



**Letter from Richard Venino, attorney for applicant requesting to carry Appeal # 3650.  
Motion to carry until December 3, 2007 – Mr. Lazzaro**

Second – Mr. Gelley

**Roll call vote:** affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lazzaro, Mr. Naftali  
Mr. Lankry, Ms. Goralski

No further notice.

**Letter from John Paul Doyle, attorney for applicant requesting to carry Appeal # 3645.  
Motion to carry until December 3, 2007 – Mr. Gonzalez**

Second – Mr. Gelley

**Roll call vote:** affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lazzaro, Mr. Naftali  
Mr. Lankry, Ms. Goralski

No further notice.

Ms. Goralski had a conflict and reclused herself from the dais.

Mr. Zaks sat in for Ms. Goralski.

**APPEAL # 3609A – SOMERSET DEVELOPMENT,**  
Vine & Pine Street, Block 778.02, Lot 21,  
Block 779 Lot 1, 2, Block 780 Lot 1 and Block 781 Lot 1, A-1 & R-12  
zone. Site Plan and subdivision.

Secretary read reports.

From: Jim Priolo, Engineer/Planner – September 24, 2007

1. The subject property is located on the corner of Pine Street and Vine Avenue and is within the A-1 (Agricultural) Zone. The site contains an existing single-family dwelling. The applicant is proposing an eighteen (18) lot subdivision, fourteen (14) two-family lots, one (1) recreation lot and three (3) open space lots. Thirteen (13) of the residential lots will have frontage on a cul-de-sac and one (1) lot will have frontage on Pine Street. The existing dwelling will be razed.
2. The applicant previously received approval from the Zoning Board of Adjustment under Appeal No. 3609 for special use (non-permitted use & density) and bulk variances for the proposed major subdivision. The applicant is back before the Board to seek Preliminary & Final Major Subdivision approval.

It should be noted that the original use variance approval did not include Block 778.02, Lot 20 and also approved a density of 3 units/acre. The proposed subdivision plat does not propose any improvements to Block 778.02, Lot 20 or Block 781, Lot 1, and it should be verified that they will be dedicated to the Township as open space. The proposed density with the addition of Block 778.02, Lot 20 and the street vacations is 2.93 units/acre.

The specific conditions of the use variance approval were as follows:

- a. Rosefield Street and Houston Street shall be vacated.
- b. Applicant will dedicate open space to Lakewood Township or provide an easement.
- c. Lot 106 shall be dedicated for playground use.
- d. All wetlands shall be Deed restricted.

3. The proposed lot layout has been revised since the original approval. The following bulk variances for the dimensional relief are required:

	Required A-1	Proposed
Minimum Lot Area	20,000 s.f.	6,816.26 s.f.
Minimum Lot Width	200 ft.	43.87 ft.
Minimum Front Setback	50 ft.	5 ft.
Side Setback (One)	15 ft.	10 ft.
Side Setback (Combined)	40 ft.	20 ft.
Max. Building Coverage	20%	26.76%

4. The following items should be corrected on the plan:
- a. The plan title should be corrected to, "Preliminary & Final Major Subdivision".
  - b. The Board Approval block should provide a signature for the Board Engineer as opposed to the Township Engineer.
  - c. The tax map on the title sheet shows the incorrect zoning information. The subject property is located within the A-1 Zone.
5. The following comments should be addressed with regards to the architectural plans:
- a. The elevation for the 28 ft. wide dwelling does not match the floor plans.
  - b. The only entrance for the upper level units is in the front, whereas all of the parking is located in the rear. The applicant should discuss if any rear entrance will be provided to the upper level units.
  - c. The applicant should discuss if any patios/decks will be proposed for the 28 ft. wide dwellings.
6. The following comments should be addressed with regards to the Site Plan:
- a. The square footage of the utility easements and to whom they are dedicated to should be shown on the plan.
  - b. The useable lot areas for Lots 21.08 – 21.15 should be shown on the plan.
  - c. The parking area for Lot 21.09 only provides for four (4) spaces, whereas the parking table indicates that five (5) spaces will be provided for each lot.
  - d. A 3 ft. – 4ft. decorative fence should be provided along the Newberry Court playground frontage.
  - e. Fencing should be provided along the rear property lines of Lots 21.08 - 21.15.
  - f. The applicant should discuss if any edging will be proposed along the driveways.
  - g. The lots to be dedicated to the Township for open space should be labeled.
  - h. The architectural show decorative gates at the driveways which should be shown on the site plan.
  - i. Sidewalk should be constructed along the property's entire frontage along Pine Street.

7. The following comments should be addressed with regards to the Grading & Drainage Plan and stormwater management:
  - a. Street names should be shown on the plan.
  - b. The soil boring/test pit locations should be shown on the plan.
  - c. No roof drains are shown for Lot 21.01.
  - d. Additional spot elevations at the driveway corners should be provided for Lots 21.11 - 21.15.
  - e. Additional building corner elevations should be provided.
  - f. The grading design for the rear yards of Lots 21.02 and 21.03 should be modified.
  - g. A stormwater management maintenance plan must be submitted for review.
  - h. Water quality controls must be addressed prior to subsurface infiltration.
  
8. The following comments should be addressed with regards to the Landscaping & Tree Protection Plan:
  - a. Fences or evergreen trees should be provided between Lots 21.01, 21.02, 21.03, 21.04 and 21.05.
  - b. Additional landscaping should be provided along the Pine Street frontage of Lots 21.01, 21.02 and 21.15.
  
9. The following comments should be addressed with regards to the Utility Plan:
  - a. The sanitary main and water main should be extended along Pine Street within the right-of-way to the Newberry Court intersection. The proposed easement should be eliminated.
  
10. The applicant should be prepared to provide testimony at the public hearing on the Traffic Impact Analysis prepared for this project.
  
11. The following comments should be addressed with regards to the Details:
  - a. Drainage Inlets Castings for Inlet Type 'B' shall be Pattern Number- No. 2618, 6" Type 'N' with "Drains to Waterway" imprinted on it.
  - b. The concrete driveway apron detail should indicate reinforced concrete.
  
12. The following comments should be addressed with regards to the Map Filing Law and Major Subdivision Plat:
  - a. The Board Approval block should provide a signature for the Board Engineer as opposed to the Township Engineer and should reference the Zoning Board.
  - b. The plan should indicate a Planning Board Secretary certification stating that, "This plat must be filed in the office of the Clerk of Ocean County on or before \_\_\_\_\_, which date is ninety FIVE (95) days after the date upon which this plat was signed by the LAKewood Township zoning Board."
  - c. The following Municipal Clerk's certifications should be added to the plat: "I HEREBY CERTIFY THAT THE STREETS, ROADS, LANES, OR ALLEYS AS INDICATED ON THIS MAP HAVE BEEN APPROVED BY THE TOWNSHIP OF LAKEWOOD. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE TOWNSHIP OF LAKEWOOD TO MAINTAIN OR EXERCISE JURISDICTION OF SUCH STREETS."
  - d. A certified list of real property owners within 200 feet of the subject property should be provided on the plat.

- e. The Applicant's signature should be notarized.
  - f. A note must be added to the plan indicating that the lot, block, and street addresses have been assigned by the Lakewood Township Tax Assessor's office.
  - g. The applicant should discuss why Block 781, Lot 1 is not included in the subdivision. The applicant should discuss if the lot will be dedicated to open space. If so, metes and bounds after the Rosefield and Houston Streets right-of-way vacations should be provided.
  - h. The lot areas should match the areas provided on the site plan.
  - i. Block 780.02 listed in the title block should be Block 778.02.
13. Descriptions of all proposed drainage utility, access, and sight triangle easements must be submitted to the Board Attorney for review and subsequent filing in the office of the Ocean County Clerk.
14. Any approval should include a condition that a Homeowners Association in accordance with Section 1010B.9 of the ordinance be established for the maintenance of the drainage systems and recreation area. The applicant shall submit a copy of the Homeowners Association Agreement to the Board Attorney for review.
15. Ocean County Planning Board approval must be indicated on the plan.
16. The applicant shall submit to, and appear before, other Local, State and Federal agencies having jurisdiction over this project.
17. Prior to commencement of construction, the applicant shall post a performance guarantee and inspection fund in accordance with the provisions of the Township's Land Use Ordinance and the Municipal Land Use Law.

From: Ed Mack, Zoning Officer

Since all of the issues involved are site plan related I have no comments on this phase of the application.

Moshe Klein, attorney representing applicant. Applicant seeking preliminary and final major subdivision and site plan approval. Previously received a use variance to construct Duplex residential dwelling units. The proposed plan consists of 28 dwelling units, 14 duplex units, 13 lots along a cul-de-sac and one on Pine Street and 3 open space lots.

Ralph Zucker, 52 Cabinfield Circle, affirmed. Utilizing less than half of the site. Building coverage is a drop over 5%. They had to preserve a 300 foot buffer. These will be legal two-family homes. There are no basements.

Michael E. Dipple, Engineer, 12 Engel Street, Suite 200, Englewood, NJ sworn. Board accepted qualifications.

A-1 Site plan

Mr. Dipple – described A-1, it depicts the development. There is an existing dwelling on

the site and will be demolished. There is a category 1 stream on the property. DEP qualified this area as a C1 and will remain at the 300 foot line. Utilizing the northeast corner of the property. There will be 14 residential lots and 1 recreational lot, 3 open space lots throughout the site. Each lot consists of 1 duplex with a driveway. There will be parking in the rear for 5 parking spaces. There will be benches and trees, and a childrens play area. Reviewed Jim Priolo's report. Proposed vacation of right-of-ways.

Nicholas Graviano, 4057 Route 9 N, No. 107, Howell, NJ. sworn. Continued to review Mr. Priolo's report. The lots will be consolidated to one large lot. The lots are in the category 1 buffer. There will be rear or side access to the upper unit from the parking area. Applicant will provide either rear or side access to the upper unit dwelling.

Mr. Zucker -This will be an up and down with no basement. From the front it looks like a single family home with one door. First floor unit is at grade on a slab.

Mr. Dipple – Will put together a storm water management plan. They will work with Mr. Priolo with reference to water quality controls. They have an application in front of NJ American Water for ideas and they are reviewing the plan. Proposed are 2 large infiltration basins. That should handle the water quality. It will be a detention basin. It will not retain any water.

Mr. Graviano – Block 781 Lot 1 will be dedicated as open space.

Mr. Lazzaro - asked if there would be any storage.

Ralph Zucker – will try to incorporate some sort of storage possibly under the deck.

Mr. Klein - The traffic report submitted has been approved by the County.

John Rea, 1431 Lakewood Road, Manasquan. Traffic study was done in 2005 when the use variance was approved and they have updated the plan. The site access to Pine Street will operate safely. Pine Street is a major east west collector road. The County will be installing left turn lanes on New Hampshire and Pine Street. The site access to Pine Street will operate safely.

Mr. Lazzaro - Does the width of the access driveway allow for school buses.

Mr. Rea - The width is 30 feet and complies with RSIS. Is designed properly for garbage trucks and emergency vehicles.

Meir Gelly – concerned about one entrance for the upper units.

Ralph Zucker – This is a typical two-family house and there is no basement and does not require two-exits. Everything will meet with the fire codes. There will be 5 parking spots at the rear of each unit. There is enough parking for 3 vehicles for the upper unit and 2 for the lower unit. They can also park along the street.

Open to Public. Closed to Public

**Motion to approve – Mr. Naftali**

Second – Mr. Gelley

**Roll call vote:** affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lazzaro, Mr. Naftali, Mr. Zaks, Mr. Lankry

Ms. Goralski returned to the dais.

**APPEAL # 3655 - DAVID ROSENBAUM**, Block 61 Lot 2, 425 12th Street, R-12 zone. Single family home on an undersized lot.

Secretary read reports.

From: Jim Priolo, Engineer/Planner – September 24, 2007

1. The subject property is located on Twelfth Street between Forest Avenue and Madison Avenue and is within the R-12 (Single-Family Residential) Zone. The site contains an existing 1-story dwelling and shed. The applicant proposes to construct a new larger 1-story dwelling. All existing improvements will be removed.
2. In accordance with Section 902.E of the Ordinance, bulk variances will be required for the construction of the proposed addition as follows:

	Required	Existing	Proposed
Minimum Rear Setback	20 ft.	59.5 ft.	16.1 ft.
Minimum Side Setback (One)	10 ft.	13 ft.	5.12 ft.
Minimum Side Setback (Both)	25 ft.	38 ft.	15.92 ft.
Maximum Lot Coverage	25%	19.2%	44%

The applicant must demonstrate to the Board that the requested variances can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and the zoning ordinance.

The applicant should address the Board regarding the visual impact that the new larger dwelling (±6,500 s.f.) will have on the surrounding properties.

3. The architectural plans indicate a second story, the floor plans and/or proposed use of the second story should be discussed.
4. Any approval should include a condition that concrete curb shall be replaced as directed by the Township Engineer.
5. Any approval should include a condition that concrete sidewalk should be installed along the entire frontage.

From: Ed Mack, Zoning Officer

Although this is a beautiful house, I do not think it was designed with this lot in mind.



Graham Macfarlane, Property Development Services, Engineer/Planner, sworn. This will be a one-story, single family dwelling. This is a R-12 zone and the lot is 15,000 square feet. There are dormers in the attic spaces for architectural appeal and break up the roof line.

A-1 architectural

A-2 floor plan

Mr. Macfarlane – the house is about 5,300 square feet. The proposed house is a 4 bedroom house. Proposing an unfinished basement. Two variances are proposed , one for the side yard setback and one proposed for about 44% lot coverage where 25% is required. This is a one-story structure partly because Mrs. Rosenbaum has some medical issues that make it difficult for her to walk the stairs.

Mr. Priolo – the lot coverage is 44% and a rather large house for this lot.

Mr. Naftali – there is no yard just all house.

Mr. Macfarlane – they did maintain the front yard setback.

Ms. Goralski – concerned about the side yard setback.

David Rosenbaum, 801 Forest Avenue, affirmed. Spoke to neighbor on the left side and they had no objections. They were concerned with windows shouldn't look into each other.

Mr. Macfarlane – the lot area is 15,000 where 12,000 is required - the house will be 2 feet above grade. The architectural do show stairs up behind the foyer but there is no second story proposed and maybe they can eliminate those stairs from the plan. The home is a one-story home with the architectural showing dormers.

Mr. Zaks – the architectural shows a two-story study

Mr. Macfarlane – it will be corrected to a one-story. Did not design the home. Not asking for any relief on that matter. Will consider changes to the roof line.

Ms. Goralski - It looks like an attic or second floor that is not finished.

Mr. Rosenbaum - the only room that has a high ceiling is the study.

Mr. Macfarlane – The ceilings are 9 feet. The front setback is 36 feet, sideyard is 7 feet on the left side and 10.8 feet on the right side. There will be a full unfinished basement.

Mr. Gonzalez – what is the purpose of the side entrance?

Mr. Macfarlane – that is an entrance to a small mud room – does not lead to the basement.

Open to Public. Closed to Public.



Mr. Lankry – concerned about the left-side setback.

Mr. Macfarlane – could provide some sort of buffer.

Mr. Gonzalez- also concerned about the side setback.

Mr. Macfarlane – there is no significant impact with the lot coverage. This architectural design will be a betterment to the neighborhood.

Mr. Naftali – exchanging floor versus patio and grass. This is a beautiful project.

Mr. Gelley – agree

**Motion to approve – Mr. Naftali**

Second – Mr. Zaks

**Roll call vote:** affirmative: Mr. Gelley, Mr. Lazzaro with condition for buffer on left side  
Naves: Mr. Gonzalez

Motion withdrawn.

**Motion to approve providing a landscaping buffer on the left side subject to Mr.**

**Priolo’s approval - Mr. Naftali**

Second – Mr. Zaks

**Roll call vote:** affirmative: Mr. Gelley, Mr. Lazzaro, Mr. Naftali, Mr. Zaks, Mr. Lankry  
Naves: Mr. Gonzalez, Ms. Goralski

**RESOLUTIONS**

**APPEAL # 3611A – MOSES SCHWARTZ, 517 Hope Chapel Road, Block 24.04 Lot 3, R-12 zone. Resolution to approve site plan**

**Motion to approve – Mr. Gonzalez**

Second – Mr. Naftali

**Roll call vote:** affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lazzaro, Mr. Naftali, Mr. Zaks, Ms. Goralski

**APPEAL # 3643 – SAM GLEN, INC. 1621 Clifton Avenue, Block 106 Lot 4 R-10 zone. Resolution to deny use variance for an auto parts store.**

**Motion to approve – Mr. Zaks**

Second – Mr. Naftali

**Roll call vote:** affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lazzaro, Mr. Naftali, Mr. Zaks, Ms. Goralski

**MOTION TO PAY BILLS.**

All in favor.

**MOTION TO ADJOURN.**

All in favor.

Meeting adjourned at 9:00 P.M.

Respectfully submitted,

Fran Siegel, Secretary