shall be increased to fifty feet (50') wide where the non-residential development is adjacent to an existing single-family residential development or an area zoned for residential land uses." The Board shall take action on the required waiver. 3. Per review of the site plans and application, the following design waivers are required per the current design: • Providing shade tree and utility easements along the project frontage. The addition of shade

tree and utility easements will impact the proposed parking. • Providing shade trees along the West County Line Road frontage. • Any and all other design waivers deemed necessary by the Board. The revised plans propose a shade tree and utility easement along the Forest Avenue frontage. A waiver for a shade tree and utility easement along the West County Line Road frontage is still required. The revised plans provide shade trees within the proposed right-of-way dedication of West County Line Road. 4. Corrections are required to the zoning requirements in order to account for the proposed dedication. Testimony should be provided to confirm that no variances are being created. Proposed setbacks and coverage corrections are required. 5. 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. Site Plan/Circulation/Parking 1. Two (2) separate proposed parking areas will access Forest Avenue. A nineteen (19) space proposed parking area will access Forest Avenue on the south side of the site. A ten (10) space proposed parking area will access Forest Avenue on the north side of the site. Testimony should be provided on the proximity of the proposed access for the northern parking area to the signalized intersection. The proposed site plan configuration has been revised. One (1) parking area is proposed with access to Forest Avenue on the south side of the site. Vehicular access is no longer proposed near the intersection. The revised plan proposes a total of twenty-nine (29) spaces, two (2) of which being van accessible handicapped spaces. However, the easternmost space proposed is too close to the property line to allow for the construction of the proposed fence and curb indicated. 2. Additional dimensions are required on the site plan for the various site improvements. Additional proposed dimensions have been added, but more proposed dimensions are necessary. Of particular importance is the proposed distance between the parking area and neighboring Lot 11. The proposed fence footings and curb will not fit within the one foot (1') proposed dimension we calculate. 3. Curb in poor exists along the entire frontage of the property. No sidewalk exists along the property frontage. The applicant has proposed curb replacement and new sidewalk along the entire frontage of the project. The proposed sidewalk should connect to the existing sidewalk on the Forest Avenue frontage. 4. Large existing trees have not been provided on the Survey or Site Plan. The proposed sidewalk will conflict with existing large trees on the West County Line Road frontage. Consideration for constructing the proposed sidewalk around the existing trees should be given. The existing large trees on the West County Line Road frontage have been added to the plan. The proposed sidewalk has been designed to be constructed around the existing trees. 5. All existing features shown on the Survey should be added to the plans. These features such as fences, inlets, traffic signals, and electric manholes must be accounted for in the proposed design. All existing features shown on the Survey have been added to the Existing Conditions/Demolition Plan. These same features should show on the base maps of the other plan sheets since they impact the design. 6. Testimony should be provided on site operations, including deliveries, and circulation for trucks and emergency vehicles. Testimony should be provided on site operations for the revised layout. 7. The width of the proposed sidewalks along the parking areas should be corrected to six feet (6'). A typical dimension of six feet (6') should be shown from the proposed face of curb to the back of the sidewalk. 8. Proposed building access points need to be coordinated with the architectural plans. Handicap ramps shall be properly placed for accessibility to the parking. Proposed building access points need to be added to the site plan to determine whether curb ramps are properly placed. 9. Proposed handicap ramps shall be added at the intersection of West County Line Road and Forest Avenue. The existing traffic signal and guide rail must be shown since they will impact the

design of the curb ramp at the intersection. 10. The first floor and total building square footages should be increased since the 2nd floor building overhang is only partially across the north side. The proposed building footprint should be revised accordingly. Even though the site plan configuration has been revised, the proposed building footprint must still be revised. 11. We recommend the consolidation of existing Lots 9 and 10 be made a condition of site plan approval. Testimony should be provided on lot consolidation. 12. A 10' X 10' refuse area is proposed on-site. Construction details with dimensions have been provided. Testimony is required regarding the adequacy of the refuse area. The Environmental Impact Statement indicates that collection will be private. This information should be added to the plans. The refuse area should be designed in accordance with Section 18-809.E., of the UDO. No screening has been proposed. The proposed trash enclosure is inaccessible on the revised layout. Revisions are necessary to make the trash enclosure accessible. Confirming testimony should be provided that collection will be private. 13. Testimony should be provided on the need for sight triangles at the access driveways. Testimony should be provided on the need for sight triangles at the only access driveway proposed with the revised configuration. 14. The Existing Conditions/Demolition Plan is incomplete. All existing site features should be shown in order to complete the plan. All existing features have been added to the Existing Conditions/Demolition Plan. Limits of existing fence, curb, sign, and tree removal should be added to the Existing Conditions/Demolition Plan. 15. The reference to subdivision should be removed from the approval box on Sheet 3. "Final Major Subdivision" shall be changed to "Final Major Site Plan".

B. Architectural 1. A preliminary architectural plan was submitted for review. The floor plans at the building access points do not match the site plan. The floor plans and architectural plans should be coordinated. 2. Testimony should be provided that the building height complies with the allowable height of thirty-five feet (35'). Confirming testimony should be provided. 3. Information should be provided for utility connections. Location of air conditioning equipment should be shown. Said equipment should be adequately screened. Water and sewer connections are proposed to Forest Avenue. Testimony should be provided on HVAC equipment. 4. Testimony should be provided on ADA accessibility. According to the preliminary architectural plan, only the first floor is ADA accessible. Testimony should be provided on ADA accessibility. C. Grading 1. A detailed grading plan is provided on Sheet 4. The General Notes require minor editing. A revised grading plan has been provided on Sheet 4. The General Notes still require minor editing. 2 The following additional information is required for review of the grading plan: a. Proposed building corner elevations. b. Proposed contour lines. c. The limits of pavement reconstruction on adjoining streets associated with the curb replacement. d. Adjusting the locations of proposed curb elevations. e. Small proposed retaining walls along sections of the site perimeter. Final grading can be addressed during compliance review if/when approval is granted. A revised grading plan has been submitted. We recommend the applicant's engineer contact our office to review the proposed grading should approval be granted. D. Storm Water Management 1. Per our review of the proposed improvements as described in the report, less than 0.25 acres of additional impervious coverage is proposed and less than one (1) acre of disturbance will occur. This exempts the project from being "major development" as defined in the Township Code and in the NJ Storm Water Rule. A revised report is required for the site plan layout revisions. 2. Soil test pits are required to demonstrate that a two foot (2') vertical separation between the proposed bottom of the storm water management recharge system and the seasonal high water table is maintained. Soils information should be required as a condition of approval. 3. Permeability test results are required to justify the recharge calculations used for the project. Permeability testing should be required as a condition of approval. 4. The storage items listed in the Report should be checked for concurrence with the

Plan design. A revised report is required for the site plan layout revisions. 5. Information such as cleanouts and inverts regarding the proposed roof leaders and their discharge(s) into the storm water collection system must be provided. Completion of the roof leader design should be a condition of approval. 6. Access to the proposed recharge system for maintenance purposes should be improved. Testimony should be provided on maintenance. 7. Since the project is not classified as major development, a Storm Water Management Operations & Maintenance Manual is not required. Testimony should be provided that the operation and maintenance of the proposed storm water management system will be the responsibility of the applicant. Confirming testimony should be provided on ownership. E. Landscaping 1. The applicant has provided a landscape plan as part of this submission. Landscaping has been proposed to partially screen the eastern and southern sides of the site with a row of alternating Leyland Cypress and White Pine. The Shade Tree Commission has recommended the screening to be all Leyland Cypress. 2. Four (4) Red Sunset Maples are proposed on the plan, but only three (3) are indicated on the plant list. The proposed Red Maples are along the Forest Avenue frontage; however, three (3) of the proposed shade trees conflict with the recharge system. The proposed drainage and recharge system shall be shifted outside of the shade tree and utility easement to avoid any potential conflicts. The revised plans propose seven (7) Red Sunset Maples. The Shade Tree Commission has recommended Armstrong Red Maples. 3. Inkberry and Japanese Holly are shown in the plant list, but are not indicated on the plan. This discrepancy should be addressed. 4. The Planting Notes and Landscape Details require editing. We recommend the notes and details be reviewed with our office. 5. Testimony should be provided as to whether irrigation is proposed since the Planting Notes imply it will be. Testimony should be provided on irrigation. 6. The overall landscape design is subject to review and approval by the Board. The Board should provide landscaping recommendations, if any. F. Lighting 1. Site lighting is being provided by three (3) proposed wall mounted fixtures. However, the design will be inadequate for lighting the east and west sides of the proposed building which have the access points according to the preliminary architectural plan. The revised plans still propose three (3) wall mounted light fixtures. Proposed lighting in the parking lot on the south side of the building is inadequate. Proposed light spillage onto adjoining Lot 11 must also be addressed. 2. The overall lighting design is subject to review and approval by the Board. The Board should provide lighting recommendations, if any. G. Utilities 1. Testimony should be provided as to whether a separate fire service line is being proposed for the building. A separate line is not shown. H. Signage 1. No signage information is provided on the Site Plan other than traffic signage. The preliminary architectural plan shows a proposed building mounted signage location on the west side elevation. A full signage package for free-standing and building-mounted signs identified on the site plans (requiring relief by the Board) must be provided for review and approval as part of the site plan application. Proposed signage should be addressed. I. Environmental 1. Tree Management Plan The Tree Protection Plan must be revised to show the existing trees on-site. The Tree Protection Plan has been revised to show existing trees on-site, but does not provide complete information on the trees (size and type). The applicant must comply with the requirements for tree protection and removal as applicable on the site in accordance with the Township's Tree Ordinance. Compensatory plantings should be addressed. J. Construction Details 1. All proposed construction details must be revised to 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. A detailed review of construction details will occur during compliance submission; if/when this application is approved. The construction details will be reviewed during compliance submission should site plan approval be granted. 2. The elevation view of

the Concrete Driveway Apron Detail does not correlate to the Site Plan. The elevation view has been revised. The total curb height should be eighteen inches (18"). 3. Dimensions should be completed for the Underground Recharge System Detail. Dimensions have been completed. However, design revisions may be necessary because of the revised site plan configuration. 4. A Gutter Repair Detail must be added. The Gutter Repair Detail must be wider to allow for the correct proposed grading on Forest Avenue. 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 (as applicable); c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. Water and sewer utilities, prior to occupancy permits; and f. All other required outside agency approvals.

Mr. Vogt stated that there is a waiver with respect to perimeter buffer. There are also design waivers requested for shade tree and utility easements along the project frontage.

Mr. Raymond Carpenter, P.E. was sworn in. He stated there are four large trees on West County Line Road and they have designed the sidewalk to go in and around the existing trees to try and preserve these trees. There are two existing structures on the property which are going to be removed and one structure will be placed on the property. He agrees with everything in the review letter. He spoke with the County and they are not going to require a sight triangle at the corner of Forest Avenue and West County Line Road because it is a signalized intersection. Also, instead of a 10' dedication they only need 5.25' dedication off of West County Line Road. The trash pickup will be private. Existing lots 9 and 10 will be consolidated. The proposed sidewalk will connect to the existing sidewalk on Forest Avenue. They redesigned the site to provide one access point from Forest Avenue which meets all the turning requirements for emergency vehicles. The stormwater management will be privately owned and maintained. The parking meets the most intense use which is medical.

Mr. Neiman opened the microphone to the public, seeing no one come forward this portion was closed.

Mr. Herzl made a motion to approve the application, the motion was seconded by Mr. Follman.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

6. CORRESPONDENCE

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

9. APPROVAL OF BILLS

A motion was made and seconded to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Follman, Mr. Rennert, Mr. Percal

10. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth
Planning Board Recording Secretary