

1. CERTIFICATION OF COMPLIANCE

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

“The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood. 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. Banas, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Rennert

3. SWEARING IN OF PROFESSIONALS

Mr. Terry Vogt was sworn in.

4. CLOSED SESSION

The members went into a closed session to discuss a matter that is currently in litigation.

Mr. Follman and Mr. Franklin arrived at the meeting.

5. MEMORIALIZATION OF RESOLUTIONS

- 1. SP 2056** (No Variance Requested)
Applicant: Yeshiva Chemdat Hatorah
Location: Massachusetts Avenue
Block 440 Lots 27 & 44
Site Plan for addition to existing school

A motion was made and seconded to approve the resolution.

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

- 2. SP 2060AA** (No Variance Requested)
Applicant: Toms River Torah Center
Location: 185 Seminole Drive
Block 2 Lot 38
Change of Use/Site Plan Exemption to convert existing house into a school

A motion was made and seconded to approve the resolution.

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

6. DISCUSSION

- Ordinances
 - 18-901.A. Zoning Districts and Map – Oak Street Core Neighborhood

Mr. Jan Wouters, Esq. said the purpose of this ordinance is to provide for optional residential and school development consistent with the surrounding area, buffering for neighborhoods and to provide a new north, south pedestrian linkage from Pine Street to Oak Street. This is part of an overall arrangement where the Township is going to be giving up some property in this area so they can acquire property in the Massachusetts area to be used for public purpose.

Mr. Stan Slachetka, P.P. Said this is an overlay ordinance so the underlying zoning remains in place. This provides an optional zoning scenario for this tract which would include a combination of residential uses based on an R-12 zoning standard which would be proximate to the existing single family residential are to the east of Charity Tull. It would provide for a buffer area between any proposed development and the residential properties to the east of Charity Tull as well as a buffer lot area to the existing Pine River development to the north. This ordinance would provide for townhouse development as part of the options towards the central portion of the site and it would provide for a 3-5 acre portion of the tract for a school and public use site.

Mr. Slachetka said as part of this ordinance would be the vacation of the Charity Tull right-of-way. There would be a 25 ft buffer area made as part of the former right-of-way. That road would be relocated and provided through the development. This is an important piece of the Pine/Oak Street connector road that is proposed as part of the Township's Smart Growth Plan.

Mr. Schmuckler said Charity Tull is designated as a collector road so there will be no parking on that street. This road will go from Oak Street to Pine Street.

Mr. Slachetka said that is correct.

Mr. Schmuckler said Charity Tull is a very important component of that area. He thinks the Township should look further south of Charity Tull on the western side and look to revamp that whole area. There is development going on there now but he would like it to go along with the development of Charity Tull.

Mr. Slachetka said essentially Charity Tull would no longer exist. It would be a buffer which would continue on to the south and Charity Tull would be vacated. Essentially, the new road would merge into Sims and South Lafayette Avenues which currently are paper streets.

Mr. Schmuckler asked if there is enough land to do this.

Mr. Slachetka said yes. There would be sufficient land but there may be some minor reconfiguration of the right-of-way to the south of the property. This is all part of the overall circulation plan. The original plan for Charity Tull was to have the roadway constructed with the buffer area approximate to the residential areas to the east. However, as part of this plan they have been able to successfully room that further to the west away from existing developed areas and extend that road to the south through mostly public right-of-way so they would minimize any need for acquisition to actually construct that road.

Mr. Schmuckler asked about the impact fees to help construct this roadway.

Mr. Slachetka said T&M was recently authorized by the Township to prepare the traffic studies and analyze necessary to support the transportation improvement district and the impact ordinances as part of the Smart Growth Plan. That project is in process and will be completed very shortly. As a condition of the construction of this development, this would provide for the private investments for this specific segment of that relocated Charity Tull. The areas to the south would be dependent upon the transportation improvement district and the impact fees associated with that.

Mr. Schmuckler would like to know a more firm deadline for this to be done.

Mr. Slachetka said it is being completed and they have already identified the specific areas and the types of improvements that are going to be necessary as part of this overall transportation improvement district. That has already been presented to the Township who have signed off on it. They are trying to get to the specifics of the actual physical components of each one of those improvements and costs that would then be assigned to all the various developers. That will be happening very soon.

Mr. Neiman said we should look at this whole area as the Oak Street corridor changes.

Mr. Slachetka said that is critical and that is the emphasis of the Township. They want to try and get this in place as quickly as possible so that all the components of the plan will be in place.

Mr. Neiman decided not to open to the public as it is a recommendation to the Township to go along with this ordinance. The public is able to speak at the Township Committee meeting. He believes the court room is full tonight to show support for this ordinance.

Mr. Jackson suggested to poll the audience to see their stance on this ordinance which can be noted in the Board's recommendation to the Committee.

Mr. Neiman asked that it be put in the commendation to the Township that they look to see if there are any lots negatively affected by the vacation of Charity Tull.

Mr. Wouters said the Township is aware of the impact this may have on any of the surrounding areas. There have been active discussions with property owners to try and resolve the issues. As with any action or situation like this, often times it is not possible to satisfy everyone. This is just a first important step for this particular transaction to take place so that the exchange can go forward and this property can be developed.

Mr. Neiman polled the audience. The audience was unanimously in support of this ordinance.

A motion was made by Mr. Schmuckler, seconded by Mr. Banas to recommend this ordinance to the Township Committee.

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

- 18-910 Basement Apartments

Mr. Jan Wouters, Esq. Said when the ordinance was enacted that allowed basement apartments throughout the residential areas of the town, it specifically excluded basement apartments in the R-40 zone. At numerous requests to the Township Committee, this is an amendment to the ordinance that would eliminate that prohibition and thus allow basements in the R-40 zone also.

Mr. Franklin wants to make sure the parking is sufficient.

Mr. Neiman said they would recommend that four off-street parking spaces are provided.

Mr. Wouters said that is a reasonable request but this ordinance can not be amended as it has already been adopted at its first reading. He would do a separate ordinance for the parking criteria.

A motion was made by Mr. Franklin, seconded by Mr. Follman to recommend this ordinance to the Township Committee.

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

- Update to the Land Use Element of the Master Plan

Mr. Stan Slachetka, P.P. said this came about from a few requests from property owners in the study area. The property owners requested that the existing R-40 be rezoned to R-7.5 and the R-12 to be rezoned to R-10A. The Township requested that T&M Associates respond to those requests with a planning analysis and report. They did two separate reports in December 2013 and in both of those reports they recommend that the Committee refer the matter to the Planning Board for a few reasons. The area in question is a pretty substantial area located within the southwestern portion of the Township. Also there had been a pretty significant discussion and review by the Planning Board historically of this area, specifically it was addressed in the 2007 Master Plan Re-examination report and then subsequently the area was specifically studied as part of an addendum report in 2008 which was adopted by the Planning Board. In February of this year he had presented this to this Board whom had a number of recommendations. The Board was generally supportive of the proposed changes, however, the Board recommended that the densities, particularly in the R-40 zone, should not be higher than those permitted in either the R-12A or R-15 districts. Any rezoning should not adversely affect the objectives of the Smart Growth Plan adopted in 2013 by this Board. The Board noted that duplexes should be on a minimum lot size of 12,000 sf in areas in the existing R-40 zones. Any re-zoning of the area or any change in the Master Plan should be recognize the limited roadway capacity within the area and the ability for the road network to be able support new development as well as the impact on school bus traffic within the area. The Board noted that any changes in the zoning should be designed to be supportive of an extension of infrastructure, specifically sewer. The Board also expressed a concern about the fact that there had been some recent approvals of schools within this area and the Board has a zero tolerance regarding having septic systems in that area. The Board expressed concern with regard to the design and construction of Cross Street and the capacity of Cross Street to handle new development within the area. While recognizing that Cross Street is a County road, the Board would like to express their support of widening of Cross Street with curbs and sidewalks and any other improvements

to help support development specifically with regards to the locations of schools in that area. Finally, the Board indicated that there must be some level of commercial development in the area.

Mr. Schmuckler does not remember the Board recommending commercial development.

Mr. Slachetka said there was going to be development in the Cross Street core as recommended in the Smart Growth Plan.

Mr. Neiman said this would make the area a little more dense so they could provide sewer and more homes in the zone. A recommendation was made to the Committee to widen Cross Street with curbs and sidewalks.

Mr. Slachetka said the improvement of Cross Street is in fact recommended in the Smart Growth Plan. This sustains and supports that. They understand it is a County Road but the Township has been working with them.

Mr. Schmuckler said they had specifically discussed how the tract of land are going to interact with other tracts of land and how this is all going to fit together. A tremendous amount of traffic is being put on these roads and he doesn't see any mention of transportation in these reports.

Mr. Slachetka said you need to first have the framework established in the Master Plan. That will then allow the adoption the ordinances necessary to implement this plan.

Discussion ensued between Mr. Slachetka and Mr. Schmuckler about providing different diagrams to the Board showing the various infrastructural improvements.

Mr. Schmuckler asked that the following areas be looked at:

James Street to Ridgeway Avenue. It is a dangerous intersection and there should be a traffic signal.

New Central Avenue to Ridgeway Avenue. The road is very narrow.

Neiman Road, White Road, Drake Road. All the roads should be widened, have sidewalks and curbs with no parking.

Mr. Slachetka said a diagram would be created for the Board showing these improvements. Mr. Slachetka showed a diagram to the Board and audience showing the rezone recommendations. It is figure 11 in the proposed Master Plan amendment. This map shows areas currently zoned R-40 to a combination of R-40A, R-20A, R-12B and R-12. Schools, places of worship, commercial uses would not be permitted in the "A" zones. That area is currently low density with septic systems and it is not likely that infrastructure is going to be expanded into those areas. The road capacity is very limited.

Mr. Neiman opened to the public.

Mr. Walter Lucas, 110 Newport Avenue, was sworn in. He believes the R-12 zoning is appropriate. He is concerned about all the various buses going to the different schools. He believes his property was mislabeled as R-40A when it should be R-12.

Mr. Slachetka will look into it.

Ms. Noreen Gill, 192 Coventry Drive, was sworn in. She is concerned about the circulation because of these rezoning changes.

Ms. Carol Murray was sworn in. She objected to the rezoning recommendations. She believes this will lessen the quality of life in Lakewood.

Ms. Biegeleison was sworn in. She complained about the traffic currently. She believes this is poor planning.

Mr. Greg Stafford-Smith was sworn in. He asked the Board to implement a plan for infrastructure.

Ms. Ann Richardson, 1870 Lanes Mill Road, was sworn in. She is concerned about the traffic this re-zoning will cause. She believes this area is too massive to be re-zoned.

Ms. Gerri Balwinz, Governors Road, was sworn in. She said schools and shuls won't necessarily be prohibited from certain zones because they could apply to the zoning board and get approval. She believes the density is misleading because people live in basements and attics as well. She believes the area near James and Ridgeway should be R-12B.

Mr. Brian Flannery, Atlantic Avenue, was sworn in. He said the buildout density of 1.1 units per acre is very low. If this was left as R-40 we would be getting more schools on septic systems. This would provide for sewer and other improvements in the area.

Ms. Sally Wells, Cross Street, was sworn in. She wants to make sure this is done right with the right infrastructure in place.

Ms. Laura Auriemma, Jackson, NJ, was sworn in. She complained about the quality of life and is against these changes.

Mr. Robert Kirshner, 1400 West Cross Street, was sworn in. He is in favor of the zoning changes.

Mr. Neiman closed to the public. He reiterated that the Board is trying to do this the right way. Lakewood is growing and they are trying not to do it parcel by parcel but do a whole section at once including transportation and infrastructure.

Mr. Follman said the R-12B should be R-15.

Mr. Schmuckler would like to see a conditional use for minimum tract size.

Mr. Neiman said in order to put up a duplex in the R-12B zone, you would need to have 15,000 sf. The Board likes to see the lot size a little larger for duplexes.

Mr. Slachetka said that 15,000 sf is large for a duplex lot.

Mr. Schmuckler said to perhaps make it 13,500 sf.

A motion was made by Mr. Schmuckler, seconded by Mr. Banas to adopt the amendment to the Land Use Plan Element.

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

Mr. Schmuckler left the meeting.

7. PLAN REVIEW ITEMS

1. **SP 2058** (Variance Requested)
Applicant: Simon Soloff
Location: 926 & 930 East County Line Road
Block 208 Lot 7 & 162
Preliminary and Final Major Site Plan for new office building

Project Description

The applicant is seeking a Preliminary and Final Major Site Plan approval. The applicant proposes to construct a new office building and parking in connection with the existing office building and appurtenances. This proposed site plan would expand the existing Entech site approved by the Zoning Board under Appeal #3786 on Lot 7 in Block 208, onto adjoining Lot 162. The project site consists of approximately 0.938 acres and includes Lots 7 and 162 in Block 208. The subject properties are located in the northern portion of the Township on the south side of East County Line Road, west of Somerset Avenue. East County Line Road is a County Highway. The highway is improved. Curb exists across the frontage of the recently constructed Entech site on Lot 7. The construction of curb along with pavement widening is proposed across the frontage of Lot 162. No sidewalk exists, and sidewalk along the County Highway is not proposed. The site is currently occupied by a professional office building (Entech) with associated parking on Lot 7 and a one-story residential structure with a stone driveway and detached garage on Lot 162. Lot 162 is "L" shaped and also contains a bituminous parking lot in the rear. Entech has removed some vinyl fence panels at the rear of Lot 7 and is currently using this bituminous parking lot on Lot 162 for overflow parking. Proposed storm water management facilities and utilities are associated with this project. The proposed drainage system for the commercial project consists of a conventional storm sewer collection system that collects storm water and directs runoff to onsite underground recharge systems. Proposed sanitary sewer and potable water for the second office building will need to be extended to existing mains in East County Line Road. Forty-nine (49) off-street parking spaces are proposed for the office use on the entire site. The subject site is located within the R-12 Single Family Residential Zone District. The site is situated in a predominately developed area. A school site with a dwelling is situated immediately to the west, which was approved under Application SP1947. Residential uses border the site to the east and south. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 -- Topography within 200 feet thereof. 2. B4 -- Contours of the area within 200 feet of the site boundaries. 3. B10 -- Man-made features within 200 feet thereof. We can support the above referenced submission waiver requests provided Outbound and Topographic Surveys are submitted for both Lots 7 and 162 prior to scheduling a Public Hearing. II. Zoning 1. The site is situated within the R-12, Single Family Residential Zone District. Commercial uses on properties with frontage on Ocean County Route No. 526 in accordance with the conditions and standards of Section 18-1020 can be a Conditional Use in the Zone. In accordance with Section 18-1020B.2.h., professional and

administrative offices may be permitted. 2. A lot consolidation is required for the proposed project to meet the minimum frontage and lot area requirements of Section 18-1020A. 3. According to our review of the Major Site Plan and the zone requirements, the following variances are required: • Minimum Side Yard Setback for the new building – Proposed side yard setback of 12.5 feet, whereas twenty-five feet (25') is required to a nonresidential use. • Minimum Side Yard Setback for the existing building – Side yard setback of eleven feet (11'), whereas fifty feet (50') is required to a residential use. 4. Variances shall be requested for the proposed free-standing sign. At a minimum, the setback is not being complied with. 5. The following design waivers are required for the existing fenced trash enclosure (Section 18-1020E.1.): • The design of trash enclosures shall blend with the building exterior. • The size of trash enclosures shall be approved by the Department of Public Works. (The General Notes indicate private collection.) • No trash enclosure shall be located less than fifty feet (50') from the side or rear property line when the adjacent property is developed with a residential use. 6. A design waiver is required from the construction of six foot (6') wide sidewalk along the County Highway frontage (Section 18-1020E.2.a.) 7. A design waiver is required from Section 18-803E.2.a., of the UDO. Non-residential development shall provide a minimum twenty-five foot (25') wide buffer area. The buffer shall be increased to fifty feet (50') where the non-residential development is adjacent to an existing single-family residential development or an area zoned for residential land uses. 8. The applicant must address the positive and negative criteria in support of the required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. Site Plan/Circulation/Parking 1. Outbound and Topographic Surveys must be submitted for both Lots. The surveys must show all existing easements and improvements. The Site Plans do not properly show the proposed work required for the development of this project. Accordingly, the Existing Conditions Plan is not accurate. 2. The Index of Sheets shown on the Title Sheet must be coordinated with the plan set. 3. The General Notes require editing. 4. The Zone Schedule shall include side yard setbacks for both nonresidential and residential use. 5. The largest individual commercial use shall be added to the Zone Schedule to insure Section 18-1020D.7., of the ordinance is complied with. 6. Testimony should be provided on the proposed uses for the commercial site plan to insure compliance with Section 18-1020B., of the ordinance. 7. Curb and sidewalk is required across the entire project frontage unless waivers are granted. Proposed curb and sidewalk locations along East County Line Road will be dictated by the County of Ocean. Limits of proposed Township and County curb should be identified. 8. Existing Sight Triangle Easements to the County of Ocean on Lots 7 and 163 should be extended and proposed through Lot 162. Any sight triangle easement requirements will be dictated by the County of Ocean, not the Township. 9. Shade Tree and Utility Easements shall be shown along the road frontage. All existing and proposed easements shall be completed with bearings, distances, and areas provided on an individual lot basis. 10. Proposed setback lines shall be added to the drawings. 11. Surveys and an updated Existing Conditions Plan are required for the Layout Plan dimensions to be completed. 12. Dimensions shall be completed for the proposed building. A proposed exterior stairway is missing from the rear of the building which could impact the site design. 13. Forty-nine (49) off-street parking spaces have been proposed on the site plan. Of these, two (2) of the spaces have been proposed as ADA accessible. Curb ramps shall be shown for accessible route compliance. 14. Accurate existing and proposed building square footage must be provided to confirm the off-street parking requirements. 15. No proposed loading or delivery zones are shown on the site plan. Testimony on site operations should be provided. B. Architectural 1. A preliminary architectural drawing has been provided for the new commercial

building. Based on the elevations provided, the proposed building will not exceed a height of thirty-five feet (35'). Therefore, the allowable thirty-five foot (35') maximum building height is not violated. We recommend that color renderings be provided for the Board's review for the Public Hearing. 2. An unfinished basement is proposed for the commercial building with interior access from stairwells. The proposed basement floor will be eleven feet, two inches (11'-2") below the first floor level and nine feet (9') below finished grade. Seasonal high water table information shall be provided to substantiate the proposed basement floor elevation. 3. The proposed first floor of the commercial building is broken up into two (2) suites with a main hall separating the spaces. 4. The proposed second floor of the commercial building consists of a large work area with two (2) offices and a conference room. 5. ADA accessibility should be addressed. It appears only the first floor is accessible. 6. We recommend that locations of HVAC equipment be shown. Said equipment should be adequately screened. 7. Proposed utility connections are shown on the site plan. Testimony should be provided as to whether the proposed commercial building will have a sprinkler system.

C. Grading 1. Grading is provided on a Grading Plan which is Sheet 4 of 6. The design cannot be evaluated until topographic surveys of both lots are provided and the Existing Conditions Plan and base map updated. 2. Limits of work will need to be better defined to review the proposed grading. 3. Proposed elevations must be provided at control points, such as building access points, landings, and corners, as well as high points and low points. 4. Off road profiles are required for the existing and proposed storm drainage systems. 5. A detailed review of the grading can be completed during compliance submission; if/when this site plan is approved. D. Storm Water Management 1. A proposed storm sewer collection system has been designed to collect and convey storm water runoff to underground recharge systems on the commercial property. These designs will require approval from Ocean County. The plans must address ownership and maintenance responsibilities. 2. Our review of the project indicates it will be classified as Major Development since more than a quarter acre of impervious surface will be added. As a result, the project must meet water quality and water quantity reduction rate requirements. The Storm Water Management Report needs to address the use of eight inches per hour (8 in/hr) for the infiltration rates of the soils beneath the storm water management systems in order to provide the proper factor of safety. 3. Soil boring locations must be shown within the proposed project to confirm the seasonal high water table depth. 4. Drainage Area Maps must be provided for our review of the Storm Water Management Report and Design. 5. The Storm Water Management Report and Design will be reviewed in detail after revisions to the project are made. 6. A separate Storm Water Management Operation & Maintenance Manual shall be submitted for the commercial site per the NJ Storm Water Rule (NJAC 7:8) and Township Code. The Manual will be reviewed in detail after the storm water management design is found to be acceptable. E. Landscaping 1. A dedicated Landscaping Plan is provided with the submission; proposed landscaping is depicted on Sheet 5 of 6 in the plan set. 2. Proposed landscaping consists mainly of shade trees and coniferous screening trees. 3. All Easements shall be shown on the Plan. Except for the shade tree and utility easements, landscaping should not be located in the easements. 4. Proposed utilities have been shown to avoid planting conflicts. 5. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. The site will be cleared as necessary for the construction of the project. Compensatory plantings shall be addressed with the Tree Protection Management Plan. 6. Landscaping shall be reviewed in detail after compliance submission should site plan approval be granted. F. Lighting 1. A dedicated Lighting Plan is provided with the submission; proposed lighting is depicted on Sheet 5 of 6 on the plan set. 2. The Plan proposes two (2) wall mounted two hundred fifty watt (250W) metal halide fixtures mounted twenty feet (20') high on the west side of the new building. Five (5) pole mounted two hundred fifty watt (250W) metal

halide fixtures mounted twenty feet (20') high are proposed for the expanded parking lot on the commercial site. Existing wall mounted and pole mounted fixtures from the original Entech site are also shown. 3. A point to point diagram is required to verify the adequacy of the lighting design. The parking lot lighting shall be designed with a minimum intensity of 0.5 foot-candles, an average intensity of 1.0 foot-candles, and a uniformity ratio not exceeding 15:1. 4. Lighting should be provided to the satisfaction of the Board. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. Water service to the proposed building from the north side of East County Line Road is depicted on the plan. A proposed sanitary sewer lateral for the new office is indicated from the building and connects to an existing main in the center of East County Line Road. Proposed gas service from the new building connects to an existing main in the south side of East County Line Road. 3. Testimony should be provided regarding other proposed utilities. H. Signage 1. A proposed project sign is indicated for the commercial property. The proposed sign is only located ten feet (10') from the front property line, whereas the required minimum setback is fifteen feet (15') from the right-of-way. No construction detail for the proposed signage is provided within the current design submission. The proposed sign is noted to be seventy-five square feet (75 SF) and twenty feet (20') high. Zoning information is required for the proposed sign to determine what relief by the Board must be approved as part of the application. 2. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is currently occupied by the Entech office building on Lot 7 and an existing one-story residential structure with detached garage on Lot 162. The site is bounded by East County Line Road to the north, residential properties to the east and south, and a new school approved under Application SP1947 to the west. 2. Environmental Impact Statement A Limited Environmental Impact Statement (EIS) has been prepared for the project. The document shall be updated to satisfy Section 18-820 of the UDO. 3. Tree Management A Tree Protection Management Plan has been submitted. The plan shall be completed in accordance with current ordinance Chapter XIX, Protection of Trees. J. Construction Details 1. Construction details are provided on Sheet 6 of 6. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities. A revised submission should be provided addressing the above-referenced comments, including a point-by-point summary letter of revisions.

Mr. Vogt stated there are submission waivers for topography, contours and man-made features. The waivers are supported as long as outbound and topography are submitted prior to the public hearing.

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

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

Mr. Vogt said variances are required for minimum side yard setback for both the existing and proposed buildings. Variances may also be requested for the proposed free-standing sign. Design waivers are required for the existing trash enclosure, sidewalk along County frontage and the perimeter buffer needs to be addressed as well.

A motion was made by Mr. Rennert, seconded by Mr. Follman to advance this application to the May 20, 2014 meeting. No further notice.

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

- 2. SD 1939** (Variance Requested)
Applicant: Brava Land, LLC
Location: Rachel Avenue
Block 463 Lot 2
Preliminary and Final Major Subdivision to create 9 duplexes

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of an existing lot to create eighteen (18) proposed lots. The eighteen (18) proposed lots would be developed as zero lot line properties with nine (9) duplex structures. The existing lot is known as Lot 2 in Block 463, and is proposed to be subdivided into proposed Lots 2.01 – 2.18 on the Major Subdivision Plan. The proposed subdivision for the project would include all of Block 463, except for existing Lot 1. Block 463 is an existing 200' X 500', one hundred thousand square foot (100,000 SF) rectangular tract of land surrounded by the unimproved fifty foot (50') right-of-ways of Nussbaum Avenue, Frances Street, Rachel Avenue, and Blanche Street. Existing Lot 1 is a 100' X 100', ten thousand square foot (10,000 SF) square parcel located on the northwest corner of Block 463. Existing Lot 2 accounts for the remainder of the ninety thousand square foot (90,000 SF) property. The site is vacant, completely wooded, and surrounded by woods. The subject property surrounded by four (4) paper streets is located south of Prospect Street, an improved County Road with a sixty-six foot (66') wide right-of-way, in the southwest portion of the Township, west from its intersection with Massachusetts Avenue. Site access would be afforded by the improvement of Nussbaum Avenue between Prospect Street and the site. The existing ninety thousand square foot (90,000 SF) property has five hundred feet (500') of frontage on Nussbaum Avenue which is to the east. Two hundred feet (200') of frontage on Frances Street, this is to the south. Four hundred feet (400') of frontage on Rachel Avenue, this is to the west. Finally, one hundred feet (100') of frontage on Blanche Street, this is to the north. All surround streets are unimproved municipal roads with fifty foot (50') wide right-of-ways. The proposed development will improve all surrounding streets. Except for the frontage of existing Lot 1, curb and sidewalk is proposed along the entire frontage of Block 463. Except for the frontage of existing Lot 1, radial dedications are proposed at all other corners of the Block to permit the construction of sidewalk to be within the public right-of-way. Sidewalk is proposed along the westerly side of the section of Nussbaum Avenue being improved between Prospect Street and the site, while curb is proposed on both sides. Proposed storm water management facilities and utilities are associated with this project. The proposed drainage system consists of a conventional storm sewer collection system that collects and directs runoff to underground recharge systems. Proposed sanitary sewer will connect to an existing system in the southerly right-of-way of Prospect Street. Proposed potable water for the subdivision will be extended from an existing main on the south side of Prospect Street. A minimum of four (4) off-street parking spaces are proposed for each unit. The subject site is located within the R-M Multi-Family Residential Zone

District. Therefore, zero lot line duplex housing is a permitted use in the zone district. The surrounding lands are currently vacant. The closest development is a multi-family project along Prospect Street to the east of Nussbaum Avenue. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement. 2. C14 - Tree Protection Management Plan. We support the granting of the requested Environmental Impact Statement waiver, and the Tree Protection Management Plan waiver for completeness purposes. The site appears to be wooded uplands. An Environmental Impact Statement should be provided prior to scheduling the Public Hearing. A Tree Protection Management Plan should be required prior to any construction. II. Zoning 1. The site is situated within the R-M, Multi-Family Zone District. Duplex Housing is a permitted use. Zero lot line subdivisions for duplexes are permitted in the Zone. 2. According to our review of the Major Subdivision Plan and the zone requirements, the following variances are requested for the subdivision approval: • Minimum Lot Area – The combination of proposed Lots 2.01/2.02, 2.09/2.10, and 2.11/2.12 are 9,952 square feet; where ten thousand square feet (10,000 SF) is required. It should be noted that the lot area deficits are being created by the radial right-of-way dedications at the Block corners. Otherwise, these lots would conform to the minimum lot area requirement. 3. The applicant must address the positive and negative criteria in support of the required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. General 1. Off-street parking: According to the plans provided, the applicant is proposing a minimum of four (4) off-street parking spaces per unit which is enough to be in compliance with the RSIS and Township standards of four (4) off-street parking spaces required. Testimony shall be provided on the proposed number of bedrooms per unit and whether the basements will be unfinished. This proposed project should be in compliance with Parking Ordinance 2010-62. 2. The applicant shall confirm that trash and recyclable collection is to be provided by the Township of Lakewood. 3. Existing paper streets will be improved for the proposed project. 4. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor. 5. In accordance with the requirements in 18-815, a one-time storm water management maintenance fee shall be provided. The fee shall be nine thousand dollars (\$9,000.00), based on eighteen (18) single-family attached dwellings at five hundred dollars (\$500.00) per dwelling. 6. The requirements in 18-821 (Building Uniformity in Residential Developments) shall be addressed. A minimum of four (4) basic house designs shall be provided for this development consisting of between seven (7) and fifteen (15) homes. 7. Per Subsection 18-911 F (2 (a-g)) of the zero lot line ordinance, a written agreement signed by the owner of the property is required, including provisions to address items associated with the use, maintenance, and repair of common areas and facilities associated with the overall property. Said agreement must be filed as part of this application to obtain the zero lot line subdivision approval from Lakewood Township. B. Plan Review 1. The Boundary & Topographic Survey provided contains enough topography for the off-site road design of Nussbaum Avenue between the site and Prospect Street. 2. Based on the currently design, construction of Nussbaum Avenue between the site and Prospect Street will require grading easements from the adjoining property owners in Blocks 445 and 462. 3. The proposed use in the General Notes should be revised to nine (9) duplex buildings on eighteen (18) zero lot line properties. 4. The Schedule of Bulk Requirements requires some revisions. The R-M Zone is Multi-Family Residential. 5. Consistency in the proposed street design layout among plan sheets shall be provided. 6. Nussbaum Avenue between Prospect Street and Blanche Street has been designed to a thirty-two foot (32') pavement width with curb on both sides and sidewalk on just the west side to provide access to the project. The proposed

sidewalk shall continue straight along Nussbaum Avenue to a curb ramp at the intersection of Blanche Street. This will prevent the need for a proposed sidewalk easement at the intersection. The proposed curb on the east side of Nussbaum Avenue ends at the curb return with Blanche Street. A pavement taper shall be shown across the intersection. 7. The proposed streets surrounding the Subdivision Block have generally been designed to a pavement width of thirty feet (30'). The proposed pavement half width along the site frontages will be sixteen feet (16'), with a fourteen foot (14') width on the opposite side of the centerline. Curb and sidewalk are proposed along the site frontages, but not on the opposite sides of the street, which is acceptable. 8. Curb and sidewalk are not proposed along the frontage of existing Lot 1, which is not part of this subdivision project. We concur with this proposed design because a radial dedication would be required at the intersection of Rachel Avenue and Blanche Street to permit proper curb and sidewalk construction. However, we do recommend the proposed curb be lengthened to the property line extensions before the pavement is tapered to provide a twenty-eight foot (28') pavement width. This section of twenty-eight foot (28') pavement width would allow for a future two foot (2') widening on each side of the street when curb is constructed along the frontages of these other properties. 9. Proposed curb is shown on the north side of Blanche Street. We believe this to be in error since it is not yet required at this location. 10. Proposed Sight Triangle Easements dedicated to the Township should be provided at the street intersections the subdivision. 11. Some Drainage Easements to adjoining lots are proposed for the project. Transition manholes are proposed at the right-of-way lines to differentiate private and public storm water management ownership. 12. The Site Development Plan should have road centerlines and stationing added. 13. Four foot (4') wide sidewalk is proposed throughout the development. Unless the proposed sidewalk will be increased to a width of five feet (5'), pedestrian bypass areas shall be designed. 14. Proposed curb ramps shall be added to the Site Development Plan at the street intersections. 15. The Sheet Index should be coordinated with the plan set. C. Grading 1. Grading is provided on a Grading & Drainage Plan which is Sheet 4 of 15. A storm sewer collection system is proposed to collect runoff and recharge it within three (3) recharge systems. 2. Road profiles have been designed for all proposed streets. 3. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. A proposed storm sewer collection system has been designed to convey storm water runoff into recharge systems. Three (3) proposed recharge systems have been designed, two (2) under private property, and the largest located under the improved Frances Street right-of-way. An overflow bubbler inlet from the proposed recharge systems would be located at the intersection of Rachel Avenue and Frances Street, southwest of the site. 2. Soils information will need to be provided within the proposed project to confirm the seasonal high water table depth. Permeability testing will need to be done to justify the infiltration rate of eight inches per hour (8"/hr) used in the recharge calculations. 3. A cursory review of the proposed design indicates the improvement of Nussbaum Avenue between Prospect Street and the development has not been totally accounted for. 4. Storm sewer profiles have been provided for easement areas. 5. The Storm Water Management Report and Design will be reviewed in detail during compliance, if/when approved. E. Landscaping 1. Comprehensive landscaping has been proposed for the project. Shade trees are proposed along the site frontages, buffer and ornamental trees are proposed along the rear property lines, and foundation plantings will be provided for the units. 2. All proposed Easements shall be added to the Landscaping Plan. All proposed utilities have already been shown. Revisions should be made to avoid planting conflicts. 3. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. The entire site will be cleared for the construction of the project. Compensatory plantings shall be addressed with a Tree Protection Management

Plan. 4. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted. F. Lighting 1. Street lighting has been provided for the proposed roads on Sheet 7 of 15. 2. Proposed street lighting should be adjusted such that pole relocations will not be necessary when future development takes place. The Plan indicates that fifteen (15) Cobra Head, one hundred watt (100W) high pressure sodium pole mounted fixtures are proposed. A detail shows the proposed height of the fixtures to be twenty-five feet (25'). 3. A point to point diagram has been provided to verify the adequacy of the proposed lighting. Revisions will be necessary with adjustments to the layout. 4. It is anticipated that all lighting will be owned and maintained by the Township after installation since all fixtures will be within public right-of-ways. Confirming testimony should be provided regarding street lighting ownership. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The proposed sanitary sewer will connect to an existing system in the southerly right-of-way of Prospect Street. The proposed design will be deep enough to provide gravity service to the basements. 3. Potable water is proposed to be extended from an existing main on the south side of Prospect Street. 4. The plans state that all other proposed utilities are to be provided underground. H. Signage 1. Proposed regulatory signage has not been shown on the plans and should be added. Regulatory sign details have been provided. A "No Outlet" sign should be provided at the intersection of Nussbaum Avenue with Prospect Street. 2. No project identification signs are proposed. 3. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is wooded and vacant. The existing on-site topography slopes to the southwest. There is a ridge between the property and Prospect Street. 2. Environmental Impact Statement An Environmental Impact Statement (EIS) shall be submitted prior to scheduling a Public Hearing for the project. 3. Tree Management Prior to construction, a Tree Protection Management Plan in accordance with the current ordinance shall be submitted. J. Construction Details 1. Construction details are provided on Sheets 14 and 15 of 15. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. K. Final Plat (Major Subdivision) 1. The Schedule of Bulk Requirements should be corrected to indicate that the R-M Zone is Multi-Family Residential. 2. Some provided setback corrections should be made to the Schedule of Bulk Requirements. 3. Proposed Sight Triangle Easements should be provided on the corners of intersecting streets. 4. Compliance with the Map Filing Law is required. 5. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Neiman stepped down for this application.

Mr. Vogt stated that submission waivers are requested for EIS and tree protection management plan. The waivers are supported with the understanding that a summary EIS be provided prior to the public hearing. A tree protection plan would be addressed during compliance.

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

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

Mr. Brian Flannery, P.E. said he will be ready to address the engineer's comments at the public hearing.

A motion was made by Mr. Follman, seconded by Mr. Sussman to advance the application to the April 29, 2014 meeting.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Follman, Mr. Rennert

- 3. SP 2061** (Variance Requested)
Applicant: Congregation of Chestnut, Inc
Location: Chestnut Street
Block 1051.07 Lot 51
Preliminary and Final Major Site Plan for addition to existing synagogue

Project Description

The applicant is seeking Preliminary and Final Site Plan approval for the construction of an addition to the existing one-story residential dwelling for a proposed synagogue along with site improvements, on the subject premises. The project site consists of Lot 51 in Block 1051.07, situated in the R-12 Zone. The site is in the southern portion of the Township, on the northeast corner of Chestnut Street and Tiffany Lane. Chestnut Street is an improved County Highway with a sixty-six foot (66') right-of-way and a forty foot (40') pavement width. The road is in fair condition with existing curb and sidewalk across the project frontage, also in fair condition. Tiffany Lane is an improved municipal roadway in fair condition with a fifty foot (50') right-of-way and a thirty-two foot (32') pavement width. Curb and sidewalk in fair condition exist along this project frontage. Sanitary sewer and potable water are available and currently serve the existing lot. According to the site plan and our site investigation, the property is within a residential area. Lot 51 is the corner property and contains the existing one-story dwelling for which an addition is proposed in order to create the place of worship use. The adjacent properties contain residential uses. Per our site investigation, the site is within a depression. There are some existing trees on the site which have not been located. Site access to the synagogue is proposed via two (2) access driveways, one (1) access driveway from each street, and a parking area. These proposed driveways and the parking area will service twenty-eight (28) off-street parking spaces, where two (2) of the proposed off-street parking spaces would be van accessible handicap. The proposed standard off-street parking space size appears to be 9' X 18'. Proposed driveway and aisle widths are both twenty-four feet (24') wide. Proposed storm water management facilities have been included on the Site Plan. Other site improvements proposed for the project include landscaping and lighting. The property is located in the R-12 Zone District. Places of worship are a permitted use. We have the following comments and recommendations: I. Waivers A. The following submission waivers have been requested: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours within 200 feet of the site boundaries. 3. B10 - Man-made features within 200 feet of the site. 4. C13 - Environmental Impact Statement. 5. C14 - Tree Protection Management Plan. We can support the B-Site Features waivers provided a current signed and sealed outbound and topographic survey is submitted prior to scheduling a public hearing. We support the waiving of an

Environmental Impact Statement due to the developed nature of the site. The applicant will be required to comply with the Township Tree Protection Ordinance as a conditional of Board approval (if/when granted).

II. Zoning 1. The parcel is located in the R-12 Zone. Places of worship are a permitted use in this zone. Places of worship are subject to the provisions of Section 18-905 of the UDO. 2. No variances have been requested. 3. Depending on the future status of the existing shed, setback variances may be required for accessory structures. 4. A waiver from the Buffer Requirements Section 18-905B., of the UDO has been requested. A twenty foot (20') buffer is required from a residential use or district. For properties adjacent to residential properties, if the site leaves a twenty foot (20') undisturbed area then there are no requirements for buffering. However, if the twenty foot (20') buffer is invaded or disturbed then the following requirements shall be put in place along the invaded area:

- A required buffer shall be landscaped with trees, shrubs, and other suitable plantings for beautification and screening. Natural vegetation should be retained to the maximum degree possible. On those sites where no vegetation is present or existing vegetation is inadequate to provide screening, the applicant shall suitably grade and plant the required buffer area, such that this planting shall provide an adequate screen of at least six feet (6') in height so as to continually restrict the view. A minimum on-center distance between plantings shall be such that upon maturity the buffer will create a solid screen. The buffer may be supplemented with a fence of solid material where necessary.

III. Review Comments A. Site Plan/Circulation/Parking 1. An old outbound survey (2005) has been submitted which does not reflect the present site conditions. A current outbound and topographic survey must be provided in order to schedule a public hearing. 2. Twenty-eight (28) off-street parking spaces are proposed for the synagogue, including two (2) van accessible handicap spaces. The number of off-street parking spaces required is seventeen (17) based on a main sanctuary area of 2,354 square feet. The applicant's professionals shall confirm that no catering is proposed, since that use impacts the off-street parking requirements. 3. The General Notes indicate horizontal and vertical datum is assumed. 4. A vertical bench mark must be provided. 5. The General Notes require editing. 6. We recommend the proposed parking lot be moved as far north as possible on the site to maximize the distance from Chestnut Street. In this manner, the distance of the proposed access driveway on Tiffany Lane would be maximized from the Chestnut Street intersection for safety purposes. 7. According to the survey, the 192.42 foot dimension of the property line along Chestnut Street shall be corrected to 169.19 feet. 8. The plan must be revised clarifying existing improvements to remain and to be removed. 9. The proposed setback lines shall be dimensioned on the site plan. 10. Existing dimensions shall be provided on at least the portion of the building to remain. Proposed building dimensions shall be checked and corrected as necessary. All existing and proposed building access points must be shown. 11. As noted previously, synagogue site access is proposed via driveways that intersect Chestnut Street and Tiffany Lane. The proposed curb locations for the parking area must be dimensioned from the property lines. Proposed dimensioning should be completed throughout the site. 12. As depicted on the site plan, sidewalk is to be replaced in the vicinity of the proposed driveway crossings. Proposed sidewalk is also shown connecting the parking area to the building. 13. Curb ramps shall be proposed onsite where necessary. The existing sidewalk and curb ramp at the intersection have not been shown correctly. Detectable warning surface must be proposed for the curb ramp at the intersection. 14. The General Notes indicate that solid waste and recycling to be collected by the Township. A proposed refuse area has not been shown for the synagogue. In addition, a refuse/recyclable storage area detail has not been provided. 15. Curbing has been proposed along Chestnut Street and Tiffany Lane where new driveways are to be constructed. Curbing shall also be proposed where existing driveways are to be removed. Curbing has also been proposed for the interior of the parking area. 16. Proposed Sight Triangle

Easements have been depicted at the access driveways. A proposed Sight Triangle Easement shall be added to intersection. Sight Triangle Easements associated with Chestnut Street will be dictated by the County and dedicated to the County. The proposed easement along Tiffany Lane will be dedicated to the Township. A descriptions and deed of easement shall be provided to the board attorney and engineer for review. 17. A Shade Tree and Utility Easement has been proposed for the project. Proposed survey data must be provided. A description and deed of easement shall be provided to the board attorney and engineer for review. B. Architectural 1. Only a preliminary floor plan has been provided for the proposed building addition. A mezzanine is included with the floor plan. Elevations are required to confirm the proposed building addition does not exceed the allowable height of thirty-five feet (35'). 2. The existing and proposed building layout and square footage must be checked and coordinated with the site plan. 3. ADA accessibility will be provided to the first floor. 4. Testimony should be provided as to whether the synagogue will have a sprinkler system. The site plan notes the proposed addition intends to use the existing sanitary sewer and potable water services. 5. Testimony should be provided as to where HVAC equipment is proposed for the building and how the equipment will be adequately screened. 6. The roof drainage of the existing and proposed building must be coordinated with the site plan. 7. We recommend that renderings be provided for the Board's review and use at the public hearing, consistent with the building footprint as depicted on the site plans. C. Grading 1. A dedicated grading plan has been provided and cannot be reviewed until a topographic survey has been submitted. 2. A soil log shall be provided to justify the proposed basement depth. The proposed basement floor elevation has been shown to be ten feet (10') below the first floor elevation. 3. A review of the grading plan will be performed when a topographic survey and revised plans have been submitted. D. Storm Water Management 1. Proposed storm water management facilities have been provided. A proposed underground recharge trench has been provided consisting of one hundred forty-five feet (145') of twin eighteen inch (18") perforated polyethylene corrugated pipe encased in a five foot (5') wide by two and a half foot (2.5') high stone trench. 2. The project appears to increase impervious surface by over a quarter of an acre. Therefore, the proposed storm water management facilities shall be designed to handle the requirements for Major Development. A Storm Water Management Report and Drainage Area Maps shall be provided with a revised submission. 3. We recommend the proposed spacing between the twin pipes be decreased in order to fit within the walls of Type B Inlets. 4. Storm water management will be reviewed in detail with a revised submission. E. Landscaping 1. A dedicated Landscaping Plan is provided with the submission; proposed landscaping is depicted on Sheet 3 of the plans. Proposed landscaping includes shade trees and foundation plantings. 2. The final landscape design is subject to review and approval by the Board and should conform to recommendations (if any) from the Shade Tree Commission as practicable. 3. Landscaping shall be reviewed in detail during compliance should site plan approval be granted. F. Lighting 1. A dedicated Lighting Plan is provided with the submission; proposed lighting is depicted on Sheet 3 of the plans. Proposed lighting consists of three (3) two hundred fifty watt (250W) pole mounted fixtures sixteen feet (16') high for the parking area in front of the building. 2. A point to point diagram will be required for the parking area. 3. Lighting should be provided to the satisfaction of the Board. 4. The final lighting design shall be reviewed during compliance review, if/when Board approval is granted. G. Utilities 1. The existing site is served by public water and sewer from New Jersey American Water Company since the project is within their franchise area. Based on the Site Plans it is intended that the existing sewer and water services will be reused for the addition. H. Signage 1. No site identification or building 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. 2. All

signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description To assess the site for environmental concerns, a natural resources search of the property and surroundings was completed using NJ Department of Environmental Protection (NJDEP) Geographic Information Mapping (GIS) system data, including review of aerial photography and various environmental constraints data assembled and published by the NJDEP. Data layers were reviewed to evaluate potential environmental issues associated with development of this property. Testimony should be provided on any known areas of environmental concern that exist within the property. 2. Environmental Impact Statement A waiver has been requested from an Environmental Impact Statement since the site has been previously developed. 3. Tree Management Plan As indicated previously, a Tree Management Plan must be provided. The applicant must comply with the Tree Protection ordinance requirements as a condition of Board approval (if/when granted). J. Construction Details 1. Construction details have been provided. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place during compliance (if/when approval is granted). IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement (if required, at the discretion of the Township); b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals.

Mr. Vogt stated that submission waivers are being requested for topography, contours, man-made features, EIS and tree protection management plan. The waivers are recommended provided an outbound and topography survey be provided prior to public hearing. The applicant will be required to comply with the township tree protection ordinance during compliance.

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

Mr. Vogt said no variances are being requested. Depending on the future status of the existing shed, setback variances may be required for accessory structures. The applicant must also address the perimeter buffer.

Mrs. Miriam Weinstein, Esq. said she will be ready to address the engineer's comments at the public hearing. A survey will be provided.

A motion was made by Mr. Follman, seconded by Mr. Sussman to advance the application to the May 20, 2014 meeting.
Affirmative: Mr. Franklin, Mr. Banas, Mr. Sussman, Mr. Neiman, Mr. Follman, Mr. Rennert

4. **SP 2062** (No Variance Requested)
Applicant: Yeshiva Ruach Hatorah Inc
Location: Ridge Avenue
Block 189.03 Lot 35
Preliminary and Final Major Site Plan for school campus with dormitory and residential units

Project Description

The applicant is seeking Preliminary and Final Site Plan approval under the Township's "Campus Ordinance" for the construction of a three-story 34,231 sf school building, and a finished basement. School facilities are identified as proposed in the finished basement and first floor of the school building. The architectural plans appear to identify (148) dormitory units (i.e., beds) with supporting bathroom and shower/bathing facilities on the second and third buildings of the school structure. Towards the rear of the site, eighty-four (84) apartment units are identified in four (4) proposed three-story multi-family building clusters. As noted on the site plans, the proposed school would be located at the front of the parcel, which would be served by several parking areas along a "U-shaped" access along the property's Ridge Avenue frontage. A two-way drive would be extended from the easterly Ridge Avenue entrance towards the rear of the property, where the apartments are proposed as four (4) building clusters. Parking is provided for the dormitory units as well (towards the rear of the site). The proposed project is located on the south side of Ridge Avenue, between its intersections with Lanes Mill Road and New Hampshire Avenue. Ridge Avenue is a paved street with variable cartway and ROW widths as depicted on the site plans, survey and tax maps. Sidewalk and curbing do not exist along the property frontage. As depicted on the site plans, curbing (only) is proposed along the frontage, at the edge of proposed widening of the Ridge Avenue roadway to accommodate ingress and egress to the site. Per the site plans, potable water service is proposed from an existing water main within Ridge Avenue. Sanitary sewer service is proposed by connecting off-site to what is depicted as sewer "Under Construction" within Grandview Avenue. As depicted on the survey, the property contains a 1-story dwelling, gravel access drives, a garage and shed, all of which will be removed. The remainder of the property is predominantly wooded. Properties surrounding the site appear to be predominantly low-density residential.

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. C4 - Location of existing wells and proposed septic systems. 5. C13 - Environmental Impact Statement. 6. C14 - Tree Protection Management Plan. 7. C15 - Landscaping The Survey and Site Plan show enough topography to prepare the design. Therefore, we can support the "B-Site Features" requested waivers. A waiver has been requested from the submission of an Environmental Impact Statement. Per review of available data (including NJDEP GIS mapping of the area), the undeveloped portion property appears to consist of wooded uplands with no wetlands. Therefore, we support the requested waiver from C13. The existing property is completely wooded. Therefore, a Tree Protection Management Plan must be provided as a condition of approval to comply with the Township's Tree Ordinance. We do not support the waiver request for Landscaping. At a minimum, landscape plans including proposed perimeter buffer per subsection 18-803 of the UDO should be provided prior to the public hearing. At the discretion of the Board and/or Shade Tree Commission, additional landscaping may be required as a condition of Board approval, if/when forthcoming.

II. Zoning 1. The parcels are located in the R-20 Residential District. Private schools are a permitted use in the zone, subject to the requirements of Section 18-906. As indicated previously, the applicant is requesting that the project be heard under the requirements of the Township's Planned Education Campus (UDO Subsection 18-902-H6). 2. Per the UDO, a Planned Educational Campus is defined as follows: An educational campus of an institution of higher education that offers a regular educational program that is substantially-equivalent to that of an accredited institution and that contains housing and accessory uses proportionate to the educational facilities intended for faculty and students who will attend or staff the institution's educational facilities and that is adjoining to or within five hundred (500) feet of faculty and student housing so as to create a unified campus setting. The land and all structures including dwelling units shall be owned by the educational

institution or a wholly-owned educational entity. The occupancy of the residential uses in the facility should be limited to by students, faculty or staff of the educational institution, by persons directly associated with the educational institution, and or by their immediate families. The applicant's professionals must be prepared to provide testimony to demonstrate compliance with this project's compliance with the Township's 'Campus Ordinance'. 3. Per review of the Site Plan and the bulk requirements of the campus ordinance, no bulk variances are being requested, nor appear necessary for the proposed project. 4. In accordance with UDO subsection 18-902-H6.e(8), perimeter buffers must be provided adjoining residential areas. Buffer must be provided (or relief sought). 5. A design waiver has been required from providing lighting (at this time). We recommend waiver of the requirement for public hearing purposes. However, lighting designs for the school/dormitories, apartments and parking areas will be required during compliance review, if/when Board approval is granted. 6. A design waiver is necessary from providing sidewalk along the property's Ridge Avenue frontage. 7. The applicant must address the positive and negative criteria in support of any variances that may be required. III. Review Comments A. Site Plan/Circulation/Parking 1. As indicated previously, two (2) access drives are proposed from Ridge Avenue. One drive, designated 'Roadway A' would extend past the east side of the school building, and provide a loop-shape access drive to the apartments and associated off-street parking (as well as ten (10) off-street spaces proposed east of the school building). 2. One drive, designated 'Roadway B' is proposed from the southerly entrance, and would terminate near the southwest corner of the school building. 3. As noted on the site plans, the applicant's engineer estimates at least (127) off-street parking spaces necessary per UDO requirements from the school and the proposed apartment units. The number of proposed off-street spaces (209) includes (12) proposed handicap accessible spaces. Seventy-two (72) spaces are proposed around the school building, with the remaining (137) spaces proposed in the vicinity of the apartment units. As such, proposed off-street parking appears to exceed Campus Ordinance and School off-street parking requirements. 4. Testimony should be provided by the applicant's professionals as to the maximum number of students and teachers/staff anticipated at the site. 5. Per review of the site plans, all interior access drives are 24-feet wide, and can accommodate two-way traffic. A circulation plan will be required during compliance, if/when Board approval is granted, to confirm access for the largest vehicles anticipated to access the school/dormitory and apartment uses. 6. Road widening tapers are not currently depicted for the proposed entrance/exits. Said areas would be designed during compliance review, if/when approval is granted. 7. Sight triangles must be provided for both proposed access driveways. 8. An un-dimensioned trash enclosure is depicted at the terminus of roadway 'B', near the southwest corner of the school. Testimony should be provided whether DPW or private pickup is necessary. The proposed waste receptacle area shall be screened and designed in accordance with Section 18-809E of the UDO. 9. Coordination between the final site plans and final architectural plans will be required for the proposed school and apartment/dormitory buildings. 10. All necessary signage should be completed on the site plan, such handicap signage and directional signage. 11. Any proposed sidewalk along the site frontage shall be five feet (5') wide, unless pedestrian bypass areas are designed. B. Architectural 1. Architectural plans have been provided for the proposed school. The set includes floor plans and a building elevation The proposed building includes three (3) floors and a finished basement. Excluding the finished basement, we calculate that 34,231 of space is proposed on three (3) floors. As noted on the floor plans, the basement would include a 3,346 sf dining room and 955 sf kitchen. 2. The proposed school building height must be identified on the architecturals (Elevation Plan). 3. The architectural elevation drawing must be revised to identify the finished basement as identified on the floor plans. 4. Floor plans and elevations are provided for the proposed dormitory apartment units, and are generally well-

prepared. However, the proposed height of the apartment buildings must be identified to be less than the 65 foot height allowed in the Campus Ordinance for student dormitory structures on common property. 5. Seasonal high water table information is required to substantiate the proposed basement floor elevation for the proposed school/dormitory building. 6. As noted on the proposed architectural plans, the basement is finished and provides the use of the basement space. 7. Testimony should be provided as to whether sprinkler systems are proposed for the school/dormitory and/or apartment units. 8. We recommend that the location of proposed HVAC equipment be shown for all buildings. Said equipment should be adequately screened. C. Grading 1. Per review of the proposed grading plan, the design concept is feasible, and generally well-prepared for an initial design submission. Additionally, profiles have been provided for all of the proposed access drives. However, the following remaining information is necessary to complete the design: a. Additional proposed elevations for accessible routes and the handicap parking spaces to insure slope compliance. b. Additional proposed elevations provided at control points, such as building landings, curb corners, and curb returns. c. A retaining wall is proposed along the westerly (side) and rear property lines. d. Additional spot elevations will be needed in parking areas to complete the design. 2. The final grading design will be addressed during compliance review if/when approval is granted. D. Storm Water Management 1. The stormwater design is depicted on Site Plan Sheet 4, and includes a series of underground recharge/collection pipe systems and trenches. Additionally, recharge trenches are proposed to serve the two (2) apartment building clusters proposed towards the rear of the site. 2. The proposed project is large enough to qualify 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 schematic design, it is feasible and can be finalized during compliance review if/when board approval is granted. 3. Seasonal high water table information is required to justify the proposed depth of the storm water recharge system. The results of Soil Logs should 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. 4. The Drainage Calculations should indicate a permeability rate to be used for the proposed recharge system. Permeability testing results must be provided to justify the design. 4. A design is required for the storm water collection piping for the roof of the proposed school/dormitory building, as well as the two interior apartment building clusters. 6. Predevelopment and Post Development Drainage Area Maps were provided for the review of the design. 7. A Storm Water Management Facilities Maintenance Plan must be provided. Confirming testimony shall be provided that the operation and maintenance of the proposed storm water management system will be the responsibility of the applicant. This plan can be provided during compliance review if/when Board approval is granted. E. Landscaping and Lighting 1. As indicated previously, Lighting and Landscaping designs have not been provided at this time. 2. We have no objection to a detailed lighting design being deferred until compliance review (if/when forthcoming). 3. As indicated previously, we recommend that a Landscaping Plan be provided prior to the forthcoming public hearing. At a minimum, addressing applicable UDO perimeter buffer requirements should be addressed, as well as additional landscaping (if any) provided to the satisfaction of the Planning Board and/or Shade Tree Commission. 4. We recommend all proposed sight triangles, utilities, and easements be added to the plan to prevent any planting conflicts. 5. A detailed review of the landscape design will be undertaken when plan revisions are submitted. 6. As evidenced per a site inspection of the property, a significant amount of vegetation within the interior must be cleared to construct the proposed project, most of which is unavoidable. Final grading will be reviewed during compliance (if/when approval is granted) to minimize clearing where practicable, and to provide measures such as snow fencing along limits of disturbance intended to remain. F. Utilities 1.

The plans indicate the site will be served by public water service (from Ridge Avenue) and public sewer (from Grandview Avenue). As such, Lakewood Township MUA approval is necessary. 2. Outside agency approval from the Ocean County Health Department is necessary for removal or abandonment of existing septic systems or wells within the property. 3. Fire hydrants (if proposed) should be indicated on the plans (or as directed by the Township Fire Official). G. Traffic 1. Traffic information should be provided for the Board's consideration. At a minimum, a summary traffic generation report should be provided prior to the Public Hearing to quantify potential traffic generation from the school and apartments using industry standards (e.g., ITE manual trip generation rates), and potential traffic impacts (if any). Testimony from a qualified traffic consultant may be advisable at the forthcoming public hearing. 2. Testimony should be provided as to whether significant pedestrian traffic (from offsite) is anticipated for the school. H. 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. 2. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with Township ordinance. I. Environmental 1. A waiver from preparing an Environmental Impact Statement (EIS) was requested for this project. To assess the site for environmental concerns, our office performed a limited natural resources search of the property and surroundings using NJ Department of Environmental Protection (NJDEP) Geographic Information Mapping (GIS) system data, including review of aerial photography and various environmental constraints data assembled and published by the NJDEP. Data layers were reviewed to evaluate potential environmental issues associated with development of this property. Testimony should be provided on any known areas of environmental concern that exist within the property. 2. The existing property is wooded. A Tree Protection Management Plan must be provided as a condition of approval to comply with the Township's Tree Ordinance. J. Construction Details 1. All proposed construction details must comply with applicable Township and/or applicable 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 review; if/when this application is approved. 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. Lakewood Township MUA (water and sewer service); c. Township Tree Ordinance (as applicable); d. Ocean County Planning Board; e. Ocean County Soil Conservation District; f. Ocean County Board of Health (existing well and septic, if any); and g. All other required outside agency approvals.

Mr. Vogt stated that submission waivers are requested for topography, contours, man-made features, location of existing wells and proposed septic systems, EIS, tree protection management plan and landscaping. The B-2, B-4 and B-10 waivers are supported. The well and septic would be done during compliance, the EIS waiver is supported, if Board approval is granted the applicant will have to comply with the tree protection plan during compliance. The waiver requested for landscaping is not supported. They recommend a plan be provided prior to the public hearing.

A motion was made by Mr. Follman, seconded by Mr. Sussman to approve the waivers as recommended by the Board engineer.

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

Mr. Brian Flannery, P.E. stated he will be ready to provide testimony at the public hearing.

A motion was made by Mr. Follman, seconded by Mr. Sussman to advance this application to the April 29, 2014 meeting.

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

8. PUBLIC HEARING ITEMS

1. **SP 2055** (Variance Requested)
Applicant: New Hampshire Holdings, LLC
Location: New Hampshire & America Ave
Block 549.02 Lot 2
Preliminary and Final Major Site Plan for retail buildings

Project Description

The applicant is seeking Preliminary and Final Site Plan approval. This site plan is for a proposed commercial site. The proposed project would be located on an almost rectangular existing Lot 2 in Block 549.02. The applicant proposes to develop the site which is currently vacant. The construction would include five (5) retail store locations with a free standing restaurant, associated parking, landscaping, lighting, and utilities proposed. The existing almost rectangular property totals 289,034 square feet, or 6.635 acres in area. The large vacant tract was previously disturbed and is mostly cleared with wooded uplands located along the perimeter of the site. The site contains some significant slopes, with the highest topographic elevation in the southwest corner at about seventy-five (75), and the lowest elevation in the northwest corner at approximately thirty-five (35). The property is situated on the southwest corner of intersecting America Avenue and New Hampshire Avenue. The site has approximately four hundred sixty-five feet (465') of frontage along America Avenue and about five hundred forty feet (540') of frontage along New Hampshire Avenue. A total of two hundred sixty-eight (268) off-street parking spaces are proposed at the above-referenced location. Eight (8) of the proposed spaces will be designated as handicap, none of which being van accessible. Proposed standard parking spaces will be a minimum of 9' X 18' with access aisles being twenty-four foot (24') in width. Access to the proposed development will be provided by a main driveway intersecting America Avenue. The main access would be from a full movement driveway proposed on America Avenue approximately two hundred feet (200') west of New Hampshire Avenue. A right turn exit only access driveway would be from the southeast corner of the site to southbound New Hampshire Avenue. A service access to the rear of Retail Store #1 would be at the northwest corner of the site to America Avenue. America Avenue is an improved Municipal Road with a fifty foot (50') right-of-way. New Hampshire Avenue is a County Highway with a one hundred foot (100') right-of-way. Curb and sidewalk is being proposed along both road frontages. Multiple infiltration systems are being proposed for storm water management. In fact, part of the proposed storm water management design includes the expansion of a Township owned infiltration basin located offsite across America Avenue, to the northwest of the project on Lot 1 in Block 549.01. Water and sewer services are to be provided by Lakewood Township Municipal Utilities Authority. The project is located in the B-6 Corporate Campus/Stadium Support Zone. Some of the surrounding land uses include Lake Shenandoah Park to the north, Herr's Distribution Center in the Industrial Park to the east, Lakewood Township Municipal Utilities Authority to the south, and Lakewood Public Works to the west. Restaurants, retail stores, and shops are all permitted uses in the zone. I. Zoning 1. The site is situated within the B-6 Corporate Campus/Stadium Support Zone. Per Sections 18-903R.1.a.,

and b., of the Ordinance, restaurants, retail stores, and shops are all permitted uses. 2. The following bulk variances are being requested: • Minimum Front Yard Setback – fifty feet (50') proposed, whereas one hundred feet (100') required – proposed condition. Minimum Side Yard Setback – ten feet (10') proposed for the loading dock on Retail Building #1, whereas fifty feet (50') required – proposed condition. 3. The following sign variances are being requested: • A greater number of Business Signs than allowed. Only one (1) type of sign permitted for each separate street frontage. Two (2) signs are proposed. • A greater square footage and height of Freestanding Sign than allowed. A maximum sign area of fifteen square feet (15 SF) and maximum height of five feet (5') is permitted on America Avenue. A square footage of twenty-four square feet (24 SF) and a height of five and a half feet (5.5') are proposed. • A greater square footage and height of Freestanding Sign than allowed. A maximum sign area of one hundred twenty square feet (120 SF) and maximum height of twenty-two feet (22') is permitted for the corner sign on New Hampshire Avenue. An area of four hundred ten square feet (410 SF) and a height of twenty-eight feet (28') are proposed. 4. A variance is required for the proposed number of off-street parking spaces. A total of two hundred sixty-eight (268) off-street parking spaces are being proposed, whereas the plans indicate a total of three hundred nineteen (319) off-street parking spaces are required. However, our review of the project indicates the proposed square footage of the retail area to be about two thousand square feet (2,000 SF) more than tallied on the plans. Therefore, the magnitude of the parking variance would be increased by roughly ten (10) off-street parking spaces. The extent of the proposed off-street parking variance should be confirmed for the Public Hearing. 5. The applicant must address the positive and negative criteria in support of the requested variances. At the discretion of the Planning Board, supporting documents may be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments Per review of the current design plans, we offer the following comments and recommendations: A. Site Plan/Circulation/Parking 1. The Boundary & Topographic Survey for Lot 2 in Block 549.02 has been submitted for review. In addition, a Topographic Survey of an off-site infiltration basin located on Lot 1 in Block 549.01 has been submitted for review. The title of this topographic survey should be revised since it only covers a portion of Lot 1 in Block 549.01. 2. The Sheet Index on the Title Sheet must be coordinated with the plan set. 3. The proposed building square footages need to be coordinated among the Architectural Plans, Site Plans, and Schedule of Bulk Requirements. The total required number of off-street parking spaces could be impacted. Considering the current number of spaces being proposed, the number of handicap spaces is adequate. However, no van accessible spaces are proposed. A minimum of eight feet (8') wide accessible aisle widths are required for van accessible spaces. 4. The Schedule of Bulk Requirements and the General Notes requires editing. 5. Proposed building dimensioning should be completed on the Site Plan. 6. Proposed sidewalk should be a minimum of five feet (5') wide unless pedestrian bypass areas are designed. 7. Various loading and delivery areas are shown throughout the proposed project. The Traffic Impact Analysis should be expanded to address the operation of the proposed loading and delivery areas, as well as onsite vehicular circulation. Testimony is required to document the adequacy of proposed vehicular circulation for facility operations. 8. Various proposed trash enclosures without dimensions have been indicated. Testimony should be provided on collection of trash and recyclable material. The General Notes indicate a private company will be responsible for removal. The waste receptacle areas shall be designed in accordance with Section 18-809E., of the UDO which includes screening. 9. Proposed shade tree and utility easements are missing from the plans. The proposed landscaping locates shade trees along the project frontages. 10. An existing sight triangle easement is shown at the intersection of America Avenue with New

Hampshire Avenue. Proposed sight triangle easements associated with the site access points along America Avenue and New Hampshire Avenue should be added. 11. Traffic Striping is proposed throughout the site. The proposed striping limits should be dimensioned. 12. Proposed "No Parking Fire Lane" signs must be added to the site plan. B. Architectural 1. Preliminary architectural floor plans and elevations were submitted for review. Per review of the submitted plans, the tallest proposed building will be just under forty-nine feet (49') in height. The allowable height is fifty feet (50'). Except for the restaurant, the proposed structures will house predominantly retail floor space, with basement and storage areas. 2. The applicant's professionals should provide testimony regarding the proposed building facades, and treatments. We recommend that renderings be provided for the Board's review and use prior to the public hearing, at a minimum. 3. Testimony should be provided as to whether roof-mounted HVAC equipment is proposed. If so, said equipment should be adequately screened. 4. Testimony should be provided as to whether fire suppression systems will be proposed. The Utility Plan shows a proposed eight inch (8") potable water main traversing through the site. 5. Downspouts will need to be depicted on the architectural drawings and underground roof leaders will need to be designed on the engineering drawings. C. Grading 1. Detailed Grading and Drainage Plans are provided on Sheets 4 and 5 of 19. Because of the significant grade differences throughout the site, a retaining wall is proposed on the south and west sides of the project. The proposed retaining wall creates a tree save area for CAFRA on the south edge of the site. A storm sewer collection system is proposed to collect runoff from the developed portion of the site. 2. As a result of the varied terrain, site grading is proposed throughout the entire project. It is not readily evident whether the proposed grading will balance, or whether significant excavation or fill will be required. 3. The proposed grading includes the expansion of an existing offsite infiltration basin to the northwest of the site, across America Avenue. The proposed grading must be revised such that proper basin access can be designed. Approval will be required for the proposed grading encroaching into the Lakewood Township Municipal Utilities Authority easement. 4. Proposed spot elevations should be added to handicapped parking areas to insure slope compliance. 5. The existing elevations and contour lines should be "grayed" to facilitate review. 6. A review of final grading revisions will be performed during compliance if/when approval is granted. D. Storm Water Management 1. A proposed storm water management system has been designed. The design proposes a storm sewer collection system with multiple infiltration systems located on Lot 2 in Block 549.02. The design also proposes the expansion of an existing infiltration basin located on Lot 1 in Block 549.01. 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. 2. Water quality is being addressed by proposed "Jellyfish Filter Vaults". 3. Since the property is owned by the Lakewood Industrial Commission, the existing drainage located in the northwest corner of the site is owned by the Township. Therefore, a proposed drainage easement to the Township shall be provided for this existing storm sewer system. Furthermore, the offsite infiltration basin being expanded is also on land owned by the Township. The ownership and maintenance of the proposed onsite storm water management system will be the applicant. Therefore, a proposed transition manhole shall be provided at the drainage easement line where the facilities will cross future ownership lines. 4. Our site investigation on 3/7/14 noted that the offsite infiltration basin has lost its porosity and is in need of a new sand bottom filter. Therefore, we recommend that the proposed expansion of the infiltration basin shall include excavation and disposal of existing material and installation of a new six inch (6") thick sand bottom filter with a finished grade of elevation 24.77. In addition, we recommend that the existing thirty-six inch (36") outfall must be reinstalled (i.e., covered) since

the basin expansion would leave the pipe exposed. Finally, we recommend existing conduit outlet protection shall be repaired (or replaced) for the outfall pipes. 5. Permeability testing and seasonal high water table information has been provided in the Report to justify the proposed design and depth of the infiltration systems. The locations of Soil Logs have been provided on the Grading and Drainage Plan. 7. A cursory review of the Report indicates the runoff reduction rates will be met. 8. Storm sewer profiles have been included with the plans. 9. The project will require a Storm Water Management Operation & Maintenance Manual to be provided. The Manual and final design will be reviewed with resolution compliance submission should site plan approval be granted. E. Traffic 1. A Traffic Impact Analysis has been submitted for review, assessing impacts of this project. The report is generally well-prepared. 2. The Analysis examines future traffic from this development anticipated to be constructed and fully tenanted by 2016. 3. The following highlights some of the findings of the analysis: a. The America Avenue and New Hampshire Avenue intersection are right turn movements only and will operate at levels of service "B" for the AM and PM peak hours. b. The America Avenue no signalized intersection with Cedar Bridge Avenue will operate at level of service "C" for the AM and level of service "E" for the PM peak hours. c. Exiting movements onto New Hampshire Avenue from the proposed site access will operate at levels of service "B" during the AM and PM peak hours. d. All movements at the proposed main site access to America Avenue will operate at level of service "A" during both peak hours. e. All driveways and intersections associated with the project will operate within acceptable traffic engineering parameters. 4. Traffic testimony should be provided at the Public Hearing. F. Landscaping 1. The Landscape Plan can be found on Sheet 7 of 19. 2. The planting schedule must be added. Otherwise, the planting notes and seeding schedule along with the details can also be found on Sheet 7 of 19. 3. The overall landscape design is subject to review and approval by the Board. 4. Proposed easements should be shown on the Landscape Plan to avoid planting conflicts. Shade tree and utility easements have not been shown along the property frontages. Shade trees are proposed along the site frontages in locations normally where easements are provided. 5. Landscaping will be reviewed in detail after plan revisions are submitted. G. Lighting 1. A Lighting Plan has been provided on Sheet 8 of 19. 2. Per review of the Lighting Schedule, there are twenty-two (22) proposed high pressure sodium one hundred seventy-five watt (175W) pole mounted fixtures and fifteen (15) high pressure sodium two hundred fifty watt (250W) wall mounted fixtures. The proposed pole mounted fixtures are sixteen feet (16') high and the wall mounted fixtures thirteen feet (13') high. 3. Details of the light fixtures can also be found on Sheet 8 of 19. 4. A point to point diagram shall be submitted to determine the adequacy of the lighting and compliance with the ordinance. 5. Final lighting design can be addressed during compliance review if/when approval is granted. H. Utilities 1. Public water and sewer services are being provided by the Lakewood Township Municipal Utilities Authority since the project is within their franchise area. 2. Proposed sanitary sewer will be constructed with eight inch (8") mains run through the commercial project site. The proposed sanitary sewer will connect to an existing system within America Avenue. 3. Proposed eight inch (8") water main will run through the development and connect to existing mains in New Hampshire Avenue and America Avenue. 4. Electric service is available from Jersey Central Power & Light Company. Gas service is available from New Jersey Natural Gas Company. 5. Testimony should be provided regarding proposed fire protection measures. Proposed hydrants have been designed throughout the site. I. Signage 1. Signage information is provided for free-standing signage on the site plans requiring relief by the Board for review and approval as part of the site plan application. Signage includes one ground sign proposed along New Hampshire Avenue, a pylon sign proposed at the intersection, and a proposed ground sign to be located in the island at the facility entrance. 2. Any (additional) signage proposed, if any, shall comply with the Township Ordinance. Per

communications with the applicant's professionals, the applicant agrees with this condition. J. Environmental 1. Site Description Per review of the site plans, aerial photography and a site inspection of the property, the tract consists of a total 6.63 acres in area, and is currently undeveloped and previously disturbed containing some wooded uplands along the perimeter. The project is located in the eastern portion of the Township on the southwesterly corner of New Hampshire Avenue and America Avenue. The intersection is not signalized. The site is bordered to the south and west by public lands owned by the Lakewood Township Municipal Utilities Authority and the Lakewood Department of Public Works. 2. Environmental Impact Statement The applicant has submitted an Environmental Impact Statement. The document has been prepared by Trident Environmental Consultants to comply with Section 18-820 of the UDO. The report has been prepared for site plan approval. The report presents an inventory of existing environmental conditions at the project site; an analysis of consequential impacts that the proposed project will impose on the site; an overview of mitigation and restoration efforts toward attenuation or elimination of any potentially adverse impacts. 3. Tree Management Plan This application includes the submission of a Woodland Management Plan. The Plan locates existing trees ten inches (10") or greater in diameter within the proposed site. The plan properly shows the tree replacements required in accordance with the Ordinance. Only revisions to the Temporary Tree Protection Detail and the General Notes are required. 4. Phase I If existing, a Phase I Study should be provided to address potential areas of environmental concern, if any within the site. K. Construction Details 1. Construction details are provided on at least Sheets 11 through 16 of 19 in the plan set. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Construction details will be reviewed after resolution compliance submission for the project should site plan approval be granted. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Developers Agreement; b. Township Tree Ordinance; c. Lakewood Industrial Commission; d. Lakewood Fire Commissioners; e. Lakewood Township Municipal Utilities Authority (water and sewer); f. Ocean County Planning Board; g. Ocean County Soil Conservation District; h. New Jersey Department of Environmental Protection CARFA Permit; and i. All other required outside agency approvals.

Mr. Rennert stepped down.

Mr. Vogt stated that variances are being requested for minimum front yard and side yard setbacks and various sign variances.

Mr. Abraham Penzer, Esq. on behalf of the applicant stated these are going to be very high class stores. They have a letter from the Industrial Commission supporting this application.

Mr. Brian Flannery, P.E., was sworn in. He said the side yard setback variances is just for the loading dock and rather than pushing all the buildings towards the front of the site they spread them out which in turn created the front yard setback. A variance is being requested for parking. The ordinance calls for 1 space per 250 and they are providing one space per 210. He believes that will be more than sufficient.

Mr. Banas is concerned about the size of the signs.

Mr. Flannery said this is on a County road so they would need approval from them for the intersection and the impact on the road. The County required them to widen New Hampshire Avenue so that there is a shoulder there.

Mr. Neiman opened to the public, seeing no one come forward, he closed to the public.

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

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

- 2. SD 1934** (No Variance Requested)
Applicant: Benjamin Weber
Location: East County Line Road & Brook Road
Block 175.02 Lot 1, 2, & 4
Preliminary and Final Major Subdivision to create 8 single-family lots and 1 commercial lot

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval.. The applicant proposes the subdivision of three (3) existing lots to create ten (10) proposed lots. The ten (10) proposed lots would be developed as eight (8) lots for new residential two-story dwellings, one (1) storm water management lot, and one (1) commercial lot for a new retail/office building. A separate application (SP2053) has been submitted for Site Plan approval of the commercial lot, contingent upon approval of this subdivision. The existing three (3) lots known as Lots 1, 2, and 4 in Block 175.02 are proposed to be subdivided into proposed Lots 1.01 and 4.01 through 4.09 on the Major Subdivision Plan. The subject property is located on the northeasterly corner of Brook Road and East County Line Road. Both roads are County Highways, in the northeast portion of the Township. The intersection of these highways is signalized. The highways are improved, with only a stretch of existing curb in the vicinity of the intersection. No sidewalk exists, and the construction of curb and sidewalk along the County Highways is not proposed. The proposed subdivision would create a cul-de-sac on the north side of the project with access to Brook Road. The cul-de-sac is proposed to be called Schuster Way upon which all eight (8) of the residential lots would front. Another proposed lot with frontage only on Brook Road would provide storm water management facilities for the residential section of the subdivision. A ten and half foot (10.50') right-of-way dedication has been proposed along the East County Line Road frontage. No dedication has been proposed along the site's Brook Road frontage even though the existing right-of-way width does not meet County standards. The site is currently occupied by numerous structures in the southwest corner. All existing improvements will be removed to make way for the proposed subdivision and site plan. Most of the existing 5.577 acre area of the site is wooded and slopes toward a low area in the center of the property. The assumed elevations drop from about sixty-two (62) to fifty-six (56). Proposed storm water management facilities and utilities are associated with this project. The proposed drainage system for the residential portion of the subdivision consists of a conventional storm sewer collection system that collects storm water and directs runoff to an onsite underground recharge system and an onsite infiltration basin. Proposed sanitary sewer and potable water for the subdivision will need to be extended to existing offsite mains. Four (4) off-street parking spaces are proposed for each residential lot. The subject site is located within the R-15 Single Family Residential Zone District. The site is situated in a predominantly residential area. We have the following comments and recommendations per review of the revised submission, and previous

comments from our initial review letter dated February 25, 2014: 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. The applicant's engineer indicates that topography has been provided to the centerline of the adjoining roadways and all areas draining onto the property. We concur with the applicant's engineer's opinion and can support the above referenced submission waiver requests. Said waivers were granted at the Workshop hearing. II. Zoning 1. The site is situated within the R-15, Single Family Residential Zone District. Single-family detached housing on minimum fifteen thousand square foot (15,000 SF) lots is permitted in the Zone. 2. According to our review of the Major Subdivision Plan and the zone requirements, the following variances are required for the single family residential portion of the subdivision approval requested: • Minimum Lot Areas – Proposed minimum lot areas of twelve thousand square feet (12,000 SF), whereas fifteen thousand square feet (15,000 SF) is required. • Minimum Lot Widths – Proposed minimum lot widths of ninety feet (90'), whereas one hundred feet (100') is required. • It should be noted that proposed Lot 4.09 is only 8,517 square feet. However, the proposed lot will be for an infiltration basin and will not be for residential development. 4. A ten and a half foot (10.50') right-of-way dedication to Ocean County has been proposed along the East County Line Road project frontage. No right-of-way dedication has been proposed along the Brook Road project frontage even though it appears a five foot (5') dedication is necessary. Should Ocean County require that right-of-way be dedicated along Brook Road, either additional variances or a redesign will be required. 5. Waivers are required for proposed lot lines which are not perpendicular or radial to the right-of-way. 6. Waivers are required from the construction of curb and sidewalk along the County Highway frontages. 7. The applicant must address the positive and negative criteria in support of the required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. General 1. Separate Outbound and Topographic Surveys have been submitted. An encroachment from adjoining Lot 84.07 implies the outbound for existing Lot 4 is incorrect. A driveway encroachment from adjoining Lot 87 will conflict with the proposed landscape buffer on the commercial site. Any approvals should be conditioned upon the encroachments being addressed. 2. Off-street parking for the residential portion of the subdivision: According to the plans provided, the applicant is proposing four (4) off-street parking spaces per dwelling which is enough to be in compliance with the RSIS and Township standards of four (4) off-street parking spaces required. Up to six (6) bedrooms per unit with an unfinished basement are permitted for this project to be in compliance with parking ordinance 2010-62. The construction plans indicate that basements will be proposed. According to the layout submitted, it is not clear how a minimum of four (4) off-street parking spaces per dwelling will be provided. 3. The applicant shall confirm that trash and recyclable collection for the residential portion of the subdivision is to be provided by the Township of Lakewood. 4. A new road name, Schuster Way, has been proposed for the project. 5. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor. 6. The requirements in 18-821 (Building Uniformity in Residential Developments) must be addressed. A minimum of four (4) basic house designs are required for this development consisting of between seven (7) and fifteen (15) homes. 7. Virtually all proposed storm water management for the residential portion of the subdivision has been designed within proposed easements and right-of-ways. An infiltration basin has been designed on proposed Lot 4.09 which would be turned over to the Township. Therefore, it is anticipated the Township of Lakewood will be responsible for operation and maintenance. Accordingly, a one-time fee of six thousand dollars

(\$6,000.00) should be paid based on eight (8) single family detached dwellings at seven hundred fifty dollars (\$750.00) per unit. Department of Public Works approval will be required.

B. Plan Review

1. The General Notes must be edited.
2. Curb and sidewalk is proposed for the residential cul-de-sac. Sidewalk as depicted is 4-foot wide, with 'pedestrian bypasses' at intervals per ADA standards. The limits of proposed curb and sidewalk terminate at the cul-de-sac returns along Brook Road. Curb and sidewalk is required across the entire project frontages unless waivers are granted.
3. Proposed inlets for the residential cul-de-sac conflict with curb ramps. The design should be revised to eliminate the conflicts as well as storm drainage easements. We recommend the proposed drainage be designed to provide storm sewer pipes within the County right-of-way to transport runoff to the infiltration basin. In this manner there will be no drainage easements for the Department of Public Works to maintain on private property.
4. A Sight Triangle Easements to the County of Ocean is provided at the Brook entrance, and subject to County approval.
5. Six foot (6') wide Shade Tree and Utility Easements are proposed along the road frontages. All proposed easements shall be completed with bearings, distances, curve data, and areas provided on an individual lot basis.
6. A final review of the subdivision site layout will be performed during compliance review, if/when Board approval is granted.

C. Architectural

1. Preliminary architectural drawings have been provided for the commercial portion of the subdivision. Based on the elevations provided, the proposed building may exceed a height of thirty-five feet (35'). Corrections to the proposed building elevations should be provided. The architectural elevations must be dimensioned to confirm the allowable thirty-five foot (35') maximum building height is not violated. We recommend that color renderings be provided for the Board's review for the Public Hearing.
2. An unfinished basement if proposed for the commercial building with interior access from stairwells and elevators.
3. The proposed first floor of the commercial building is broken up into seven (7) areas with a main hall separating the larger spaces from the smaller spaces.
4. The proposed second floor of the commercial building is broken up into fourteen (14) areas serviced by a central corridor.
5. Elevators are proposed within the building. Therefore, ADA accessibility is addressed.
6. We recommend that locations of HVAC equipment be shown. Said equipment should be adequately screened.
7. Proposed utility connections should be added. Testimony should be provided as to whether the proposed commercial building will have a sprinkler system.

D. Grading

1. Grading is provided for the residential portion of the subdivision on a Grading Plan (Sheet 4). Per review of the current design, it is feasible as prepared.
2. A profile has been provided for proposed Schuster Way. As depicted, average centerline slope will be 1% or less as currently proposed.
3. Off road profiles have been provided as requested for the proposed storm drainage systems.
4. A final review of the grading (and cul-de-sac) design will be performed during compliance, if/when Board approval is granted.

E. Storm Water Management

1. A proposed storm sewer collection system has been designed to collect and convey storm water runoff to an underground recharge system and an infiltration basin on the residential portion of the subdivision. A proposed storm sewer collection system has been designed to collect and convey storm water runoff to underground recharge systems on the commercial portion of the subdivision. These designs will require approval from Ocean County. If approvals are granted, a meeting with the Department of Public Works will be necessary for the residential portion of the subdivision to review the design and maintenance responsibilities.
2. Our review of the project indicates it will be classified as Major Development since more than a quarter acre of impervious surface will be added and over an acre of disturbance will take place. As a result, the project must meet water quality and water quantity reduction rate requirements. The Storm Water Management Report should be revised to use three inches per hour (3 in/hr) for the infiltration rates of the soils beneath the proposed storm water management systems in order to provide the proper factor of safety.
3. Drainage Area Maps must be provided for our review of

the Storm Water Management Report and Design. 4. A separate Storm Water Management Operation & Maintenance Manual shall be submitted for the commercial portion of the subdivision per the NJ Storm Water Rule (NJAC 7:8) and Township Code. The Manual will be reviewed in detail after the storm water management design is found to be acceptable. 5. A final review of the grading (and cul-de-sac) design will be performed during compliance, if/when Board approval is granted. The final design will also be subject to review and approval by the Department of Public Works. F. Traffic 1. A Traffic Report was submitted for the proposed project which incorporates how the development will impact the planned County intersection improvements. Per review of the traffic report, it is generally well-prepared. 2. As referenced in the report and accompanying cover letter, the author assessed the buildout conditions after completion of proposed County intersection improvements. As noted, the Brook Road entrance is anticipated to operate at a Level of Service (LOS) "B", while the East County Line Road access will operate in (LOS) "C" during morning peak hour and (LOS) "D" within PM peak hours. 3. As noted in the report, traffic testimony will be provided at the forthcoming Public hearing. 4. Copies of the pertinent County Intersection Improvement Plans should be provided to check coordination with the applicant's proposed project (during compliance, if approval is granted). G. Landscaping 1. Shade trees, ornamental trees, and coniferous screening trees have been provided on Sheet 9 of 13. 2. All proposed Easements shall be added to the Plan. 3. Proposed utilities have been shown to avoid planting conflicts. 4. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. The site will be cleared as necessary for the construction of the project. Compensatory plantings shall be addressed with the Tree Protection Management Plan. 5. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted. H. Lighting 1. Lighting has been provided for the proposed cul-de-sac on the residential site and the future parking lot on the commercial site. The proposed lighting is shown on Sheet 8 of 13. 2. The Plan indicates that three (3) pole mounted fixtures are proposed for residential street lighting of the cul-de-sac. Additional fixtures are required and the proposed pole locations shall not conflict with other site improvements such as driveways and utilities. 3. A point to point diagram has been provided to verify the adequacy of the proposed lighting. Accordingly, revisions are required. The proposed street lighting shall be designed with a minimum intensity of 0.2 foot-candles, an average intensity of 0.5 foot-candles, and a uniformity ratio not exceeding 12:1. The proposed parking lot lighting shall be designed with a minimum intensity of 0.5 foot-candles, an average intensity of 1.0 foot-candles, and a uniformity ratio not exceeding 15:1. 4. It is anticipated that all lighting within public right-of-ways will be owned and maintained by the Township and all fixtures on the commercial lot will be privately owned and maintained. Confirming testimony should be provided regarding lighting ownership. 5. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. I. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The existing onsite structures are most likely serviced by septic systems and potable wells. Ocean County Board of Health approval will be required for abandonment. 3. The proposed sanitary sewer will connect to a system to be constructed in Park Slope Terrace. The proposed design will be deep enough to provide gravity service to the basements of the dwellings. 4. Potable water is proposed to be extended from an existing main at the Brook Road and East County Line Road intersection. 5. Testimony should be provided regarding other proposed utilities. Additional underground connections will be required if gas is proposed. J. Signage 1. Testimony should be provided as to whether signage (other than traffic or directional) is proposed as part of the subdivision. 2. All signage proposed that is not reviewed and approved as part of this application, if any, shall

comply with Township ordinance. K. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is currently occupied by various structures near the intersection of Brook Road and East County Line Road. The remainder of the property is wooded with light underbrush. Most of the existing 5.57 acre area of the site slopes to the center of the tract with elevations dropping from about sixty-two (62) to fifty-six (56). The site is bounded by East County Line Road to the south, Brook Road to the west, the Frank Bartolf Sports Complex to the north, and residential property to the east. 2. Environmental Impact Statement A Limited Environmental Impact Statement (EIS) has been prepared for the project to satisfy Section 18-820 of the UDO. Additionally, per a review of NJDEP-GIS mapping, no environmentally-constrained lands exist where development is proposed. 3. Tree Management A Tree Protection Management Plan has been submitted. The plan shall be completed in accordance with current ordinance Chapter XIX, Protection of Trees. L. Construction Details 1. Construction details are provided on Sheets 12 and 13 of 13. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. M. Final Plat 1. Certifications shall be revised in accordance with Section 18-604B.3., of the UDO. 2. The Subdivision Data indicates the Survey Datum is in New Jersey State Plane System. However, the coordinates for the project boundary corners are in an assumed datum. 3. Non-radial lines shall be labeled. 4. All proposed easements should be added. All proposed easement data should be provided on an individual lot basis. 5. Compliance with the Map Filing Law is required. 6. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. Ocean County Board of Health (well and septic abandonment); and f. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Flannery said the application is for a ten lot subdivision. Eight of the lots will be residential lots. One lot will be used for a stormwater management basin and the corner lot will be a commercial lot. The size of the residential lots are consistent with the area. Road widening easements and dedications will be provided to the County. The Board engineer's comments can be met during compliance.

Mr. Scott Kennel, P.E. was sworn in. The County has been developing improvements plans over the last few years and they plan to initiate construction this year which will include a dedicated left turn on every approach to the intersection of East County Line Road and Brook Road.

Mr. Neiman opened to the public.

Mr. John Stillwell was sworn in. He lives directly across the street from this property and he is in favor of this application. Mr. Weber has done everything in his capacity to be a good neighbor.

Mr. Neiman closed to the public.

A motion was made by Mr. Follman, seconded by Mr. Franklin to approve the application.

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

- 3. SP 2063** (Variance Requested)
Applicant: Benjamin Weber
Location: East County Line Road & Brook Road
Block 175.02 Lot 1, 2, & 4
Preliminary and Final Major Site Plan for a combined retail and office building

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval, as well as a Preliminary and Final Major Site Plan approval for the existing property. Under a separate application (SD-1934), the applicant proposes the subdivision of three (3) existing lots to create ten (10) proposed lots (including the subject property). The ten (10) proposed lots would be developed as eight (8) lots for new residential two-story dwellings, one (1) storm water management lot, and one (1) commercial lot for a new retail/office building. The existing three (3) lots known as Lots 1, 2, and 4 in Block 175.02 are proposed to be subdivided into proposed Lots 1.01 and 4.01 through 4.09 on the Major Subdivision Plan. A two-story, 33,289 sf retail office building, parking and access drives and amenities are proposed within proposed Lot 1.01, a 111,380 sf parcel being created (via subdivision application SD-1934) on the northeast corner of Brook Road and East County Line Road. Both roads are County Highways, in the northeast portion of the Township. The intersection of these highways is signalized. The highways are improved, with only a stretch of existing curb in the vicinity of the intersection. No sidewalk exists, and the construction of curb and sidewalk along the County Highways is not proposed. The site is currently occupied by numerous structures in the southwest corner. All existing improvements will be removed to make way for the proposed site plan. The proposed drainage system for the commercial portion of the subdivision consists of a conventional storm sewer collection system that collects storm water and directs runoff to two (2) proposed onsite underground recharge systems. One hundred forty-nine (149) off-street parking spaces are proposed for the retail/office use. The subject site is located within the R-15 Single Family Residential Zone District. The site is situated in a predominantly residential area. We have the following comments and recommendations per our initial review letter dated 2/24/14, and our review of the revised submission: 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. The applicant's engineer indicates that topography has been provided to the centerline of the adjoining roadways and all areas draining onto the property. We concur with the applicant's engineer's opinion and can support the above referenced submission waiver requests. Said waivers were granted at the Workshop hearing. II. Zoning 1. The site is situated within the R-15, Single Family Residential Zone District. The proposed retail/office use is permitted conditional use within the zone (per UDO subsection 18-1019A). 2. No variances are necessary for the commercial lot (1.01) as proposed. 3. A ten and a half foot (10.50') right-of-way dedication to Ocean County has been proposed along the East County Line Road project frontage. Additionally, a 6-foot wide shade tree easement is depicted, to be dedicated to Lakewood Township. 4. Waivers are required from the construction of curb and sidewalk along the County Highway frontages. 5. A design waiver is required from Section 18-1019E.1.d., of the ordinance. The proposed trash enclosure for the commercial portion of the subdivision will be less than fifty feet (50') from the future residential portion of the subdivision. We note that a 6' high (solid) 'Privacy Fence' is proposed along the common property line with proposed residential lots. 6. A design waiver is required from Section 18-803E.2.a., of the UDO for the

commercial portion of the subdivision. The buffer should be increased to fifty feet (50') where the nonresidential use is adjacent to an area zoned for residential land uses. 7. A design waiver is required from Section 18-807C.4., of the UDO for the commercial portion of the subdivision. A forty foot (40') wide access driveway is proposed along the Brook Road frontage where only a thirty foot (30') wide driveway is permitted. III. Review Comments A. General 1. Testimony should be provided on the proposed uses for the commercial portion of the subdivision to insure compliance with Section 18-1019B., of the ordinance. B. Plan Review 1. The General Notes must be edited (during compliance, if approved). 2. Soil boring locations were added to the Existing Conditions Plan. 3. Sight Triangle Easements to the County of Ocean should be proposed at all vehicular intersection points along Brook Road and East County Line Road. Since both roads are County Highways, any sight triangle easement requirements will be dictated by the County of Ocean, not the Township. A site triangle easement has been provided for the Brook Road entrance, but not for the East County Line Road Entrance. This issue must be resolved with Ocean County during compliance (if/when approval is granted), and impacts (if any) resulting from the 30" high decorative screening wall along East County Line Road. 4. Dimensions were provided for the proposed building on the commercial portion of the subdivision. 5. The largest individual commercial use will be limited to 10,000 sf of gross floor area per subsection 18-1019D.7 of the UDO. A note shall be provided on the plans. 6. One hundred forty-nine (149) off-street parking spaces have been proposed on the commercial portion of the subdivision. Per the Zone Schedule and floor ratios provided on the Zone Schedule, (139) off-street spaces are required. Of these, five (5) of the spaces have been proposed as ADA accessible. However, only one (1) curb ramp has been provided for three (3) accessible aisles, and only three (3) signs for the five (5) spaces. Revisions are required. 7. A proposed loading zone is shown behind the building on the commercial portion of the subdivision. Dimensions shall be provided, along with testimony on operation. 8. A proposed refuse enclosure is depicted in the northeast corner of the property. 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 dimensioned, screened on three (3) sides, and designed in accordance with Section 18-809E., of the UDO. 9. We recommend additional traffic control measures (i.e., stop signs and stop bars), including but not limited to both egress drives leading to the Brook Road access, the egress towards East County Line Road access (which intersects with the drive aisle in front of the building) and a stop bar for the stop sign at the East County Line road egress. Final traffic circulation signage will be addressed during compliance, if/when Board approval is granted. C. Architectural 1. Preliminary architectural drawings have been provided for the commercial portion of the subdivision. Based on the elevations provided, the proposed building may exceed a height of thirty-five feet (35'). Corrections to the proposed building elevations should be provided. The architectural elevations must be dimensioned to confirm the allowable thirty-five foot (35') maximum building height is not violated. We recommend that color renderings be provided for the Board's review for the Public Hearing. 2. An unfinished basement if proposed for the commercial building with interior access from stairwells and elevators. 3. The proposed first floor of the commercial building is broken up into seven (7) areas with a main hall separating the larger spaces from the smaller spaces. 4. The proposed second floor of the commercial building is broken up into fourteen (14) areas serviced by a central corridor. 5. Elevators are proposed within the building. Therefore, ADA accessibility is addressed. 6. We recommend that locations of HVAC equipment be shown. Said equipment should be adequately screened. 7. Proposed utility connections should be added. Testimony should be provided as to whether the proposed commercial building will have a sprinkler system. D. Grading 1. Grading is provided for the commercial property on Grading Plan (Sheet 4) As

depicted, interior site slopes are 1%-2% or less on average (with the exception of the decorative retaining wall proposed along the property's East County Line Road frontage. 2. Per review of the current grading design, it is generally well-prepared. 3. A detailed review of the grading can be completed during compliance submission; if/when this subdivision and subsequent site plan is approved. E. Storm Water Management 1. A proposed storm sewer collection system has been designed to collect and convey storm water runoff to underground recharge systems on the commercial portion of the subdivision. 2. Our review of the project indicates it will be classified as Major Development since more than a quarter acre of impervious surface will be added and over an acre of disturbance will take place. As a result, the project must meet water quality and water quantity reduction rate requirements. The Storm Water Management Report should be revised to use three inches per hour (3 in/hr) for the infiltration rates of the soils beneath the proposed storm water management systems in order to provide the proper factor of safety. 3. Soil boring locations must be shown within the proposed project to confirm the seasonal high water table depth. 4. Drainage Area Maps must be provided for our review of the Storm Water Management Report and Design. 5. The Storm Water Management Report and Design will be reviewed in detail during compliance, if/when Board approval is granted. 6. A separate Storm Water Management Operation & Maintenance Manual shall be submitted for the commercial portion of the subdivision per the NJ Storm Water Rule (NJAC 7:8) and Township Code. The Manual will be reviewed in detail after the storm water management design is found to be acceptable. F. Traffic 1. A Traffic Report was submitted for the proposed project which incorporates how the development will impact the planned County intersection improvements. Per review of the traffic report, it is generally well-prepared. 2. As referenced in the report and accompanying cover letter, the author assessed the buildout conditions after completion of proposed County intersection improvements. As noted, the Brook Road entrance is anticipated to operate at a Level of Service (LOS) "B", while the East County Line Road access will operate in (LOS) "C" during morning peak hour and (LOS) "D" within PM peak hours. 3. As noted in the report, traffic testimony will be provided at the forthcoming Public hearing. 4. Copies of the pertinent County Intersection Improvement Plans should be provided to check coordination with the applicant's proposed project (during compliance, if approval is granted). G. Landscaping 1. Shade trees, ornamental trees, and coniferous screening trees have been provided on the Landscaped Plan (Sheet 7). 2. Proposed utilities have been shown to avoid planting conflicts. 3. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. The site will be cleared as necessary for the construction of the project. Compensatory plantings shall be addressed with the Tree Protection Management Plan. 4. Landscaping will reviewed in detail during compliance should site plan approval be granted. H. Lighting 1. The Plan also indicates that eleven (11) pole mounted fixtures are proposed for the future parking lot on the commercial site. The proposed Schedule shows three (3) different type lighting fixtures would be used. 2. The lighting plan is generally well-prepared. We recommend shields for the proposed parking lot lighting to eliminate spillover onto adjacent residential properties. 3. We recommend that non-security lighting be placed on timers and deactivated after office/retail hours. 4. Lighting shall be reviewed in detail after compliance submission should subdivision approval be granted. I. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. Potable water is proposed to be extended from an existing main at the Brook Road and East County Line Road intersection. 3. Testimony should be provided regarding other proposed utilities. Additional underground connections will be required if gas is proposed. J. Signage 1. Three (3) proposed project signs are indicated for the commercial portion of the subdivision. All of the proposed signs are located at the required minimum

setback of fifteen feet (15') from the right-of-ways. No construction details for the proposed signage are provided within the current design submission. All proposed signs are noted to be seventy-five square feet (75 SF) and twenty feet (20') high. Per the UDO (subsection 18-812), freestanding signs up to 75 SF area and 20 foot height are permitted along right-of-ways with minimum posted speeds of 45MPH. Testimony shall be provided that posted speeds along both roadways are 45 MPH (or greater). 3. Testimony shall be provided on the proposed materials and lettering for the signage to the satisfaction of the Board. 4. If Board approval is granted, sign applications must be filed with the Zoning Officer. 5. All signage proposed that is not reviewed and approved as part of this application (e.g., façade signage, if any) shall comply with Township ordinance. K. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the site is currently occupied by various structures near the intersection of Brook Road and East County Line Road. The remainder of the property is wooded with light underbrush. Most of the existing 5.57 acre area of the site slopes to the center of the tract with elevations dropping from about sixty-two (62) to fifty-six (56). The site is bounded by East County Line Road to the south, Brook Road to the west, the Frank Bartolf Sports Complex to the north, and residential property to the east. 2. Environmental Impact Statement A Limited Environmental Impact Statement (EIS) has been prepared for the project to satisfy Section 18-820 of the UDO. Additionally, per a review of NJDEP-GIS mapping, no environmentally-constrained lands exist where development is proposed. 3. Tree Management A Tree Protection Management Plan has been submitted. The plan shall be completed in accordance with current ordinance Chapter XIX, Protection of Trees. This plan will be reviewed during compliance, if/when Board approval is granted. L. Construction Details 1. Construction details are provided on Site Plan Sheets 9 and 10. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. Ocean County Board of Health (well and septic abandonment); and f. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Flannery said the application is for a ten lot subdivision. Eight of the lots will be residential lots. One lot will be used for a stormwater management basement and the corner lot will be a commercial lot. The size of the residential lots are consistent with the area. Road widening easements and dedications will be provided to the County. The Board engineer's comments can be met during compliance.

Mr. Scott Kennel, P.E. was sworn in. The County has been developing improvements plans over the last few years and they plan to initiate construction this year which will include a dedicated left turn on every approach to the intersection of East County Line Road and Brook Road.

Mr. Neiman opened to the public.

Mr. John Stillwell was sworn in. He lives directly across the street from this property and he is in favor of this application. Mr. Weber has done everything in his capacity to be a good neighbor.

Mr. Neiman closed to the public.

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

- 4. SP 2052** (Variance Requested)
Applicant: Congregation Sarah Faiga, Inc
Location: 1518 Tanglewood Ave
Block 25.06 Lot 17
Preliminary and Final Major Site Plan for proposed synagogue

Project Description

The applicant is seeking Preliminary and Final Site Plan approval for the construction of a one-story synagogue, which includes a basement, within a 2,729 square foot footprint. The revised site plans indicate the proposed synagogue will contain one thousand two hundred forty square feet (1,240 SF) of main sanctuary area. Off-street parking is proposed consisting of eight (8) parking spaces, one (1) being van-accessible handicapped, and site improvements are also proposed within the property. The tract consists of an irregular shaped lot that totals 11,032 square feet (0.25 acres) in area. The site contains an existing one-story dwelling which would be removed for the proposed synagogue. The site is located in the northwest portion of the Township on the southwest corner of the Tangelwood Lane and County Line Road West intersection. Tangelwood Lane is a Municipal Road in fair condition with a sixty foot (60') right-of-way and a forty foot (40') pavement width. Curb in fair condition exists along the Tangelwood Lane frontage, but sidewalk does not. County Line Road West is a four (4) lane County Highway with a variable width right-of-way and a pavement width of fifty-three feet (53'). The County Highway property frontage contains existing curb and sidewalk. Sanitary sewer is available to the property in the center of Tangelwood Lane. Potable water exists in the northwest side of Tanglewood Lane. Overhead electric is present on the northwest side of the Tangelwood Lane right-of-way. Some large trees exist on the site and the land generally slopes towards the adjoining streets. The adjacent and surrounding properties are developed, most of which are residential. Off-street parking spaces are proposed perpendicular to Tangelwood Lane on the southeast side of the site, consisting of eight (8) spaces. Other site improvements are proposed for the project which includes drainage, fencing, landscaping, and lighting. The property is located in the R-12 Zone District. Places of worship are a permitted use. We have the following comments and recommendations per testimony provided at the 3/4/14 Planning Board Plan Review Meeting, and comments from our initial review letter dated February 24, 2014: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 – Topography within two hundred feet (200') thereof. 2. B4 – Contours within two hundred feet (200') of the site. The subject property is situated within a developed residential area and there is no proposal to disturb and/or modify existing topography beyond the tract. Therefore, the applicant requests a waiver from these requirements. The Board granted the requested submission waivers. Accordingly, a Topographic Survey of Lot 17 has been provided with a resubmission of revised plans for the Public Hearing. II. Zoning 1. The parcel is located in the R-12 Single-Family District. Places of worship are a permitted use in the zone, subject to the provisions of Section 18-905 of the UDO. Statements of fact. 2. A variance is required for Minimum Lot Area. The existing lot area is 11,032 square feet, whereas twelve thousand square feet (12,000 SF) is required. The proposed lot area is also shown as 11,032 square feet. However, based on the configuration of adjacent Lot 18 and the fact that this

property (Lot 17) encroaches into the existing sidewalk area of County Line Road West, we anticipate a right-of-way dedication will be required by the County. Therefore, we recommend the applicant consider proposing a smaller lot area for Board action to prevent returning for an amended approval. The County Planning Board is requiring a right-of-way dedication from the applicant. Therefore, the applicant's professionals shall provide testimony as to the proposed remaining lot area after the right-of-way dedication. In this manner, the Board can properly evaluate and take action on the required lot area variance and any building coverage variance that may be required. 3. A variance is required for Minimum Rear Yard Setback. A minimum rear yard setback of 17.50 feet is being proposed for the building, whereas a twenty foot (20') rear yard setback is required. The Board shall take action on the required rear yard setback variance. 4. We calculate that five (5) off-street parking spaces are required for this property based on the proposed size of the main sanctuary shown on the preliminary architectural plans. Eleven (11) spaces are being provided, one (1) of which is designated handicapped. However, approximately a hundred feet (100') of depressed curb is proposed to access these off-street parking spaces. Therefore, a design waiver is required for the width of a nonresidential driveway exceeding thirty feet (30'). The plans have been revised to provide eight (8) off-street parking spaces. The proposed off-street parking spaces have been separated into two (2) groups of four (4) spaces each by an existing utility pole. Therefore, the width of a proposed nonresidential driveway has been decreased to about thirty-five feet (35'), whereas thirty feet (30') is allowed. The Board shall take action on this design waiver request. 5. According to Section 18-905B.1., Perimeter Buffer: For properties adjacent to residential properties, if the site leaves a twenty foot (20') undisturbed area then there is no requirements for buffering. If the twenty foot (20') buffer is invaded or disturbed than requirements indicated in 18-905B.3., shall be put in place along the invaded area. The applicant is proposing fencing and landscaping to meet the perimeter buffer requirements. The proposed fencing height is reduced from six feet (6') to four feet (4') in the front yard setback areas as required. The Board shall take action on the required buffer waiver. 6. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. Site Plan/Circulation/Parking 1. A Survey of Property has been submitted for Lot 17. The following must be addressed: a. Topography as shown on the base map and referenced in General Note #2 on the Site Plan. b. Horizontal and vertical datum shall be noted as assumed, and a bench mark should be added. c. The existing lot area should be added. d. A double inlet shall be shown on the southwest side of the existing driveway. e. The existing mailbox should be added. f. The existing street sign should be added. An Outbound and Topographic Survey has been submitted. A different bench mark shall be provided with resolution compliance submission should approval be granted, because the double inlet chosen will be reset. 2. A General Note on the Site Plan indicates horizontal and vertical datum is assumed, reference to a bench mark shall be added. Final corrections can be provided with resolution compliance submission should approval be granted. 3. The revised General Notes indicate that five (5) off-street parking spaces are required and eight (8) off-street parking spaces are proposed. Our review of the architectural plans indicates the main sanctuary to be about 1,240 square feet, which would require five (5) off-street parking spaces. Furthermore, our site investigation noted it would be unlikely to physically relocate the existing utility pole and guy wire to a place that would not conflict with the off-street parking proposed. Therefore, an alternate off-street parking design has been proposed for the Board's consideration. 4. Proposed waiver information shall be completed in the General Notes. The proposed waiver information shall include the buffer. Revisions can be provided with resolution

compliance submission should approval be granted. 5. An existing chain link fence crosses the property line of Lots 17 and 18. The future status of the existing chain link fence must be indicated since a proposed vinyl fence will conflict. The revised plans indicate the existing chain link fence crossing the property line of Lots 17 and 18 would be relocated to the property line. However, this will conflict with the proposed vinyl fence. Plan corrections can be provided with resolution compliance submission should approval be granted. 6. Unless reduced by a County right-of-way taking, the lot area on the site plan shall be corrected to 11,032 square feet. The revised site plans indicate the lot area to be 11,032 square feet. However, because of the County right-of-way dedication, the proposed lot area shall be provided with resolution compliance submission should approval be granted. 7. Proposed building dimensions shall be added. Proposed building dimensions shall be provided to the hundredth of a foot. Corrections can be provided with resolution compliance submission should approval be granted. 8. An adjustment to the proposed building access locations is required. The Site Plan and Architectural Plan must be coordinated. The adjustment to the proposed building access locations can be provided with resolution compliance submission should approval be granted. 9. A proposed refuse enclosure has been depicted on the plans. The applicant's professionals should provide testimony to confirm that the congregation proposes to use curbside pickup by the Township. Testimony should be provided on collection. 10. A proposed six foot (6') wide shade tree and utility easement has been provided with bearings, distances, and an area dedicated to the Township. Proposed off-street parking and a sight triangle easement only permits room for one (1) new shade tree. A deed of easement and description shall be provided for review by the Planning Board Attorney and Engineer prior to filing with the Ocean County Clerk, should site plan approval be granted. The revised parking scheme permits room for three (3) new shade trees. The deed of easement and description can be provided with resolution compliance submission should approval be granted. B. Architectural 1. The proposed building is only a one-story structure. Therefore, the proposed building does not exceed the allowable height of thirty-five feet (35'). Final architectural drawings shall be provided with resolution compliance submission should approval be granted. 2. The proposed building layout and square footage must be checked and coordinated with the site plan. Final coordination can be provided with resolution compliance submission should approval be granted. 3. A proposed handicap ramp is located on the northeast side of the building to provide ADA accessibility. Statement of fact. 4. Testimony should be provided as to whether the proposed synagogue will have a sprinkler system. Proposed utility services have not been addressed on the Improvement Plan. Testimony should be provided. The revised plans indicate it is intended to utilize the existing sewer lateral and water service connection. 5. All proposed HVAC equipment shall be shown and adequately screened. The location and screening of HVAC equipment can be provided with resolution compliance submission should approval be granted. 6. The roof drainage of the proposed building must be coordinated with the site plan. The proposed roof drainage coordination can be provided with resolution compliance submission should approval be granted. 7. We recommend that color renderings of the building be provided for the Board's use at the forthcoming public hearing for the application. Statement of fact. C. Grading 1. Per review of the proposed contours, corrections are required. Final grading corrections can be provided with resolution compliance submission should approval be granted. 2. Proposed gutter grades must be designed along Tangelwood Lane to insure a positive slope to the existing double inlet. In fact, the grate elevation of the existing double inlet must be lowered since our site investigation confirms the existing gutter grade to the southwest is lower. The proposed gutter grades shall be corrected to create a positive gutter flow of at least half percent (0.50%). Accordingly, a pavement reconstruction box out area shall be proposed along with a half width construction section for Tangelwood Lane. This information can be provided with

resolution compliance submission should approval be granted. 3. Final grading can be addressed during compliance review should approval be granted. Statement of fact. D. Storm Water Management 1. The Roof Drywell Design provided properly accounts for a twenty-five (25) year storm. The proposed roof runoff will be collected and piped into two (2), forty foot (40') long, eighteen inch (18") perforated polyethylene pipes surrounded by stone, where it will be recharged into the soil. Statements of fact. 2. The design needs to be completed for the roof drainage system. Proposed cleanouts and inverts must be provided. The proposed underground piping for the roof drainage system shall be deep enough to connect to the recharge piping. Corrections can be provided with resolution compliance submission should approval be granted. 3. Storm water management will be reviewed in detail with a revised submission. Final storm water management shall be reviewed in detail with resolution compliance submission should approval be granted. E. Landscaping and Lighting 1. A dedicated Landscaping Plan is provided with the submission; proposed landscaping is depicted on Sheet 3 of the plans. Proposed landscaping includes buffer and foundation plantings. The revised landscaping proposes shade trees, as well as buffer and foundation plantings. 2. Landscaping should be provided to the satisfaction of the Board and recommendations from the Shade Tree Commission. The Shade Tree Commission recommended larger Arborvitae which has been provided on the revised plans. The Board should provide landscaping recommendations (if any). 3. Landscaping shall be reviewed in detail during compliance should site plan approval be granted. Statement of fact. 4. A dedicated Lighting Plan is provided with the submission; proposed lighting is depicted on Sheet 4 of the plans. Proposed lighting includes six (6) wall mounted fixtures and one (1) wall sconce for the parking area in front of the building. Statements of fact. 5. A point to point diagram will be required for the parking area. The applicant's engineer indicates the point to point diagram shall be provided with resolution compliance submission should approval be granted. 6. Lighting should be provided to the satisfaction of the Board. The Board should provide lighting recommendations (if any). 7. Lighting will be reviewed in detail during compliance should site plan approval be granted. Statement of fact. F. Utilities 1. The proposed building will be served by public water and sewer from New Jersey American Water Company since the project is within their franchise area. The Site Plans should include information on sewer and water services. The revised site plans indicate it is intended to utilize the existing sewer lateral and water service connection. G. Signage 1. No site identification or building 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. No proposed site identification or building signage has been provided. H. Environmental 1. To assess the site for environmental concerns, our office performed a limited natural resources search of the property and surroundings using NJ Department of Environmental Protection (NJDEP) Geographic Information Mapping (GIS) system data, including review of aerial photography and various environmental constraints data assembled and published by the NJDEP. Data layers were reviewed to evaluate potential environmental issues associated with development of this property. Testimony should be provided on any known areas of environmental concern that exist within the property. Testimony should be provided on areas of environmental concern. 2. The existing property has some large trees which must be removed for the proposed project. Accordingly, a Tree Protection Management Plan is required. A Tree Protection Management Plan can be provided with resolution compliance submission should approval be granted. I. Construction Details 1. All details of proposed work have not been included on the plans. Final construction details can be provided with resolution compliance submission should approval be granted. 2. Construction details are provided with the current design submission. We will review the construction details during compliance should site plan

approval be granted. Statements of fact. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; and e. All other required outside agency approvals.

Mr. Vogt stated that variances are requested for minimum lot area, rear yard setback and the applicant needs to address the perimeter buffer.

Mr. Stephen Pfeffer, Esq. on behalf of the applicant. He said they are short by about 60 sf for the lot area which is pre-existing. The other variance is for the rear yard setback which they are short 2.5 ft for a portion of the building.

Mr. Charles Surmonte, P.E. was sworn in. He reiterated the variances requested. The parking requirements are exceeded. The Board engineer's comments can be met during compliance.

Mr. Neiman opened to the public, seeing no one come forward, he closed to the public.

A motion was made by Mr. Follman, seconded by Mr. Banas to approve the application.

9. CORRESPONDENCE

- **SP 1941** – Major Site Plan – modification to approved building footprint

Mrs. Miriam Weinstein, Esq. said the synagogue added a porch. The total square footage including the porch is not going to exceed 1,500. No new variances are needed and parking requirements are not affected.

A motion was made by Mr. Follman, seconded by Mr. Banas to approve the administrative change.

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

10. PUBLIC PORTION

11. APPROVAL OF MINUTES

12. APPROVAL OF BILLS

13. ADJOURNMENT

**PLANNING BOARD MEETING
APRIL 8, 2014**

**TOWNSHIP OF LAKEWOOD
PLAN REVIEW MEETING**

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth
Planning Board Recording Secretary