

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

3. SWEARING IN OF PROFESSIONALS

Mr. Vogt was sworn in.

4. DISCUSSION

- Ordinance Amending and Supplementing Chapter 18.901 Zoning Districts and Maps – Cross Street, James Street, White Street, and Nieman Road

This is a rezoning proposal following the recommendations in the Land Use Element of the Master Plan that was recently adopted.

Mr. Neiman said he had spoken to the Mayor and committee about this one and the issue was they felt that Drake Road needed to be improved. Hopefully the impact fees will bring in the money to improve Drake Road but they asked and what the neighbors and developers seem to agree with that a CO will not be issued for any home until there is a plan for Drake Road.

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

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Rennert

No: Mr. Follman

- Ordinance Amending and Supplementing Chapter 18.901 and 18.902 Zoning Districts, Zoning Map, and Residential Zoning Districts – Oak Street Core Neighborhood Overlay Zone-2

Mrs. Morris said this is similar to the one the Board approved just north of this.

The Board would feel more comfortable if someone from the Town came in to explain this.

Mr. Schmuckler said there was a land swap ordinance north of this area. This is per the recommendation of the Board to continue the zoning south so the eastern side of charity Tull is staying R-12 with a buffer to the Albert Avenue.

A motion was made by Mr. Schmuckler, seconded by Mr. Follman to recommend the ordinance to the Township committee.

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

4. PUBLIC HEARING

1. **SP 2071AA** (No Variance Requested)
Applicant: Bais Medrash of Coughlin Street
Location: 1201 Manor Drive
Block 1051 Lot 90

Change of Use/Site Plan Exemption to convert an existing dwelling into a house of worship, with a building addition

Project Description

The applicant is seeking Site Plan Exemption/Change of Use approval for addition to, and conversion of an existing two-story single-family residential dwelling at 1201 Manor Drive into a Synagogue and Mikvah use. As depicted on the Change of Use Plan, a 17' x 34' addition is proposed on the north side of the existing structure. As depicted on the site plan, Lot 90 is a rectangular-shaped 12,000 sf property with frontage on Manor Drive and Chestnut Street. Properties surrounding the site are predominantly single-family residential in nature. As illustrated on the site plan, a six-car paved parking area is proposed along the Manor Drive frontage, and a handicap accessible ramp and sidewalk are proposed to provide access from the Chestnut Street frontage. The property is situated within the R-20 Single Family Residential Zone.

- I. Zoning 1. The property is located in the R-20 Single-Family Residential Zone. Places of Worship are permitted in the zone, subject to the requirements of Section 18-905 of the UDO.
2. Per review of the Change of Use Site Plan, no new bulk variances appear necessary for the change of use request. However, the Zoning Table should be revised to identify both front yard setbacks, and setback distances. Said distances should be labeled on the plans as well.
3. Per review of the Change of Use Site Plan, the following design waivers are required for proposed project:
 - Providing landscaping.
 - Providing lighting.
 - Providing trash/recyclables storage location(s).At a minimum, perimeter buffer requirements stipulated in Section 18-905A must be addressed (or relief sought).

II. Review Comments 1. Testimony should be provided by the applicant for the Board to support the proposed change in use, including but

not limited to the following issues: a. How many congregants (maximum) are anticipated for the sanctuary use? b. Are any other ancillary uses (i.e., school, residential, other) proposed with this change of use? c. What is the anticipated parking demand for the sanctuary use? d. Is catering proposed at this facility? e. Will the mikvah have more than 5 changing rooms (i.e., requiring more parking)? f. Is residency within the retrofitted building proposed (i.e., the Master Bedroom depicted on the Mezzanine Floor Plan)? 2. Per Section 18-905A of the UDO, based on the proposed 1,350 sf of sanctuary space as identified in the application, six (6) off-street parking spaces are required per the UDO. Six (6) new off-street spaces are provided. 3. Testimony should be provided regarding proposed trash and recyclables pickup (i.e., curbside for DPW pick-up, other). 4. No new landscaping is proposed. Landscaping shall be provided to the satisfaction of the Board 5. Testimony should be provided regarding proposed lighting (if any). Lighting shall be provided to the satisfaction of the Board. 6. Information and/or testimony should be provided that existing utilities serving the building are adequate for the proposed synagogue use. 7. If Board approval is granted, it should be subject to the applicant's engineer providing design information and details for all proposed site improvements during compliance, including but not limited to: • The proposed off-street parking area); • The final handicap accessible ramp design; 8. The site plan waiver (if approved) does not relieve the applicant's obligation to obtain necessary outside agency approvals, building permits and construction code reviews.

Mr. Rennert stepped down.

Mr. Glenn Lines, P.E., P.P. was sworn in.

Mr. Vogt confirmed there are no variances.

Mr. Lines said this is a simple application to change the use of an existing house to a synagogue. An addition is shown on the north side of the building which will be a mikvah.

Mr. Neiman asked how many parking spaces.

Mr. Lines said they are widening the proposed driveway so there will be six spaces. That is the requirement for anything over 800 sf. There is 13,050 sf of total sanctuary area.

Mr. Neiman asked if they could get more parking spaces.

Mr. Lines said they may be able to get two more. Any more than that they would get too close to the corner and they are in the site triangle.

Mr. Follman says he knows the property. Most people do walk there.

Mr. Schmuckler arrived at the meeting.

Mr. Schmuckler said this synagogue is already in existence. They are just moving from one location to another.

Mr. Lines said is correct.

Mr. Vogt asked about proposed landscaping and lighting.

Mr. Lines said they would like to keep the lighting consistent with the residential neighborhood. Probably just some building mounted lighting just for the parking area and sidewalks. There will be foundation plantings along the two frontages.

Mr. Vogt said a waiver will be required from perimeter buffer requirements.

Mr. Lines said they would provide fencing in lieu of landscaping.

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. Herzl to approve the application.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman

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

5. PLAN REVIEW ITEMS

- 1. SD 1948** (No Variance Requested)
Applicant: Yeshiva Shvilay Hatalmud, Inc.
Location: 961 East County Line Road and Kennedy Boulevard East
Block 174.04 Lot 57
Preliminary & Final Major Subdivision to create 5 lots

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of one (1) existing lot to create five (5) proposed lots. The five (5) proposed lots would be developed as three (3) residential lots, one (1) future commercial lot, and one (1) lot for an addition to an existing school with a new dormitory. The proposed lot for the school will be the subject of an associated Major Site Plan Application (SP2065). The existing lot known as Lot 57 in Block 174.04 is proposed to be subdivided into proposed Lots 57.01 – 57.05, as shown on the Major Subdivision Plan. The subject property is located in the northerly portion of the Township between Kennedy Boulevard East and County Route 526, County Line Road East, east of Somerset Avenue. Kennedy Boulevard East at this location is a

partially improved one hundred twenty foot (120') right-of-way which has recently been turned over to the Township from Ocean County. It should be noted that the Board approved a major subdivision for this same property under Application SD1560. That previous approval would have created a school property and seven (7) residential lots. However, the approved project was never filed with the Ocean County Clerk's Office. The new subdivision proposed would create a school property and a future commercial lot along the frontage of County Line Road East. The new subdivision would also create the three (3) proposed residential lots along the Kennedy Boulevard East frontage. Most of the existing 3.844 acre area of the site is open and very flat. However, some of the northern perimeter of the land is wooded. Presently, there are a one-story school building, a one-story building, a one and a half story building, a couple of sheds, and a trailer on the property. Except for the existing school on new Lot 57.01, and the one-story building on proposed Lot 57.02, all other structures located on the site will be moved or removed. A dormitory, as well as an addition to the existing school has been proposed for new Lot 57.01, which will be the subject of an associated Major Site Plan Application. The subject site is located within the R-15 Single-Family Residential Zone District. The lands surrounding the site are almost exclusively residential. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B1 - Topography of the site. 2. B2 - Topography within 200 feet thereof. 3. B3 - Contours on the site to determine the natural drainage of the land. 4. B4 - Contours of the area within 200 feet of the site boundaries. 5. B7 - Wooded areas. 6. C3 - Location of existing railroads, bridges, culverts, drain pipes, water and sewer mains, and other man-made installations affecting the tract. 7. C6 - Plans and profiles of proposed utility layouts such as sewers, storm drains, and water, showing feasible connection to existing proposed utility systems. 8. C10 - Shade Trees. 9. C13 - Environmental Impact Statement. 10. C14 - Tree Protection Management Plan. 11. C16 - Soil Erosion and Sediment Control Plan. 12. C17 - Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage runoff requirements. We have reviewed the requested waivers from the Land Development Checklist and offer the following comments for the Board's consideration: We can support the granting of waivers from Checklist Items B2 and B4 provided the topography along the road frontages is updated. The field work for the survey is in excess of eight (8) years old and conditions have changed, especially with respect to construction of curb and sidewalk on adjoining parcels. The updating of the topography will make all of the Site Features items acceptable for design. Updated survey information may be provided during compliance review (if approval is granted). Similarly, per communications with the applicant's engineers, the applicant agrees to providing utility and road designs prior to construction (and any building permit requests). The previous approval designed the sanitary sewer to connect into an existing system under County Line Road East. It may not be feasible or practical to extend existing sanitary sewer mains on Kennedy Boulevard East. Existing potable water mains are under both roads that the proposed project fronts on. Curb and sidewalk was proposed along all roads in the previous approval. Accordingly, any utility, drainage, or road improvements should include plan and profile views. Shade trees should be provided along all road frontages, consistent with the previous approval. The Environmental Impact Statement

waiver request is reasonable given the previous approval of the site. The Tree Protection Management Plan waiver may be granted for completeness purposes only. A Tree Protection Management Plan should be required as a condition of approval. Even just the residential portion of the proposed project will disturb more than five thousand square feet (5,000 SF). Therefore, a Soil Erosion and Sediment Control Certification will be required. Even just the residential portion of the proposed project will increase impervious surface by more than a quarter acre and probably disturb over an acre of land. Therefore, the project will be classified as major development and must meet water quality and water quantity reduction rate requirements. Per communications with the applicant's engineer, Storm Water Management Report will be provided prior to construction (or any building requests).

II. Zoning 1. The site is situated within the R-15, Single-Family Zone District. Single-family detached housing on minimum fifteen thousand square foot (15,000 SF) lots is permitted in the Zone. Public and private schools in accordance with the requirements of Section 18-906 are permitted in the Zone. Commercial uses are a Conditional Use in the Zone on properties with frontage on Ocean County Route No. 526 in accordance with the conditions and standards of Section 18-1020.

2. It appears a Side Yard Setback Variance is required for proposed Lot 57.01. According to the Final Plat submitted, the existing school building would be located less than ten feet (10') from the side property line. While a dimension has not been indicated, the plan shows the building encroaching into the ten foot (10') side yard setback.

3. The Final Plat indicates that proposed Lot 57.02 would be a future commercial use. The use of the existing building to remain on Lot 57.02 has not been indicated. However, should the proposed use of this existing building be commercial, a Side Yard Setback Variance would be required. The side yard is shown to be 30.3 feet, whereas a side yard of fifty feet (50') would be required in accordance with Section 18-1020D.4., of the UDO. Furthermore, should the proposed use of the existing building be commercial, design waivers may also be required, such as buffering.

4. Waivers are required for the proposed lot lines which are not perpendicular to the right-of-way.

5. The construction of curb and sidewalk is not shown along the road frontages. Unless waivers are granted by the Board, proposed curb and sidewalk should be added along the road frontages.

6. A waiver is required for the proposed school property, new Lot 57.01. Section 18-906A.2., of the UDO requires a twenty foot (20') buffer from a residential use. It should be noted this same waiver was granted for the previous application for this site SD1560.

7. Another waiver is also required for the proposed school property, new Lot 57.01. Section 18-906A.3, of the UDO requires the buffer to be landscaped. It should be noted this same waiver was granted for the previous application for this site SD1560.

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. General 1. A separate Site Plan application has been submitted for proposed Lot 57.01. The creation of the proposed lot for this site plan is subject to subdivision approval.

2. Off-street parking must be addressed.

3. The applicant shall confirm that trash and recyclable collection is to be provided by the Township of Lakewood.

4. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed

by the Lakewood Tax Assessor. B. Plan Review 1. An updated survey has been submitted. However, the following corrections are required: a. The survey indicates that field work was performed in 2006. Since that time many changes have taken place and the topography must be further updated. For example, Kennedy Boulevard East has been improved with curb, sidewalk, and street lighting up to the side lines of the tract. Potable water exists in front of the site and there is existing sanitary sewer west of the site, both of which may have been constructed since the field work was performed in 2006. b. The bearing in Course #1 of the legal description does not match the plan. c. Course #5 of the legal description requires editing. 2. The existing driveways associated with the one-story frame building to be removed shall also be removed. 3. Accessory structures should be addressed since the sheds on proposed Lot 57.01 are to be moved to the side setback. 4. Proposed Sight Triangle Easements should be added at the driveway intersections with County Line Road East. 5. Proposed Shade Tree and Utility Easements have been provided along the County Line Road East and Kennedy Boulevard East frontages. 6. Proposed off-street parking spaces shall be provided with minimum dimensions. The driveways accessing the County Roads should include turnarounds. 7. A Site Development Plan should be provided having typical dimensions and road stationing added. 8. Roadway Improvement Plans will be required for Kennedy Boulevard East to deal with a low point and existing drainage. These plans already exist from the previous approval and can be easily modified for the updated conditions. 9. Roadway Improvement Plans will also be required for County Line Road East. We recommend the applicant's engineer use the Maser Consulting design for County Line Road East with revisions based on their current proposal. C. Grading 1. A Grading Plan shall be provided using typical proposed units similar to the project previously approved on this site. 2. A profile shall be provided for Kennedy Boulevard East similar to the project previously approved on this site. 3. Profile and cross section requirements, if any, on County Line Road East will be dictated by Ocean County. 4. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. Our review of the project indicates that improvement to the three (3) proposed residential lots along Kennedy Boulevard East will be sufficient to classify the site 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. A Storm Water Management Report and design should be submitted. 2. Soils information will be required within the proposed project to confirm the seasonal high water table is deep, should recharge be proposed. The Storm Water Management Report and design should justify any permeability rates used in calculations. 3. Drainage Area Maps must be provided for our review of a Storm Water Management Report and Design. 4. The Storm Water Management Report and Design will be reviewed in detail during compliance, if/when approved. 5. A separate Storm Water Management Operation & Maintenance Manual shall be submitted 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. Shade trees have not been provided and are required unless waived by the Board. 2. Proposed Shade Tree and Utility Easements have been provided. 3. Landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as

practicable. 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. Lighting has not been provided along the proposed Kennedy Boulevard East frontage. Proposed lighting is required unless waived by the Board. It should be noted new street lighting exists on the south side of Kennedy Boulevard East from the adjoining developments. 2. A point to point diagram would be required to verify the adequacy of the proposed street lighting. 3. It is anticipated that all lighting will be owned and maintained by the Township after installation since all fixtures would be within public right-of-ways. 4. 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. A proposed sanitary sewer design is required. The previously approved project on this site proposed that all sanitary sewers would connect to an existing system in County Line Road East. 3. Existing potable water mains are available for the proposed project in both Kennedy Boulevard East and County Line Road East. 4. Ocean County Board of Health approval will be required for the abandonment of all potable wells and septic systems on-site. 5. Testimony should be provided on other proposed utilities. H. Signage 1. No project identification signs are proposed. 2. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the plans, aerial photography, and a site inspection of the property, the site is generally flat and composed entirely of uplands. There are only a few feet of vertical relief throughout the existing tract. Some of the perimeter land is wooded, but much of the tract has been cleared and contains the existing school, two (2) frame buildings, a trailer, two (2) sheds, and associated appurtenances. Access to the site is currently gained from County Line Road East. 2. Environmental Impact Statement A waiver was requested from submitting an Environmental Impact Statement (EIS) for the project. 3. Tree Management A Tree Protection Management Plan should be submitted in accordance with current ordinance Chapter XIX, Protection of Trees. J. Construction Details 1. Construction details should be provided for the project. 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 proposed side yard setback line for the westerly side of new Lot 57.01 should be a consistent fifteen feet (15'). 2. Details are needed for clarity of the proposed Guy Wire and Aerial Wire Easements to the County. 3. Proposed monuments should be added for the new lot side line intersections with Kennedy Boulevard East. 4. The Schedule of Bulk Requirements needs to be updated. 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; and f. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Item number one (SD 1948) and two (SP 1965) will be heard together.

Mrs. Miriam Weinstein, Esq. on behalf of the applicant. She stated that item one is the subdivision that is going to create the lot that would permit the site plan approval, item two. The applicant intends to phase this application. In the first phase, the Yeshiva is not going to construct the addition to the existing school building nor are they going to construct that additional school building. They are going to have a dorm and yeshiva in the existing school building. The next phase is going to be the construction of the addition of that building and the new dormitory building. The lots to the rear will be subdivided and those will be developed with single family homes. The other lot remaining which states it is a future commercial. At this time, there is no construction proposed on that lot. The residents on that lot will remain.

Mr. Flannery said they are creating five lots. A school lot, a future commercial lot and three large residential lots. All of the improvements associated with each lot will be put in as that lot develops. They agree to all the comments in the engineer's review letter.

Mr. Vogt said there are number of waivers. Some of them will be waived for purpose of public hearing but if the applicant gets approval, they will provide during resolution compliance.

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

A motion was made by Mr. Schmuckler, seconded by Mr. Herzl to advance this application to the August 12, 2014 meeting.

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

- 2. SP 2065** (Variance Requested)
Applicant: Yeshiva Shvilay Hatalmud, Inc.
Location: 961 East County Line Road
Block 174.04 Lot 57
Preliminary & Final Major Site Plan for addition to existing school and a new dormitory building

Project Description

The applicant is seeking Preliminary and Final Site Plan approval for the construction of a proposed one-story addition to an existing school, which includes a finished basement. The

proposed addition would add 5,402 square feet to the first floor of the existing 6,757 square foot school. The proposed addition also would add 1,411 square feet to the basement of the existing school. The architectural plans indicate the proposed addition will contain a 2,398 square foot Bais Medrash, and other associated rooms. The off-street parking area is proposed to be redesigned and consist of a total of thirteen (13) parking spaces. A dormitory to the west of the school is also proposed. The proposed two-story dormitory will have a partially finished basement. The proposed square footages of the floors would be 8,159 square feet for the basement, 8,756 square feet for the first floor, and 8,441 square feet for the second floor. The proposed property for this project site (future Lot 57.01) would be created by the approval of Subdivision Application SD1948. The future site would be located in the northern portion of the Township on the north side of Ocean County Route 526 (County Line Road East), east of Somerset Avenue. The proposed area of future Lot 57.01 would be 63,642 square feet, which is 1.461 acres. The land needed for the addition and dormitory is mostly cleared. The property frontage on County Route 526 does not have curb or sidewalk and neither is proposed. Utilities servicing the existing school connect to facilities within the County Line Road East right-of-way. Proposed utility connections for the addition have not been indicated. Proposed utility connections for the new dormitory, including a fire service line, are shown. The property is located in the R-15 Zone District. Public and private schools are a permitted use. I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement. We recommend the submission waiver be granted since the site is already developed. II. Zoning 1. The parcel is located in the R-15 Single-Family Residential District. Public and private schools are a permitted use in the zone, subject to the provisions of Section 18-906. 2. A Side Yard Setback Variance is being requested. A side yard setback of 9.9 feet is being proposed, whereas a side yard setback of ten feet (10') is required. However, it appears a portion of the building near the front of the site is closer than 9.9 feet to the side line. This dimension shall be indicated such that the variance can be properly acted upon. 3. A Rear Yard Setback Variance is being requested. A rear yard setback of 19.4 feet is being proposed, whereas a rear yard setback of twenty feet (20') is required. 4. A Maximum Building Coverage Variance is being requested. A building coverage of thirty-three percent (33%) is being proposed, whereas a maximum of thirty percent (30%) building coverage is allowed. 5. The construction of curb and sidewalk is not shown along County Line Road East. Design waivers are necessary. 6. A design waiver is also required from the construction of curb associated with the off-street parking areas and driveways. 7. Testimony is required addressing necessary buffer waivers from Sections 18-906A and 18-906B of the UDO. 8. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. Site Plan/Circulation/Parking 1. This Site Plan application is contingent upon the approval of Subdivision Application SD1948 which would create proposed Lot 57.01. Accordingly, all plans related to this site plan should be titled Future Lot 57.01. 2. As indicated previously, thirteen (13) off-street parking spaces with one (1) van accessible handicapped space is being provided

for the proposed site. Testimony should be provided on the required the number of off-street parking spaces to determine whether the project is compliant. A breakdown of off-street parking requirements should be provided in the Schedule of Bulk Requirements. 3. Sight Triangle Easements are necessary for the proposed access driveway. 4. The dashed line for the Shade Tree and Utility Easement shall be labeled. 5. Other Easements consistent with the Major Subdivision Application (SD1948) shall be shown. 6. Proposed traffic and handicapped parking sign locations shall be added to the site plan. 7. ADA requirements shall be addressed on the site plan. 8. Existing and proposed building dimensions shall be provided on the site plan. 9. Access points to the buildings shall be added. 10. The proposed off-street parking area in front of the school slightly conflicts with the shade tree and utility easement. The proposed area may also conflict with other easements and improvements which are not shown. 11. The existing layers on the drawings should be grayed and contrast with proposed layers which should be bold. 12. The limits of proposed improvements to be constructed and existing improvements to be removed must be better defined. Proposed dimensions for improvements must be added. 13. Bearings and distances must be completed for proposed future Lot 57.01. 14. The proposed setback lines adjacent neighboring new future Lot 57.02 shall be revised to a consistent fifteen feet (15'). 15. The future status of the two (2) existing sheds has not been addressed. 16. Trash and recycling collection has not been addressed. 17. The existing school sign encroaches into the right-of-way. 18. The General Notes require some editing. 19. Testimony should be provided addressing future operations of the site. We assume there will be no school bus activity on the site because of the proposed dormitory building. B. Architectural 1. While the architectural plans do not provide a definitive height for the proposed school addition, the fact it is only one-story makes it compliant with the thirty-five foot (35') allowable height. The architectural plans for the proposed two-story dormitory show a height of thirty feet (30') which is also complying. 2. The proposed building layouts and square footages must be checked and coordinated with the site plan. 3. Testimony is required on ADA accessibility. An elevator is proposed for the new dormitory. 4. A separate fire service line on the site plan indicates the proposed dormitory will include a sprinkler system. Testimony should be provided on fire safety for the school building. 5. The locations of all existing and proposed HVAC equipment should be shown. Said equipment should be adequately screened. 6. The site plans shows piping for roof drainage. Existing and proposed roof drainage shall be coordinated between site plans and architectural plans. 7. We recommend that color renderings of the buildings be provided for the Board's use at the forthcoming public hearing for the application. C. Grading 1. Per review of the proposed grading, the overall design is reasonable. 2. Grading information is provided on Sheet 4 of the Site Plans. 3. Soil boring locations and profiles are indicated on the drawings. Based on the soil logs provided, the proposed basement floor elevations and recharge trench elevations are greater than two feet (2') above the seasonal high water table. 4. Proposed grading shall be coordinated with the Maser Consulting plans for County Line Road East prepared for the County. 5. Final grading can be addressed during compliance review should approval be granted. D. Storm Water Management 1. The Storm Water Management Report submitted indicates the impervious areas to be removed and added for entire Lot 57. However, the Report ignores the impervious area to be added for the residential portion of the

site. Therefore, the design should be modified to treat the project as Major Development. 2. We have reviewed the Drainage Area Maps. The flow path shown for the 1.90 acre drainage area on the Predevelopment Drainage Area Map is incorrect. The flow path should go to the existing inlet on the south side of Kennedy Boulevard East approximately in the center of the Lot 57 frontage. 3. Recharge trenches and drywells are proposed for storm water management. The proposed recharge trench in the front portion of the site encroaches into the right-of-way and conflicts with the shade tree and utility easement. Revisions are required. 4. Storm water management will be reviewed in detail with a revised submission. E. Landscaping and Lighting 1. A dedicated Landscaping Plan is provided with the submission; proposed landscaping is depicted on Sheet 5 of the plans. Proposed landscaping includes foundation and ornamental plantings. 2. Landscaping should be provided to the satisfaction of the Board and recommendations from the Shade Tree Commission. 3. Minor corrections are required to the Landscaping Plan. 4. Landscaping shall be reviewed in detail during compliance should site plan approval be granted. 5. No Lighting Plan has been provided. The Landscape Plan shows four (4) existing one hundred watt (100W) high pressure sodium light fixtures mounted twelve feet (12') high on the existing school building. 6. A point to point diagram will be required for the existing and proposed parking areas. 7. Lighting should be provided to the satisfaction of the Board. 8. Lighting will be reviewed in detail during compliance should site plan approval be granted. F. Utilities 1. The site will be served by public water and sewer from New Jersey American Water Company since the project is within their franchise area. G. Signage 1. Except for the existing sign encroaching into the right-of-way, 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. H. Environmental 1. No Environmental Impact Statement (EIS) was prepared for this site plan application and a waiver has been requested. 2. A Tree Management Plan was provided and will be reviewed during compliance should site plan approval be granted. 3. We recommend that all on-site materials and debris be removed and disposed in accordance with applicable local and state regulations. I. 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. 2. Construction details are provided with the current design submission. We will review the construction details during compliance should site plan approval be granted. 3. Performance guarantees should be posted for any required improvements in accordance with Ordinance provisions. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. New Jersey American Water Company prior to occupancy; and f. All other required outside agency approvals.

Item number one (SD 1948) and two (SP 1965) will be heard together.

Mrs. Miriam Weinstein, Esq. on behalf of the applicant. She stated that item one is the subdivision that is going to create the lot that would permit the site plan approval, item two. The applicant intends to phase this application. In the first phase, the Yeshiva is not going to construct the addition to the existing school building nor are they going to construct that additional school building. They are going to have a dorm and yeshiva in the existing school building. The next phase is going to be the construction of the addition of that building and the new dormitory building. The lots to the rear will be subdivided and those will be developed with single family homes. The other lot remaining which states it is a future commercial. At this time, there is no construction proposed on that lot. The residents on that lot will remain.

Mr. Flannery said they are creating five lots. A school lot, a future commercial lot and three large residential lots. All of the improvements associated with each lot will be put in as that lot develops. They agree to all the comments in the engineer's review letter.

Mr. Vogt stated there is one waiver for the site plan which is EIS. The waiver is supported, the applicant will comply with the tree protection ordinance during compliance if approval is granted.

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

A motion was made by Mr. Schmuckler, seconded by Mr. Herzl to advance this application to the August 12, 2014 meeting.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

- 3. SP 2066** (Variance Requested)
Applicant: Dakos, Inc.
Location: 1303 River Avenue
Block 1077 Lot 39.01
Preliminary & Final Major Site Plan to replace existing diner (Copper Kettle)

Project Description

The applicant is seeking Preliminary and Final Major Site Plan approval for the replacement of the existing one-story, thirteen hundred square foot (1,300 SF) restaurant with a new one-story, forty-eight hundred (4,800 SF) restaurant building. In addition, the existing parking lot, which is a combination of gravel and paved areas, will be replaced with a new paved one hundred sixteen (116) space parking lot. The site is located at 1303 River Avenue, which is on the east side of River Avenue (Route 9).The site is located in the southern portion of the Township on River Road (Route 9), south of the Cross Street/Chestnut Street intersection.

Route 9 is an improved State Highway with a sixty-six foot (66') wide right-of-way in front of the site. The project proposes two-way vehicular access to River Road (Route 9) with new driveways located on each side of the new diner. Curb and sidewalk do not exist across the entire frontage of the project. No changes to the existing utilities are identified on the site plans. New storm water management facilities are proposed to handle the increase in impervious area from the site. A new septic field is proposed in the rear of the site. The surrounding lands are developed. The parcel is located in the HD-7 Highway Development Zone. Restaurants are permitted in the HD-7 Zone. We offer the following comments and recommendations:

I. Waivers A. The following submission waivers have been requested from the Land Development Checklist: 1. B2 – Topography within 200 feet thereof 2. B4 – Contours on the area to within 200 feet of the site boundaries 3. B10 – Man-made features within 200 feet of the site boundaries 4. C13 – Environmental Impact Statement We support the waivers since surrounding properties are predominantly developed. Compliance with the Township Tree Protection Ordinance will be addressed as a condition of Board approval (if/when granted).

II. Zoning 1. The site is situated within the HD-7, Highway Development Zone. Per Section 18-903H.1.d., restaurants are a permitted use in this zone. 2. A front yard setback of twenty-five feet (25') is proposed from River Avenue (Route 9), whereas Section 18-903H.3.c., of the UDO states a front yard setback of seventy-five feet (75') from a State Highway is required. The front yard setback for the existing restaurant is 22.8 feet. The applicant's professionals must provide planning testimony in support of the requested variance. 3. Design waivers are required for sidewalk and curbing along the property frontage. We note that neither curbing nor sidewalk exist on or adjacent to the site at this time. 4. A design waiver is required to permit off-street parking within sixty-five feet (65') from the centerline of Route 9. In addition, the Desired Typical Section for Route 9 should be shown to determine whether any of the proposed off-street parking encroaches. 5. A buffering waiver is required from Section 18-803 of the UDO.

III. Review Comments A. Site Plan/Circulation/Parking 1. A Survey Plan has been provided which requires the following corrections: a. The distance across the frontage should be two hundred fourteen feet (214'). b. The existing sign in the southwest corner of the site should be shown. c. The edge of pavement locations shall be corrected on the south side of the site. d. The wooded areas on some of the site perimeter should be added. e. It is believed there is an existing septic system located behind the current building. This should be noted. 2. The applicant has proposed a total of one hundred sixteen (116) off-street parking spaces for the restaurant use, two (2) of which are van accessible handicap. Based on one (1) space required for every fifty square feet (50 SF) of floor area, a total of ninety-six (96) off-street parking spaces are required for a forty-eight hundred square foot (4,800 SF) building. The Zoning Data shall be corrected accordingly. 3. We recommend that the proposed handicap accessible spaces be relocated to the parking area depicted as proposed along the north side of the new restaurant building. Furthermore, the number of spaces shall be increased to five (5), the number required for parking lots in excess of a hundred spaces. 4. The proposed site layout is feasible. Additional dimensioning and curb radii information must be provided for the proposed parking lot and entrances. Said information can be provided during compliance, if/when Board approval is granted. 5.

Locations of proposed building doors should be added to the Site Plans, as well as the architectural floor plan. Furthermore, the proposed building configuration does not match the architectural floor plan. The main access is centered on the architectural floor plan and offset on the site plan. 6. Sidewalks are depicted around the front and sides of the new restaurant building. Handicap accessible ramps must be added where necessary. 7. The proposed sidewalk on the north side of the building should have a minimum width of six feet (6') unless wheel stops are added to the parking spaces. 8. A Circulation Plan is required to insure proper vehicular access through the site for delivery, emergency, and trash pickup vehicles. Said information can be provided during compliance, if/when Board approval is granted. 9. No loading area has been identified on the plans. Per communications with the applicant's professionals, testimony will be provided that a dedicated loading area is not necessary (based on existing operations). 10. No trash enclosure is shown on site. The General Notes indicate Township pickup is proposed, DPW approval of the enclosure and location will be necessary. At the discretion of the Board, this issue should be resolved prior to the public hearing or (worst-case) as a condition of Board approval, if/when granted. 11. The site location is incorrectly shown on the Zone Map. 12. The General Notes should be edited as necessary. 13. The required front setback in the Zoning Data should be revised to seventy-five feet (75'). 14. The Schedule of Bulk Requirements should be revised to indicate a provided rear yard setback of 218.84'. 15. The maximum building coverage in the Zoning Data should be revised to thirty percent (30%). However, the project easily complies as the proposed coverage is less than ten percent (10%). 16. Minimum floor area information shall be added to the Zoning Data. 17. Sight triangles and easements have not been provided on the plans. 18. The proposed shade tree and utility easement shall be dedicated to the Township. A description and deed of easement can be provided during compliance, if/when Board approval is granted. B. Architectural 1. Conceptual architectural plans have been provided for the proposed restaurant. The set includes floor plans and elevations. 2. The applicant's professionals should provide renderings for the Board's review and use prior to the public hearing, at a minimum. 3. Locations of proposed HVAC units and screening must be provided. C. Grading 1. A grading plan is provided on Sheet 3. The proposed grading has been designed to gradually slope towards two (2) underground recharge storm water management collection systems. 2. Per review of the proposed grading plan, the design concept is feasible. Additional grading information is necessary, including but not limited to elevations for handicap accessible sidewalk ramps to be provided as well as addition spot elevations within and around the proposed parking lot. Final grading will be addressed during compliance review, if/when Board approval is granted. D. Storm Water Management 1. A proposed storm water management design has been provided, including two (2) underground recharge storm water management collection systems proposed underneath the northerly and southerly edges of the proposed parking lot. Two (2) sets of twenty-four inch (24") diameter PECP pipes, in two (2) stone trenches are proposed. 2. Per review of the preliminary design, it appears feasible as proposed. Additional information will be necessary to approve the final storm water management design, including but not limited to a summary of pre-existing and post-development ground conditions, proposed rainfall intensities, site-specific soil permeability

rates, and depth to seasonal high water table necessary for sizing of the proposed recharge trenches. Said information can be provided as conditions of Board approval, if/when forthcoming. 3. Proposed new impervious coverage exceeds 0.25 acres; the project must be designed in accordance with the NJ Storm Water Rule (NJAC 7:8). A storm water maintenance plan will be required as well. Said information can be provided as conditions of Board approval, if/when forthcoming. 4. Roof leader systems and piping must be provided to discharge roof runoff into the proposed recharge systems. Said information can be provided as conditions of Board approval, if/when forthcoming. E. Traffic 1. At a minimum, summary testimony regarding the anticipated increase in traffic from the new restaurant should be provided at the public hearing. NJDOT Access approval is necessary. F. Landscaping 1. A dedicated landscaping plan is provided with the submission; proposed landscaping is depicted on Sheet 4 of the plans. 2. As proposed, two (2) rows of arborvitae are proposed as screening along the northerly and the southerly property lines. Two (2) red maple street trees are proposed along the property frontage. 3. Both proposed underground recharge systems must be shifted further underneath the proposed parking area to avoid conflicting with the proposed arborvitae plantings. This can be addressed during compliance; if/when Board approval is granted. 4. Proposed sight triangles should be added to prevent planting conflicts. 5. A final review of landscaping will be performed during compliance, should site plan approval be granted. G. Lighting 1. No lighting design information is provided on the submitted Site Plans. Lighting design information, including locations and heights of proposed pole mounted and building-mounted fixtures must be provided, including lighting data to demonstrate the adequacy of the design. 2. A final review of the lighting design will be performed during compliance, if/when Board approval is granted. H. Utilities 1. As depicted on Site Plan Sheet 3, there is an existing water main and fire hydrant along the property's frontage. The Site Plans must show the proposed water connection(s) to the existing system. New Jersey American Water (NJAW) approval for the new service is necessary. 2. A septic system is proposed to the rear of the site. Ocean County Health Department approval is necessary (as well as abandonment of any existing on-site systems). I. Signage 1. No site identification or building signage information is proposed. 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. J. Environmental 1. Environmental Impact Statement 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. No areas of environmental concern are mapped within the property. 2. Tree Management Plan A Tree Protection Management Plan has been submitted for review. The applicant will comply with the requirements for tree protection and removal as applicable on the site in accordance with the Township Tree Ordinance (during compliance review, if

approval is granted). K. Construction Details 1. Proposed construction details are depicted on Site Plan Sheet 6. 2. At a minimum, the label on the proposed recharge piping trench diameter must be corrected on the detail. 3. 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. 4. A detailed review of construction details will occur during compliance review; if/when this application is approved. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance (if applicable); c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. Ocean County Health Department (septic system); f. New Jersey American Water (water service); g. New Jersey Department of Transportation (Route 9 access); and h. All other required outside agency approvals.

Mr. Vogt stated waivers are requested for topography, contours and man-made features within 200 ft and EIS. Since the area is previously developed, the waivers are recommended.

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

Mr. Vogt stated variances are requested for front yard setback. The existing diner is currently set back 22.8 ft where the proposed diner will be set back 25 ft.

Mr. Abraham Penzer, Esq. said this is the Copper Kettle diner which has been in existence for many years. They do not have enough room for the 75 ft front back requirement in order to provide sufficient parking. All the comments in the engineer's review letter can be met.

A motion was made by Mr. Schmuckler, seconded by Mr. Follman to advance the application to the August 26, 2014 meeting.

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

- 4. SD 1951** (No Variance Requested)
Applicant: Mr San, LLC
Location: Cathedral Street
Block 25.02 Lots 11 & 12
Minor Subdivision to realign lot line

Project Description

The applicant seeks approval to subdivide two (2) existing lots into two (2) conforming proposed residential lots. The site, consisting of existing Lots 11 and 12 in Block 25.02 would be subdivided into proposed Lots 11.01 and 12.01 as designated on the subdivision plan. Sanitary sewer is readily available. Potable water needs to be extended to the proposed lots. The

existing tract consists of two (2) adjacent rectangular lots with overall dimensions of 250' X 145', totaling thirty-six thousand two hundred fifty square feet (36,250 SF). Existing Lot 11 to the northwest is a 150' X 145', twenty-one thousand seven hundred fifty square foot (21,750 SF) property. Existing Lot 12 to the southeast is a 100' X 145', fourteen thousand five hundred square foot (14,500 SF) site. Both existing lots are vacant and wooded. The site is located in the northwestern portion of the Township. The lots are located on the southwestern side of Cathedral Street east of Pine Park Avenue and west of Cedar Row. Cathedral Street is an unimproved municipal road with a fifty foot (50') wide right-of-way. Pine Park Avenue is an improved municipal road with a fifty-foot (50') wide right-of-way and about a thirty-foot (30') pavement width. Cedar Row is also an improved municipal road with a fifty foot (50') wide right-of-way and an approximately thirty foot (30') pavement width. The site generally slopes toward the west. The survey indicates an existing sanitary sewer beneath the right-of-way of Cathedral Street. Existing potable water mains, as well as other utilities such as electric, are located in the Pine Park Avenue and Cedar Row right-of-ways. No improvements have been proposed with this subdivision application. The proposed lots are situated within the R-12 Single-Family Residential Zone. Unless vacant, the surrounding land uses are generally residential. We have the following comments and recommendations: I. Zoning 1. The parcels are located in the R-12 Single-Family Residential Zone District. Single-family detached housing is a permitted use under R-12 Zoning requirements. 2. All lots must have frontage on an improved street. Therefore, a variance is required. No plans have been submitted to improve Cathedral Street. 3. The applicant must address the positive and negative criteria in support of the required variance. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments 1. A Topographic Survey has been provided. The survey should be revised to show Cedar Row to the southeast of the Lot 13. In addition, Note #5 should be edited. 2. The Notes on the Topographic Survey reference the Outbound Surveys for Lots 11 and 12. Copies of these surveys shall be provided. 3. A Legend shall be provided. 4. Coordinates must be added to at least three (3) outbound property corners. 5. The Cedar Row right-of-way shall be shown southeast of Lot 13. 6. New lot numbers should be assigned by the Tax Assessor. The map shall be signed by the Tax Assessor should approval be granted. 7. The Surveyor's Certification requires clarification. 8. The Municipal Clerk's Certification requires clarification since the Cathedral Street right-of-way exists, yet no improvements are proposed. 9. It appears General Note #7 should be revised to indicate the proposed use would be two (2) single family lots. 10. General Note #9 indicates grading and house design to be provided via plot plans. Unless waived by the Board, a design to improve Cathedral Street, including curb and sidewalk along the site frontage, should be provided with a revised submission. 11. The General Notes indicate a single owner/applicant, while the property owner certifications list separate entities. 12. The applicant must demonstrate that the proposed lots can be serviceable by emergency and public vehicles such as garbage trucks. An Improvement Plan for Cathedral Street is required. 13. Off-street parking should be addressed. 14. Should basements or recharge systems be proposed for the future dwellings, seasonal high water table information will be required. 15. Testimony

should be provided on grading and storm water management. 16. A six foot (6') wide shade tree and utility easement is proposed along the Cathedral Street frontage. The proposed easement areas have been provided on an individual lot basis. 17. No street trees are proposed and will be required unless waived by the Board. Landscaping should be provided to the satisfaction of the Board, and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. Our site investigation on 6/26/14 indicates the property is completely wooded. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review for the proposed lots. 18. Due to no construction proposed at this time, the Board may wish to require the cost of improvements to be bonded or placed in escrow to avoid replacing them in the future. 19. Compliance with the Map Filing Law is required. 20. Construction details shall be provided in accordance with any conditions of approval imposed by the Board. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Tree Ordinance (as applicable); b. Ocean County Planning Board; c. Ocean County Soil Conservation District; and d. All other required outside agency approvals.

Mr. Brian Flannery, P.E., P.P. stated that a question arrived whether a variance is required because it is not on an improved street. It is his opinion, since all they are doing is adjusting the lot line, it is not a variance. They are not creating a lot on an unimproved street. The MLUL says that a dwelling needs to have access to a street and they are not proposing any dwellings.

Mr. Vogt stated that the UDO seems to be silent on this issue. As Brian said, they are going to make their case without the variance.

Mr. Flannery requested that this be heard as a tech and public item tonight since it is just a simple lot line adjustment.

Mr. Neiman is fine with that. He opened to the public, seeing no one come forward, he closed to the public.

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

- 5. SP 2069** (No Variance Requested)
Applicant: Pine Belt Enterprises, LLC
Location: 1400-1480 Ocean Avenue
Block 669 Lots 10, 23, & 91
Preliminary and Final Major Site Plan to replace existing car dealership

Project Description

The applicant is seeking Preliminary and Final Major Site Plan approval. The applicant proposes demolish an existing car dealership building and to construct a new thirty-two thousand square foot (32,000 SF) car dealership building, surrounded by two hundred forty-two (242) newly-paved off-street parking spaces (over existing paved/disturbed surface). The site is located in the northeastern portion of the Township, on the south side of Route 88 just west of the Chambers Bridge Road intersection. Route 88 is a State Highway. Highway access to the site is to be provided at four (4) points. A right turns "in" driveway is proposed in the northwest corner of the site along Route 88. Two (2), two-way driveways are proposed in the center of the project frontage. A right turns "out" driveway is proposed in the northeast corner of the site along Route 88. The tract consists of 4.18 acres in area, and contains an existing car dealership. The site is bounded basically by commercial development. The Metedeconk River borders the property to the south. Except to the south, the surrounding lands are all improved with commercial land uses. The site is somewhat encumbered by a Jersey Central Power & Light right-of-way and an easement. The two hundred forty foot (240') wide JCP&L right-of-way on the west side of the site has overhead power lines from towers which are not located on the site. These existing power lines are high enough to not conflict with proposed improvements. The sixty-six foot (66') wide JCP&L easement on the south side of the site contains poles and overhead electric wires. The proposed design layout accounts for existing pole and guy locations. The project proposes two (2) phases of construction. It appears the new dealership building will be constructed while the existing structure and western portion of the site remains operational. The second phase would remove the existing building and add a "Service Annex" to the new dealership building as depicted on Site Plan Sheet 3. The site is located in the B-4 Wholesale Service Zone. New car dealerships are a permitted use in the zone. I. Waivers A. The following submission waivers are necessary from the Land Development Checklist: 1. B2 – Topography within 200 feet thereof 2. B4 – Contours on the area to within 200 feet of the site boundaries 3. B10 – Man-made features within 200 feet of the site boundaries We support the waivers since the property and adjacent lots are predominantly developed. II. Zoning 1. The site is situated within the B-4, Wholesale Service Zone. Per Section 18-903D.1.e., of the UDO, under "permitted uses" in the B-4 Zone cites new or used car lots. 2. No bulk variances have been requested for the project. 3. The site plans depict a "Proposed Pylon Identification Sign" eighteen feet (18') from the property frontage. The architectural plans depict the proposed freestanding pylon sign, as well as façade signage on the new building. The applicant's professionals should address whether this sign, or any proposed signage (freestanding, façade, other) requires variance relief. 4. Per review of the site plans and application, the following design waivers appear necessary: • Providing concrete sidewalk along the project frontage (Subsection 18-814M.). It should be noted there is no existing concrete sidewalk along the frontages of the adjoining sites to connect to. • Providing shade trees and a shade tree and utility easement along the project frontage. We note that a twenty foot (20') wide utility easement dedicated to the LTMUA is proposed along the project frontage within what is usually the area for the shade tree easement. 5. The applicant must provide justification for requested design waivers and variance relief required (if any). III. Review Comments A. Site Plan/Circulation/Parking 1. Our review indicates there are two hundred forty-two (242)

proposed parking spaces on-site, five (5) of which are van accessible handicapped spaces. As depicted on the Site Plans, one hundred eighty-one (181) of these spaces, to the west of the center entrance will be auto display spaces. The remaining sixty-one (61) spaces around the new dealership building will be for employee and customer use. The Parking Calculations should be corrected. Based on the architectural plans, the proposed gross floor area would be 31,843 square feet. Therefore, the proposed (total) parking would well exceed the estimate of one hundred sixty (160) spaces as required by the UDO.

2. Testimony should be provided by the applicant's professionals as to proposed site operations after the facility is expanded (number of employees, auto display areas, etc).
3. The applicant's professionals should provide testimony regarding the proposed phasing of the project as it relates to site improvements. We recommend, as a condition of Board approval (if/when forthcoming) that a detailed Phasing plan be provided identifying phasing of and building improvements (while the dealership remains in operation).
4. The site plan shows a proposed 15' x 15' enclosed trash and recycling storage area near the southeast corner of the future dealership building. The accessibility of the proposed location should be examined and the enclosure properly screened. The General Notes indicate that refuse and recycling to be picked up by a private hauler.
5. Proposed vehicular circulation aisle widths are a minimum of twenty-four feet (24') wide for two-way access. A Circulation Plan should be provided (during compliance, if approved) to demonstrate that trash collection and delivery trucks, as well as emergency vehicles can properly access the site.
6. Testimony should be provided on loading/unloading of vehicles and service products. No loading/unloading zones are indicated.
7. Sight triangles associated with the proposed vehicular access points have not been indicated. We note that proposed configuration of the existing access points may require NJDOT approval (or letter of no interest).
8. The final circulation design should be reviewed by the Township Fire Official to determine if fire lanes or other measures are necessary. Said review can be performed during compliance, if/when Board approval is granted.
9. A Boundary and Topographic Survey of Lots 10, 23, and 91 in Block 669 has been submitted. We recommend the three (3) existing lots be consolidated.
10. The Survey and General Notes indicate topography is in NAVD 1988. a vertical bench mark shall be added to the plans and referenced in the General Notes. Horizontal datum should also be provided.
11. The General Notes require editing.
12. The General Notes reference a Geotechnical Report which has not been submitted.
13. Proposed curb ramps shall be provided.
14. Proposed ADA facilities shall be dimensioned.
15. All proposed building dimensions and access points shall be shown.
16. Proposed floor areas shall be provided.
17. A sixteen foot (16') wide depressed curb for Jersey Central Power & Light access is provided behind two (2) proposed sales spaces. A better location should be considered. Jersey Central Power & Light approval of the site plan is required.

B. Architectural

1. Architectural floor plans and elevations were submitted for review. Per review of the submitted plans, a maximum height of thirty feet four inches (30'-4") is proposed. This is well within the forty-five foot (45') maximum height allowed.
2. The applicant's professionals should provide testimony regarding the proposed building facade, 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 any roof-mounted HVAC equipment is proposed. If so, said equipment

should be adequately screened. 4. ADA accessibility to the proposed building should be addressed (as applicable). C. Grading 1. Detailed grading is provided on Site Plan Sheet 4. The initial grading design is well-prepared, and minimizes proposed new development and disturbance to occur within previously-developed areas. 2. As indicated on the Site Plans, the area around the proposed dealership building footprint will be raised several feet to promote positive drainage away from the new building. To limit associated site disturbance within the property, a pre-engineered retaining wall system is proposed along portions of the easterly property line. 3. Additional proposed spot grades should be added in the proposed handicapped parking areas to insure proposed slopes of two percent (2%) are not exceeded. 4. Final grading design changes can be addressed during compliance review, if/when approval is granted. D. Storm Water Management 1. The proposed storm water management design is illustrated on site plan Sheet 4, and described in the submitted Storm Water Management Report. As proposed, an underground recharge trench system including twenty four inch (24") diameter HDPE piping, stone, and inlets will collect site runoff from sheet flow and recharge it into the ground. The initial storm water design appears well-prepared as presented. 2. As indicated in the Storm Water Management Report, the author states that proposed impervious cover will actually be less than existing conditions; and that the applicant is "voluntarily proposing" to install the proposed storm water management measures to improve upon the existing drainage conditions. No off-site runoff will occur from 2-year and smaller storms as currently proposed. The applicant should be commended for the proposed system. 3. Confirming pre-development and post-development coverage calculations should be provided to confirm that the project is no "major development" as defined in the NJ Storm Water Rule. 4. Roof leader systems should be provide to discharge roof runoff from the new building directly into the proposed recharge system. Said information can be provided during compliance review, if/when approval is granted. 5. The final storm water management design will be reviewed during compliance, if/when Board approval is granted. E. Landscaping 1. A Landscaping Plan has been provided on Site Plan Sheet 6, and is generally-well-prepared. Four (4) landscaped islands are proposed along the Route 88 frontage, as well as six (6) additional islands bordering the proposed display car parking spaces. Two (2) additional islands are proposed in front of the proposed building. Foundation plantings are also proposed along the building façade facing NJ Route 88, as well as some site perimeter plantings. 2. The landscape design is subject to review and approval by the Board. 3. We recommend that the applicant consider drip irrigation or similar measures for maintenance of the landscape islands. 4. Final review of the landscaping design can take place during compliance should site plan approval be granted. F. Lighting 1. A Lighting Plan with a point to point diagram has been provided on Sheet 7 for review. Two (2) different types of fixtures are proposed for the site. All pole mounted lights are identified at twenty-five foot (25') heights. Two (2) building mounted lights are proposed on the rear façade of the building. The initial lighting design is well-prepared, and more than sufficient with respect to Township standards. 2. All perimeter pole-mounted lights should include cutoffs to minimize light spillover onto adjacent sites. 3. Final review of the lighting design can take place during compliance should site plan approval be granted. G. Utilities 1. Utility information is provided on Site Plan Sheet 5. As depicted, new potable and

fire suppression water services are proposed from an existing LTMUA owned water main within Route 88. 2. Similarly, sewer service will be provided from what is depicted as LTMUA proposed sewerage that will run through the front of the property. H. Signage 1. As indicated previously, testimony must be provided regarding all proposed free-standing and building mounted signage associated with the 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. 3. A final review of signage details will be performed during compliance, if/when Board approval is granted. I. Environmental 1. Environmental Impact Statement An environmental impact statement was provided for review, and generally describes anticipated impacts from the project. As referenced previously, most of the site to be developed has been previously developed. 2. 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 indicate the potential presence of freshwater wetlands near the southwest corner of the site. 3. Per communications with the applicant's professionals, the final design will be reviewed to confirm no new disturbance of potential wetlands, buffers, or other environmentally-constrained lands present (if any). Final changes, if any, would be performed during compliance if/when Board approval is granted. J. Construction Details 1. Construction details are provided on Sheets 11 and 12 of the plans. 2. 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. Township Tree Ordinance (as applicable); c. Lakewood Fire District; d. Lakewood Township Municipal Utilities Authority (water and sewer); e. Jersey Central Power & Light; f. Ocean County Planning Board; g. Ocean County Soil Conservation District; h. NJDOT Access Permit (or letter of no interest); i. NJDEP (if necessary); and j. All other required outside agency approvals.

Mr. Vogt stated there are no variances but there are waivers for topography, contours and man-made features within 200 ft. The waivers are supported as the property has been previously developed.

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

Mr. Bill Stevens, P.E., P.P. Stated the applicant is proposing to remove the existing facility and replace it with a brand new structure. No variances are requested. The building will be located

on the eastern portion of the site. They are going to bring in fill to raise the site so it is at the road level.

A motion was made by Mr. Follman and seconded to advance the application to the August 26, 2014 meeting.

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

- 6. SD 1953** (No Variance Requested)
Applicant: Lakewood Investments, LLC
Location: Williams Street
Block 420 Lot 23.01

Preliminary & Final Major Subdivision to create 6 fee simple duplex units (3 buildings)

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes the subdivision of future Lot 23.01 to create six (6) proposed zero lot line duplex properties. The applicant proposes to subdivide this future lot into new Lots 23.02 - 23.07 as shown on the plans and to construct three (3) duplex buildings on five thousand square foot (5,000 SF) zero lot line properties. This subdivision application is contingent upon the filing of the Minor Subdivision SD1937 to create Lot 23.01. Future Lot 23.01 will be a thirty thousand square foot (30,000 SF) area containing two (2) dwellings. The plans indicate that all existing dwellings and appurtenant features within the subdivision are to be removed. The site is on a ridge, with most of it sloping westerly toward Williams Street. The tract also contains several trees which have not been located on the survey. The existing dwellings are serviced by individual septic systems and potable wells. The subject property is located in the west central portion of the Township on the east side of Williams Street just north of Prospect Street. The existing sixty-six foot (66') right-of-way of Williams Street has a forty foot (40') pavement width. Williams Street at this location is an improved municipal road with numerous patches, curbing in fair condition exists along the property frontage, but sidewalk does not. Overhead electric exists on the west side of the street. The area to the west of Williams Street is predominately residential. The area to the east of the site is Hospital Support Zone. The future lot is located within the R-7.5 Single-Family Residential Zone District. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement. 2. C14 - Tree Protection Management Plan. The Environmental Impact Statement waiver request is reasonable given the previous construction on the site. The Tree Protection Management Plan waiver may be granted for completeness purposes only. A Tree Protection Management Plan should be required as a condition of approval (if granted). II. Zoning 1. The site is situated within the R-7.5 Single-Family Residential Zone District. "Two-Family Housing and Duplexes with a minimum lot area of ten thousand square feet (10,000 SF) and a minimum lot width of sixty feet (60')" are listed as permitted uses. Zero lot line subdivisions for duplexes are permitted in the Zone. 2. No

variances or waivers have been requested 3. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. General 1. This Subdivision application is contingent upon the filing of the Map approved under SD1937 to create future Lot 23.01, which is the subject of this application. 2. The plan indicates that four (4) off-street parking spaces will be provided per dwelling. The plan also indicates that four (4) off-street parking spaces are required per dwelling. Since Williams Street is heavily traveled and the proposed lots are relatively deep, we recommend the applicant consider circular driveways to eliminate backing out into the street. Parking should be provided to the satisfaction of the Board and comply with ordinance 2010-62. 3. The General Notes indicate that trash and recyclable collection is to be provided by the Township of Lakewood. 4. Proposed lot numbers must be approved by the tax assessor's office. The Final Plat shall be signed by the Lakewood Tax Assessor. 5. Ocean County Board of Health approval will be required for the abandonment of the existing wells and septic systems on the site. B. Plan Review 1. A Boundary and Topographic Survey of the property has been provided. The following revisions are required: a. Since Lot 23.01 has not yet been created, any reference to Lot 23.01 shall be "future Lot 23.01". b. The Shade Tree and Utility Easements shall also be "future Shade Tree and Utility Easements". c. The front and rear property lines of future Lot 23.01 shall be corrected to two hundred feet (200.00'). d. The area of future Lot 23.01 shall be thirty thousand square feet (30,000 SF), or 0.689 acres. 2. All submission documents shall be revised to reference future Lot 23.01 since the property has not yet been created by the filing of the map associated with Subdivision Application SD1937. 3. Depressed curb and driveway aprons are not shown on the Site Development Plan. The concrete curb will need to be replaced in its entirety because of the proposed site improvements necessary. 4. The proposed driveway lengths shall be corrected to thirty-six feet (36'). 5. Shade Tree and Utility Easements are not labeled on the Site Development Plan. 6. The Schedule of Bulk Requirements shall be revised as follows: a. The combination of all proposed zero lot line properties shall be ten thousand square feet (10,000 SF). b. All proposed individual lot areas shall be five thousand square feet (5,000 SF). c. All proposed individual lot widths shall be 33.33 feet, with the combination of zero lot line properties 66.66 feet. d. The required lot widths shall be thirty feet (30') for individual parcels and sixty feet (60') for the combination of zero lot line properties. 7. A five foot (5') width should be proposed for the new sidewalk unless pedestrian passing lanes are provided. 8. At a minimum, a half width roadway reconstruction is needed because of the extension of utilities to the project. C. Grading 1. A Grading Plan has been provided on Sheet 4 of 10. 2. Proposed curb and gutter elevations shall be provided along Williams Street. 3. Soil logs have been provided to show that seasonal high water table is at least two feet (2') below the proposed basement floor elevations. 4. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. As mentioned in our Minor Subdivision review of the previous Subdivision Application SD1937, improvement to this remaining thirty thousand square foot (30,000 SF) parcel will increase impervious surface by more than a quarter acre and

disturb over an acre of land. Therefore, the proposed duplexes to be constructed along Williams Street will be classified as Major Development. As a result, the project must meet water quality and water quantity reduction rate requirements. The Storm Water Management Calculations and Design should be revised accordingly.

2. Proposed roof drainage piping should be shown leading from the buildings to the respective dry wells.

3. Soils information has been provided within the proposed project to confirm the seasonal high water table. Permeability testing rates have also been provided.

4. Drainage Area Maps have been provided for our review.

5. The Storm Water Management Calculations and Design will be reviewed in detail during compliance, if/when approved.

6. A separate Storm Water Management Operation & Maintenance Manual shall be submitted pre 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. Shade trees have not been provided and are required unless waived by the Board.

2. Proposed Shade Tree and Utility Easements have been shown.

3. Landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. 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. 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 septic systems shall be removed in accordance with applicable local and state standards.

3. Proposed potable water and sanitary sewer mains will be extended to the site from the Omni Court intersection.

4. Testimony should be provided on other proposed utilities.

G. Environmental

1. Site Description Per review of the plans, aerial photography, and a site inspection of the property, most of the site slopes westward toward Williams Street. Other than large trees located and the two (2) existing dwellings with associated driveways, the majority of the land has been cleared.

2. Environmental Impact Statement A waiver was requested from submitting an Environmental Impact Statement (EIS) for the project.

3. Tree Management A submission waiver was requested from submitting a Tree Protection Management Plan for the project. A Tree Protection Management Plan should be submitted in accordance with current ordinance Chapter XIX, Protection of Trees.

H. Construction Details

1. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete.

2. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board.

I. Final Plat (Major Subdivision)

1. Compliance with the Map Filing Law is required.

2. The Final Plat will be reviewed in detail 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; and

f. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Vogt stated that waivers are requested for EIS and tree protection management plan. Waiver of EIS is supported. The tree protection plan must be provided during compliance should approval be granted.

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

Mr. Shea, Esq. stated this is a fully conforming subdivision. All the comments can be met in the engineer's review letter.

A motion was made by Mr. Herzl, seconded by Mr. Follman to advance the application to the August 26, 2014 meeting.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Sussman, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert

- 7. SP 2070** (Variance Requested)
Applicant: Lakewood Equity, LLC
Location: America Avenue
Block 549.01 Lot 2
Preliminary & Final Major Site Plan to construct an office building

Project Description

The applicant is seeking Preliminary and Final Site Plan approval for a proposed four-story, 60,582 square foot office building built on slab (no basement), with one hundred forty-nine (149) off-street parking spaces in two (2) parking lots, and site amenities. The property in the eastern portion of the Township is existing Lot 2 in Block 549.01, a 2.87 acre site located on the northwest corner of intersecting New Hampshire Avenue and America Avenue. America Avenue is an improved Municipal Road with a fifty foot (50') right-of-way. New Hampshire is a County Highway with a one hundred foot (100') right-of-way. Curb exists along all frontages of the property, and depressed curb will be installed at the access points. No sidewalks exist or are proposed along the frontages. Access to the proposed development will be provided by two (2) access driveways on America Avenue. The first is approximately one hundred fifty feet (150') west of New Hampshire Avenue. The other access will be about one hundred fifty feet (150') west of the first proposed driveway. The site has been previously-disturbed, with the exception of existing vegetation along the northern border of the tract, and New Hampshire Avenue, in the eastern portion of the lot. The center of the site contains mounded soil piles. Otherwise, the topography generally slopes northward toward Shenandoah Lake. A riparian buffer is shown in the northern corner of the lot due to its proximity to Shenandoah Lake. An existing Lakewood Township Municipal Utilities Authority Easement, which is thirty foot (30') wide, runs through the western and northern edges of the site. This easement contains a

sanitary sewer main. An existing paved driveway with a chain gate on the western leg of the easement affords Utility Authority access to the manhole at the end of the maintenance drive. Potable water is readily available to the land from an existing main under the south side of America Avenue. Underground electric is available in the north side of the America Avenue right-of-way as observed by the existing vaults and street lighting. The project is located in the B-6 Corporate Campus/Stadium Support Zone. Office buildings are permitted in this zone. 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. Since the majority of the site is previously-disturbed, we support the submission waiver request from providing an Environmental Impact Statement. Compliance with the Tree Protection Ordinance would be required as a condition of approval (if granted). The Tree Protection Management Plan may be waived for completeness purposes only. II. Zoning 1. The site is situated within the B-6 Corporate Campus/Stadium Support Zone. Section 18-903R.1.d., of the UDO permits office buildings. 2. The following bulk variances are being requested: • Minimum Front Yard Setback – forty feet (40') is proposed, whereas one hundred feet (100') is required. • Maximum Building Height – fifty-two feet (52') is proposed, whereas a maximum of fifty feet (50') is allowed. 3. A variance may be needed for the number of off-street parking spaces. Section 18-807B.3., of the UDO, states that business and professional offices and banks, other than medical or dental, shall provide one (1) space for each three hundred square feet (300 SF) of gross floor area. The proposed gross floor area of the building would be 60,582 square feet, which would require two hundred two (202) spaces. The applicant is proposing one hundred forty-nine (149) spaces based on forty-four thousand seven hundred square feet (44,700 SF) of net office space area. 4. Per review of the site plans and application, the following design waivers appear to be required: • Providing a shade tree and utility easement along the project frontages. • Providing sidewalk along the project frontages. 5. The applicant must address the positive and negative criteria in support of the requested variances and waivers. At the discretion of the Planning Board, supporting documents may be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments Per review of the current design plans, we offer the following comments and recommendations: A. Site Plan/Circulation/Parking 1. A Survey for the property has been provided. The following corrections and additions are required on the survey: a. The tie distance in the legal description shall be 39.99 feet. b. The location of the existing sanitary sewer within the 30-foot wide utility easement that traverses the property. c. Existing water main along the America Avenue frontage. d. The depressed curb and a fence gate at the southwest corner of the lot. e. The two (2) vaults and the signs along the frontages should be labeled. f. Any other features shown on the Existing Conditions Plan. 2. A total of one hundred forty-nine (149) off-street parking spaces are proposed at the above-referenced location. Four (4) of the proposed spaces will be designated as handicap, all of which being van accessible. However, at least five (5) ADA spaces will be required. Proposed standard parking spaces will be 9' X 18' in size, with all access aisles being twenty-four foot (24') in width. A loading zone is proposed on the west side of the building. 3. Proposed handicap parking signs should be added to the plan. 4. A 10' x 12' trash enclosure is proposed on the northern side of

the larger parking lot. Testimony should be provided whether the Township or a private company will be responsible for removal. If DPW pickup is proposed, DPW review of the design will be required as a condition of Board approval (if granted). In addition, LTMUA approval will be required since the proposed location would be within a utility easement. 5. Traffic Striping is proposed throughout the site. The proposed striping limits should be dimensioned. 6. A loading zone is shown in the rear of the proposed building. Testimony should be provided as to how the largest anticipated vehicles will access this area (and when). A circulation plan demonstrating ingress and egress may be necessary as a condition of Board approval (if/when forthcoming). 7. A riparian buffer is depicted in the northwest portion of the property. Survey information is required for its location. Grading and disturbance are proposed within the buffer. The applicant's professionals must provide testimony as to whether the proposed grading/disturbance are permissible. 8. Depressed curbing and ramps must be provided for sidewalk access for users of the proposed handicap accessible parking spaces. 9. Proposed setback lines shall be added to the site plan. 10. Being the property is not rectangular, proposed offsets shall be provided to the building corners. 11. The proposed building configuration shall be revised to match the architectural plans. 12. The General Notes require some minor editing. 13. The Schedule of Bulk Requirements shall be revised to list Section 18-903R.3., of the UDO. 14. 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 have been provided. These proposed sight triangle easements shall be dedicated to the Township with survey information provided.

B. Architectural

1. Preliminary architectural floor plans and elevations were submitted for review. The proposed building height would be fifty-two feet (52'). The allowable height is fifty feet (50'). All proposed floors would house office space. 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 any roof-mounted HVAC equipment is proposed. If so, said equipment should be adequately screened. 4. The Utility Plan shows a separate proposed four inch (4") fire service line. 5. Downspouts will need to be depicted on the architectural drawings and coordinated with the underground roof leader design on the engineering plans. 6. Two (2) elevators are proposed for the building.

C. Grading

1. A detailed Grading and Drainage Plan is provided on Sheet 4 of 12. Proposed grading has been designed to tie into the existing curb elevations along the site frontages. A retaining wall is proposed at the north side of the site. The grading design is feasible, and well-prepared (for an initial submission). 2. Proposed spot elevations are necessary where handicap accessible ramps will be installed near handicap accessible spaces. 3. Spot elevations should be provided at all building access points. 4. The proposed invert at the north corner of Trench 1 appears incorrect. It should be 36.66. 5. A review of final grading revisions will be performed during compliance, if/when Board approval is granted.

D. Storm Water Management

1. A proposed storm water management system has been designed. The design proposes two (2) underground storm water recharge trenches. One recharge system is proposed under the northern portion of the larger parking lot in the front of the site. The other recharge system is proposed underneath

the smaller parking lot to the rear. These recharge systems will be connected, with an overflow discharge leading to a storm water basin located west of the site. 2. Roof leader systems are depicted on the design plans, which will convey roof runoff into the underground recharge systems. Storm sewer profiles have been included with the plans. 3. Per review of the design, it is well prepared (for an initial design submission). 4. Ownership and maintenance of the proposed storm water management system must be addressed. A storm water maintenance plan must be provided per NJAC 7:8-5. 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 basins. The locations of Soil Logs have been provided on the Grading and Drainage Plan. 6. A final review of the storm water management design will occur during compliance review, if/when Board approval is granted. E. Traffic 1. We recommend a (summary) Traffic Impact Analysis be prepared for discussion at the Public Hearing. F. Landscaping 1. The Landscaping Design is depicted on Site Plan Sheet 5. The design is generally well-prepared. A number of shade and street trees are provided along the property frontages, and around the perimeters of the parking areas. Additional trees and perimeter (evergreen) buffer shrubbery are provided within proposed parking islands, and along the larger parking lot facing New Hampshire and America Avenues. 2. The overall landscape design is subject to review and approval by the Board and recommendations (if any) from the Shade Tree Commission. 3. All proposed easements should be shown on the Landscape Plan to avoid potential planting conflicts. 4. The final landscape design will be reviewed during compliance, if/when Board approval is granted. G. Lighting 1. The lighting design is provided on Site Plan Sheet 5. The proposed design is generally well-prepared. 2. A point to point diagram has been submitted to determine the adequacy of the lighting and compliance with the ordinance. The proposed commercial parking lighting appears to conform to UDO requirements. 3. We recommend that separate Landscape and Lighting Design plans be provided (for legibility purposes). Said plans could be provided as a condition of Board approval (if/when forthcoming). 4. The final lighting design will be reviewed during compliance (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 potable and fire suppression water services will be connected to an existing system in America Avenue. 3. Proposed sewer service will be provided by connecting to the existing sanitary sewer that runs through the property. The proposed connection method (e.g., doghouse manhole, other) is subject to LTMUA review and approval. 4. Permission to construct proposed parking over the sanitary sewer and easement along the northern end of the parking lot will be necessary. This approval can be secured during compliance, if/when Board approval is granted. I. Signage 1. A twenty-two foot (22') high freestanding sign is proposed near the intersection of New Hampshire and America Avenues, outside of the sight triangle. Detail information is provided on Sheet 11. 2. Testimony should be provided that the freestanding sign complies with UDO requirements (or the appropriate variances must be requested). 3. Sign foundation design information must be provided. This can be addressed during compliance; if/when Board approval is granted. 4. The construction details also show an internally illuminated wall sign detail. Testimony should be provided that the proposed building mounted sign complies with

UDO requirements (or the appropriate variances must be requested). 5. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with the Township Ordinance.

J. Environmental

1. Site Description 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. No areas of environmental concern are mapped within the property.

2. Tree Management Plan The applicant shall comply with the requirements for tree protection and removal as applicable on the site in accordance with the Township Tree Ordinance (during compliance review, if approval is granted).

K. Construction Details

1. Construction details are provided on at least Sheets 11 and 12 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.

IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following:

- a. Township Developers Agreement;
- b. Township Tree Ordinance (as applicable);
- c. Lakewood 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 (if applicable);
- i. All other required outside agency approvals.

Mr. Vogt stated that waivers are requested for EIS and tree protection management plan. Waiver of EIS is supported. The tree protection plan must be provided during compliance should approval be granted.

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

Mr. Vogt stated that variances are sought for front yard setback and maximum building height.

Mr. Neiman asked about the 40 ft front setback.

Mr. Flannery, P.E., P.P. said the Metedeconk stream runs through this property and you need to have at least 150 ft buffer so in order to have a site that makes sense you have to have the 40 ft setback.

Mr. Neiman understands but he doesn't want to set a precedent for that area.

A motion was made by Mr. Herzl, seconded by Mr. Follman to advance the application to the August 26, 2014 meeting.

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

- 8. SP 2073** (No Variance Requested)
Applicant: Mordechai Fligman
Location: 1382 Lanes Mill Road
Block 189.15 Lot 47
Conceptual Plan for an office building

Project Description

The applicant is seeking Board input for a proposed 2-story office building with basement on the (unimproved) south side of Lanes Mill Road, approximately 250 feet east of its intersection with Joe Parker Road. The site and surrounding lands are predominantly developed with residences in their current condition. The site is trapezoidal in shape, and 0.99 acres in size. As shown, the applicant intends to provide vehicular access to the office building from a 24-foot wide, two-way access drive extending from Lanes Mill Road into a proposed parking lot in front of the office building. Curbing is proposed on the south side of the roadway. I. Zoning 1. The property is located in the R-20 (Single Family Residential) Zone. Office buildings are a conditional use, subject to the requirements as stipulated by Township Ordinance 2013-79. The applicant should provide testimony that the project meets all conditional use requirements (including 50% of property located within 1,000 feet of a major intersection (i.e., Ridge Avenue). 2. Per review of the Site Plan and the zone requirements, the school would meet the bulk requirements of the R-40 Zone except for minimum side yard setbacks, as summarized on the Zoning Table provided on the Conceptual Plan. II. Review Comments 1. Testimony should be provided by the applicant for the Board summarizing the proposed office use, including the proposed building floor area (including basement) and architectural treatments 2. As shown on the Concept Plan, fifty-one (51) 9'x18' off-street parking spaces are depicted as proposed, exceeding the estimated UDO requirements of 44 spaces. 3. As depicted on the Concept Plan, a 24-foot wide drive is proposed for site access. Adequacy of circulation would be determined at time of site plan review. 4. As depicted on the Concept Plan, a trash enclosure is proposed near the northeast corner of the proposed building. Approval of the location and access will require DPW approval (unless private disposal is required). 5. Landscaping (if any) shall be provided to the satisfaction of the Board. A site plan application for this project would be subject to the perimeter buffer requirements as stipulated in the UDO.

Mr. Brian Flannery, P.E., P.P. Stated this is a property that is in the new overlay zone where commercial is permitted. They are here this evening to see if the Board has any comments or concerns before applying for a full site plan. The requirements for compliance are that you have at least 100 ft of frontage, you must be at least 1,000 ft from any of the one streets indicated,

you must be east of Route 9 and that you have over 20,000 sf. This application complies with all of the conditions.

Mr. Vogt said their main comment was that they meet the conditions of the ordinance which they testify they do.

- 9. SD 1954** (Variance Requested)
Applicant: Eli Schwab
Location: Grandview Drive
Block 189.03 Lots 171 & 37.10
Preliminary & Final Major Subdivision to create 3 lots

Project Description

The applicant is seeking Preliminary and Final Major Subdivision approval for the creation of three (3) lots from two (2) lots. It is proposed that Lots 37.10 and 171 of Block 189.03 become Lots 37.29, 171.01, and 171.02. The site is located in the northeast portion of the Township. The existing lots to be subdivided are located between Ridge Avenue and Grandview Drive, west of Meadow Lane. Ridge Avenue is a County Highway with a variable width right-of-way. A proposed right-of-way dedication associated with this subdivision application would increase the half width right-of-way to forty feet (40'). Grandview Drive is a Municipal Road under construction. It has a fifty foot (50') right-of-way with a thirty-two foot (32') pavement width. The project is located on the cul-de-sac bulb of this street under construction. This application is a proposed major subdivision as it would add to an area that has previously received Major Subdivision Approval from the Zoning Board (# 3723) four (4) years ago and is currently being developed. Existing Lot 171 is a 0.87 acre trapezoidal tract immediately west of the above referenced approved subdivision with frontage on Ridge Avenue. Existing Lot 171 contains a one-story dwelling which would remain. The rear portion of existing Lot 171 is wooded with secondary growth. Existing Lot 37.10 is a cleared vacant lot in the neighboring approved subdivision and is located adjacent to and east of Lot 171. Existing Lot 37.10 has double frontage. It has frontage along Ridge Avenue, as well as the cul-de-sac bulb of Grandview Drive. Proposed Lot 171.02 would become a 14,501 square foot lot created from lands taken from existing Lots 37.10 and 171. The existing Lots 37.10 and 171 that would be reduced in area would become proposed Lots 37.29 containing 12,660 square feet and 171.01 containing 21,659 square feet. Proposed Lot 171.02 would have a frontage on the cul-de-sac. Proposed Lot 37.29 would have frontage on the cul-de-sac, as well as Ridge Avenue. Proposed Lot 171.01 would have frontage on Ridge Avenue. Construction along the frontages of proposed Lots 37.29 and 171.02 would be in accordance with the previously approved plans by the Zoning Board. Construction along the frontage of proposed Lot 171.01 would be subject to plans prepared for and approved by the County since Ridge Avenue is a County Highway. The property is located in the R-20 Single-Family Residential Zone. The lands surrounding the site are almost exclusively residential. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist:

1. C6 – Plans and Profiles of Utility Layouts 2. C10 – Shade Trees 3. C13 – Environmental Impact Statement 4. C14 – Tree Protection Management Plan 5. C16 – Soil Erosion and Sediment Control Plan 6. C17 – Storm Water Drainage Calculations We have reviewed the requested waivers from the Land Development Checklist and offer the following comments for the Board's consideration: We can support granting a waiver from Checklist Item C6 since Utilities are being constructed from the construction plans approved under Zoning Board Resolution #3723. Shade trees should be provided for proposed Lot 171.01. Shade trees for proposed Lots 37.29 and 171.02 would be planted in accordance with the construction plans approved under Zoning Board Resolution #3723. The Environmental Impact Statement waiver request is reasonable given the previous construction on the lands in question. The Tree Protection Management Plan waiver may be granted for completeness purposes only. A Tree Protection Management Plan should be required as a condition of approval. The rear of existing Lot 171 is wooded. The Soil Erosion and Sediment Control Plan waiver may be granted. A Certification is in place for the construction plans approved under Zoning Board Resolution #3723. It appears improvements required for the widening of Ridge Avenue would not disturb an additional five thousand square feet (5,000 SF) of land. The Storm Water Drainage Calculations waiver request is reasonable provided proposed storm water management is conditioned for the future plot plan submission of proposed Lot 171.02. The increase in runoff for proposed Lot 37.29 was already accounted for in the construction plans approved under Zoning Board Resolution #3723. Furthermore, runoff would not be increased on proposed Lot 171.01, since the existing dwelling is slated to remain. II. Zoning 1. The site is situated in the R-20, Single-Family Residential Zone District. Single-family detached housing on minimum twenty thousand square foot (20,000 SF) lots is permitted in the Zone. A portion of this property (Lot 37.10, proposed Lot 37.29) was part of a major subdivision with use and bulk variances approved by the Zoning Board under Resolution #3723. The project received a use variance due to exceeding the maximum residential density permitted in the zone. Testimony should be provided regarding proposed Planning Board jurisdiction for this subdivision. 2. Minimum Lot Area variances are being requested for proposed Lots 37.29 and 171.02. Lot areas of 12,660 square feet and 14,501 square feet are being proposed respectively, whereas a minimum lot area of twenty thousand (20,000 SF) is required. It should be noted the Zoning Board approved lots ranging in size from 11,001 to 16,262 square feet under Resolution #3723 for this same area. 3. Minimum Lot Width variances are required for proposed Lots 37.29 and 171.02. Lot widths of 91.6 feet and eighty-five feet (85') are being proposed, whereas a minimum lot width of one hundred feet (100') is required. It should be noted the Zoning Board approved lots ranging in width from 73.19 to 99.66 feet under Resolution #3723 for this same area. 4. A parking variance is requested for proposed Lot 171.01. The Zoning Board approved four (4) off-street parking spaces for single family lots in this area under Resolution #3723. However, only three (3) off-street parking spaces are provided for proposed Lot 171.01. 5. The construction of curb and sidewalk is not shown along the Ridge Road frontage. A plan will be required for the construction of curb and sidewalk unless waived by the Board. It should be noted that the Zoning Board required curb and sidewalk along Ridge Avenue under Resolution #3723 for this same area. 6. The applicant must address the positive and negative criteria in support of the

required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area.

III. Review Comments

A. General

1. Proposed Lots 37.29 and 171.02 would be part of a development that has already been approved and is under construction. Plot Plans for these two lots would be submitted for approval in the future.
2. The applicant shall confirm that trash and recyclable collection is to be provided by the Township of Lakewood.
3. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor.

B. Plan Review

1. A Boundary & Topographic Survey has been submitted for Lot 171. A Survey for Lot 37.10 is not required since it was recently created by Filed Map # L-3843. The following corrections are required to the Survey for Lot 171:
 - a. The fifty feet (50') from centerline for Meadow Lane listed in the Legal Description shall be revised to fifty-five feet (55') as shown in the plan view.
 - b. A dimension of 23.02 feet shall be added to the plan view to indicate the 23.02 feet listed in the Legal Description.
2. The existing driveway and garage for the dwelling to remain on proposed Lot 171.01 would be large enough to provide for three (3) off-street parking spaces.
3. The future status of existing fencing must be addressed.
4. A proposed Shade Tree and Utility Easement for new Lot 171.01 has been provided on Ridge Avenue. There are existing Shade Tree and Utility Easements along the Ridge Avenue and Grandview Drive frontages for new Lots 37.29 and 171.02. However, new dimensions and areas should be provided for these individual lots.
5. A portion of an existing Landscape Conservation Easement would be vacated to provide access to proposed Lot 171.02. Accordingly, the vacated portion of the existing easement would be compensation for by a proposed fifteen foot (15') wide Landscape Conservation Easement along the north side of new Lot 171.02.
6. A Roadway Improvement Plan will be required for Ridge Avenue in front of proposed Lot 171.01.

C. Grading

1. Plot plans would be submitted in the future for construction on proposed Lots 37.29 and 171.02.
2. Proposed grading would be required on the Roadway Improvement Plan in front of new Lot 171.01.

D. Storm Water Management

1. Proposed storm water management should be required as a condition of approval for the future construction on new Lot 171.02.

E. Landscaping

1. An irrigation system shall be provided for proposed Lot 171.02 in accordance with Zoning Board Resolution # 3723.
2. Shade trees have not been provided on proposed Lot 171.01 and are required unless waived by the Board.
3. A proposed Shade Tree and Utility Easement has been provided on new Lot 171.01. A Landscape Conservation Easement has been proposed on new Lot 171.02.
4. Landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. Compensatory plantings shall be addressed with a Tree Protection Management Plan.
5. Landscaping shall be reviewed in detail after compliance submission should subdivision approval be granted.

F. Lighting

1. There is existing street lighting on Ridge Avenue and Grandview Avenue.

G. Utilities

1. Potable water and sanitary sewer service will be provided by the Lakewood Township Municipal Utilities Authority. The project is within their franchise area.
2. Utilities are being constructed in accordance with the plans approved by the Zoning Board under Resolution #3723.

H. Signage

1. Signage is not applicable.

I. Environmental

1. Site Description Per review of the plans, aerial photography, and a site investigation of the property,

Lot 171 contains a one-story frame dwelling with attached garage. The rear of the lot is wooded and the land slopes gently westward. Lot 37.10 has been cleared and is awaiting the construction of a future dwelling. 2. Environmental Impact Statement A waiver was requested from submitting an Environmental Impact Statement (EIS) for the project. 3. Tree Management A Tree Protection Management Plan should be submitted in accordance with current ordinance Chapter XIX, Protection of Trees. J. Construction Details 1. Construction details shall be provided on the future Roadway Improvement Plan which will be necessary for proposed Lot 171.01. K. Final Plat (Major Subdivision) 1. The fence encroachment onto neighboring Lot 35 must be addressed. 2. Zones and Zone Boundary Lines shall be added. 3. A proposed monument should be added to the northwest corner of new Lot 171.01. 4. The one-story frame dwelling on proposed Lot 171.01 should be noted to remain. 5. General Note #7 shall be edited. 6. Asterisks shall be provided in the Schedule of Bulk Requirements for the proposed lot widths of new Lots 37.29 and 171.02. 7. Off-street parking requirements shall be revised to four (4) spaces per unit in accordance with Zoning Board Resolution #3723. 8. The parking variance for proposed Lot 171.01 should indicate that three (3) off-street parking spaces are being provided. 9. Existing easements shall be altered where necessary. 10. Compliance with the Map Filing Law is required. 11. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Board of Health (if required); and e. All other required outside agency approvals. Lakewood Township Municipal Utilities Authority will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Rennert stepped down.

Mr. Vogt stated that submission waivers have been requested for plans and profiles of utility layouts, shade trees, EIS, tree protection management plan, soil erosion and sediment control plan stormwater drainage calculations. Some waivers would be waived and some would be provided during compliance.

A motion was made by Mr. Herzl and seconded to approve the waivers.

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

Mr. Vogt stated that variances are requested for minimum lot area, lot width, parking and one of the lots which is part of the current subdivision was created via a prior subdivision that was approved by the Zoning Board. The applicant needs to give testimony and get the Board's approval that they do belong here.

Mr. Brian Flannery, P.E., P.P. stated that there is a small piece of the lot at the end of the cult-de-sac which was created by a subdivision at the Zoning Board It was at the Zoning Board

because it was a density issue. The Master Plan says this area should be R-12. It is his testimony that it is not a density issue and the Planning Board has jurisdiction.

A motion was made by Mr. Follman and seconded to advance this application to the August 26, 2014 meeting.

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

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

- 10. SD 1955** (No Variance Requested)
Applicant: Reuven Richter
Location: 23 & 27 Twelfth Street
Block 150.01 Lots 20 & 21

Minor Subdivision to create 3 lots

*Applicant is requesting a technical review hearing and public hearing in one meeting

Project Description

The applicant seeks approval to subdivide two (2) existing lots into three (3) proposed lots. Existing Lot 20 in Block 150.01 would become proposed Lot 20.01 by losing seven feet (7'), or eight hundred seventy-five square feet (875 SF) from its eastern border, thereby becoming a rectangular 66' X 125', eight thousand two hundred fifty square foot (8,250 SF) lot, as designated on the subdivision plan. This lot would remain a single family lot. Existing Lot 21 would gain the eight hundred seventy-five square feet (875 SF) and would be divided into two (2), rectangular 40' X 125', five thousand square foot (5,000 SF) zero lot line properties. These two (2) lots would be for a proposed duplex building on designated new Lots 20.02 and 20.03. The site is situated in the northern portion of the Township on the north side of Twelfth Street west of the intersection with Shafto Avenue. Twelfth Street is an improved municipal road with pavement in fair condition in front of the site. This road has a sixty foot (60') right-of-way. Curb in poor condition and sidewalk in fair condition exists along the frontage. Existing Lot 20 contains a one-story dwelling with an attached concrete porch and a concrete walkway which will remain. Existing Lot 21 contains a one-story dwelling with a paved driveway and a concrete walkway all of which will be removed. Many trees are present on the site and have been located on the survey. The properties are pretty flat and slope generally toward Twelfth Street. Existing sanitary sewer is available under the center of Twelfth Street. Potable water is available under the south side of Twelfth Street. There is overhead electric on the south side of Twelfth Street. The proposed lots are situated within the R-7.5 Single-Family Residential Zone. The surrounding land uses are primarily residential. We have the following comments and recommendations. I. Zoning 1. The parcel is located in the R-7.5 Single-Family Residential Zone District. Single Family Detached Housing is a permitted use in the zone. Two-Family Housing and Duplexes are permitted in the zone, provided newly created lots have a minimum lot size of ten thousand square feet (10,000 SF) and have a minimum lot width of sixty feet (60').

Furthermore, zero lot line development is permitted in the zone. 2. No variances or waivers have been requested for the project. 3. The applicant must address the positive and negative criteria in support of any variances that may be required. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments 1. A Survey for the property has been provided. 2. The Surveyor's Certification has not been signed since the monuments have not been set. Proposed monuments shall be added to the rear outbound corners of the tract. 3. A clean out is shown behind the existing dwelling to remain on proposed Lot 20.01. Any existing septic system must be abandoned and approved by the Ocean County Board of Health. 4. Rear yard offsets to the existing dwelling to remain shall be added on proposed Lot 20.01. 5. The proposed building box with offsets should be shown on new Lots 20.02 and 20.03. 6. The General Notes require editing. 7. General Note #3 should be revised to state that vertical and horizontal datum are assumed, and reference the vertical bench mark shown on the Improvement Plan. 8. The Requirements Table shall be revised to indicate the minimum lot width for a duplex is sixty feet (60'), while the minimum lot width for an individual zero lot line property would be thirty feet (30'). 9. The Requirements Table shall be revised to indicate that the proposed number of off-street parking spaces for new Lot 20.01 would be four (4), as delineated on the Improvement Plan. 10. None of the existing curb and sidewalk in front of the site is in a condition to be worth saving. Therefore, we recommend all curb and sidewalk in front of the site be replaced. Sidewalk in the area of proposed driveways shall be replaced with six inch (6") thick reinforced concrete sidewalk as noted. 11. A proposed six foot (6') wide Shade Tree and Utility Easement is shown along the property frontage. The proposed areas have been provided on an individual lot basis. 12. The plan indicates that new lot numbers have been assigned by the Tax Assessor. The map shall be signed by the Tax Assessor should approval be granted. 13. The Improvement Plan notes that soil borings shall be performed prior to plot plan submission to determine the elevation of the seasonal high water table. 14. The Improvement Plan notes runoff from the northerly half of the proposed roof area shall be piped into drywells for storm water management. Proposed drywells shall be sized when plot plans are submitted, as directed by the Township Engineer. Additional recharge for the zero lot line duplex properties appears necessary. 15. The Improvement Plan shows proposed lot grading for both properties. The proposed lot grading should maximize the direction of runoff to Twelfth Street and minimize runoff directed towards adjoining properties. 16. Proposed curb and gutter grades are required along Twelfth Street for the curb replacement. Accordingly, the proposed grading on the Improvement Plan may have to be altered. 17. Should the curb replacement and utility installations disturb more than twenty percent (20%) of the existing pavement in front of the site, an overlay would be required. 18. The project is located within the New Jersey American Water Company franchise area. A Note on the Improvement Plan states that the new lots to be serviced by public water and sewer. 19. Three (3) Green Vase Zelkova shade trees are shown within the proposed six foot (6') wide shade tree and utility easement on the Twelfth Street frontage. Shade trees should be provided to the satisfaction of the Board and should conform to recommendations (if any) from the Township Shade Tree

Commission as practicable. Our site investigation indicates the survey accurately locates the existing trees onsite. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan review. Based on the proposed improvements shown for the new lots, the trees to be removed should be indicated. 20. Due to no construction proposed at this time, the Board may wish to require the cost of improvements to be bonded or placed in escrow to avoid replacing them in the future. 21. Compliance with the Map Filing Law is required. 22. Construction details will be reviewed with resolution compliance submission should approval be granted. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Tree Ordinance (as applicable); b. Ocean County Planning Board; c. Ocean County Soil Conservation District; d. Ocean County Board of Health (septic system abandonment, if necessary); and e. All other required outside agency approvals.

Mr. Brian Flannery, P.E., P.P. Stated that this is a fully conforming minor subdivision. They are readjusting two lots so they can have a conforming duplex. He asked that this be heard in full tonight.

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

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

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

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes to remove two (2) single family dwellings and construct one (1) single family residence and three (3) duplexes on six (6) zero lot line properties. The existing two (2) tracts known as Lots 89 and 90 in Block 223 are proposed to be subdivided into seven (7) proposed lots shown as new Lots 89.01 through 89.07 on the Major Subdivision Plan. The entire tract totals 1.07 acres in area and consists of two (2) existing residential properties. The back of these lots are heavily wooded. There are some large trees on the property, particularly on Lot 89. The plan states that all existing structures are to be removed. The land generally slopes from north to south towards Ridge Avenue. The site is situated in the north central portion of the Township on the northeast side of Ridge Avenue, southeast from Manetta Avenue. Ridge Avenue has a thirty-three foot (33') right-of-way and a twenty-four foot (24') pavement width. Curbing and sidewalk are in fair condition, but the pavement is in poor condition. No right-of-

way dedication is proposed. An eight and a half foot (8.5') road widening easement is proposed. Twenty-eight (28) parking spaces are proposed for the seven (7) units. Two (2) of the proposed parking spots for the single-family residence, on new Lot 89.01, are accessed from Ridge Avenue. The rest of the proposed off-street parking would access a private twenty-six foot (26') wide road complete with curb. Associated site improvements are proposed for the major subdivision. These improvements include water, sewer, and drainage; curbing and sidewalk along Ridge Avenue, and landscaping. The subject site is located within the R-10 Single-Family Residential Zone District. The area is virtually all residential development. We have the following comments and recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours of the area within 200 feet of the site boundaries. 3. B10 - Man-made features within 200 feet thereof. 4. C13 - Environmental Impact Statement. We have reviewed the requested waivers from the Land Development Checklist and offer the following comments for the Board's consideration: We can support the "B-Site Features" waivers since there is enough information provided for design. We can support the waiver from providing an Environmental Impact Statement due to the developed nature of the site. II. Zoning 1. The site is situated within the R-10, Single-Family Residential Zone. Per Section 18-902F.1.a. & b., of the UDO, "Single Family Detached Housing" is listed as a permitted use, and "Two Family and Duplexes, with a minimum lot size of twelve thousand square feet (12,000 SF) and a minimum lot width of seventy-five feet (75')" is listed as a permitted use. Furthermore, zero lot line development is permitted in the zone. 2. A variance is required for minimum lot frontage on proposed Lots 89.02 through 89.07. The proposed lots have no road frontage, whereas seventy-five feet (75') would be required (37.5 feet for zero lot line properties). 3. Front yard setback variances are required. The duplex units on proposed Lots 89.02 and 89.03 are setback 8.17 feet from the proposed private road. The duplex units on proposed Lots 89.04 through 89.07 are setback 27.33 feet from the proposed road. Thirty foot (30') front yard setbacks are required. 4. A variance is required for the aggregate side yard setback of proposed Lot 89.01. The proposed lot has a combined side yard setback of 23.17 feet, where twenty-five feet (25') is required. 5. A waiver from right-of-way dedication is required. An eight and a half foot (8.5') road widening easement is proposed instead of the right-of-way dedication. 6. The applicant must address the positive and negative criteria in support of the requested variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. General 1. Off-street parking: 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 architectural plans indicate that five (5) bedroom units with basements will be proposed. 2. The plans indicate that trash and recyclable collection for the residential subdivision is to be provided by the Township of Lakewood. Each unit shall have an area designated for the storage of trash and recycling containers. The private road proposes a

hammerhead turnaround. Approval from the Lakewood Department of Public Works will be required. 3. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor. 4. Per Subsection 18-911 F (2 (a-g)) of the zero lot line ordinance, a written agreement signed by the owner of the property is required, including provisions to address items associated with the use, maintenance, and repair of common areas and facilities associated with the overall property. Said agreement must be filed as part of this application to obtain the zero lot line subdivision approval from Lakewood Township. B. Plan Review 1. A Survey for the property has been provided. The following revision is required: a. Both lots are labeled Lot 90. The larger of the two (2) lots should be corrected to Lot 89. 2. Circulation for the private road shall be designed for all Township vehicles, such as fire and sanitation trucks. 3. The driveway encroachment onto neighboring Lot 91 shall be addressed. 4. The Zoning Data needs to be edited. 5. Many corrections are required to the proposed dimensions and offsets. 6. Proposed setback lines should be provided for all lots. 7. Based on the architectural plans, the proposed decks should be corrected to 12' X 12' for new Lots 89.02 and 89.03. 8. The Subdivision Plans shall be coordinated with the Architectural Plans since the proposed site improvements will be impacted. 9. Access points and stairs should be shown as indicated on the Architectural Plans. 10. No sight triangles are shown. Sight Triangle Easements to the Township should be proposed at the vehicular intersection point along Ridge Avenue. 11. We recommend the proposed off-street parking spaces with direct access to Ridge Avenue be relocated to access the private road. 12. The curb and sidewalk along Ridge Avenue is proposed to be replaced. C. Architectural 1. Three (3) preliminary architectural plans have provided. A 35' X 64' single family residence is proposed on new Lot 89.01. The duplex units on proposed Lots 89.02 and 89.03 would be 30' X 50'. The duplex units on proposed Lots 89.04 through 89.07 would be 30' X 60'. The proposed heights of all units would be less than the allowable thirty-five feet (35'). 2. We recommend that location of air conditioning equipment be shown and adequately screened. 3. Decking dimensions and access need to coordinate with the site plans. D. Grading 1. Grading is provided for the residential subdivision on an Improvement Plan which is Sheet 2 of 4. 2. A profile of the private road with proposed utilities and drainage is required. 3. Basements are proposed for all units. Seasonal high water table information must be provided to substantiate a minimum two foot (2') separation to the proposed basement floors. 4. 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. 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 land disturbed. As a result, the project must meet water quality and water quantity reduction rate requirements. A drainage area map is included along with hydrograph information. However, a complete Storm Water Management Report shall be submitted for review. 2. Soil borings and permeability testing must be provided within the proposed project to confirm the seasonal high water table depth and infiltration rates since underground recharge is being designed. 3. The Storm Water Management Report and Design will be reviewed in detail after a revised submission of the project is made. 4. A Storm Water Management Operation & Maintenance Manual shall be submitted for the residential

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. Landscaping 1. Proposed landscaping is illustrated on the Grading & Utility Plan. Three (3) Willow Oak shade trees have been provided in front of the residential units on Sheet 2 of 4. 2. Proposed utility connections 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 shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Lighting 1. No additional street lighting or site lighting is proposed. This matter must be addressed. H. 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. Utility information is provided on Sheet 2. As illustrated, the existing sanitary sewer main is in the center of Ridge Avenue. Proposed sewer pipe will be laid under the proposed private roadway. 3. Proposed potable water services will be installed from the future units to an existing main on the north side of Ridge Avenue. 4. Testimony should be provided regarding other proposed utilities. Additional underground connections will be required if gas is proposed. I. Signage 1. No regulatory signage is shown or proposed. 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. J. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the undeveloped portion of the site is vegetated. 2. Environmental Impact Statement A waiver from an Environmental Impact Statement (EIS) has been requested for the project due the property being previously developed and the surrounding lots being fully developed. 3. Tree Management A Tree Protection Management Plan has been submitted. The Tree Protection Management Plan shall be reviewed in detail after compliance submission should subdivision approval be granted. K. Construction Details 1. Construction details are provided on Sheet 3 of 4. 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. A cross section of the proposed recharge trench shall be provided. 4. Final review of construction details will take place after compliance submission, if/when this project is approved by the Board. L. Final Plat (Major Subdivision) 1. The Final Plat shall be corrected in accordance with the previous applicable plan review comments. 2. The Surveyor's Certification has not been signed since the monuments have not been set. 3. Coordinates shall be provided on at least three (3) outbound corners. 4. Proposed monuments shall be added to the outbound corners. 5. The private access road shall be added. 6. Overwrites shall be eliminated. 7. Compliance with the Map Filing Law is required. 8. 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. Vogt stated that waivers have been requested for topography, contours, man-made features within 200 ft and EIS. All the waivers are supported.

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

Mr. Vogt stated that variances are needed for lot frontage, front yard setback, aggregate side yard setback.

Mr. Brian Flannery, P.E., P.P. Stated that this is similar to the application they did on Spruce street a few months back where there is no frontage on a public street. There is a private street that the units face on. This neighborhood is in need of redevelopment. There is a private street that runs along the easterly property line and in between the units.

Mr. Franklin said you won't be able to get any public services in there.

Mr. Rennert said there would be a drainage issue too.

Mr. Vogt said they have the same concern about the road design, not just trash pickup, but any emergency vehicles. That will have to be looked at prior to the public hearing.

Mr. Schmuckler suggested that the applicant look at the subdivision that was previously approved on Spruce Street that is similar and learn from that. They need to meet with Public Works.

A motion was made by Mr. Schmuckler, seconded By Mr. Follman to advance this application to the August 26, 2014 meeting.

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

- 12. SD 1957** (Variance Requested)
Applicant: Mark Moskovitz
Location: Central Avenue & Bradshaw Road
Block 83 Lot 7
Minor Subdivision to create 2 lots

Project Description

The applicant seeks minor subdivision approval to subdivide one (1) existing lot totaling fifteen thousand square feet (15,000 SF) in area known as Lot 7 in Block 83 into two (2) new lots. The existing rectangular tract has one hundred fifty feet (150') of road frontage on the southeast side of Bradshaw Road and one hundred feet (100') of frontage on the northeast side of Central Avenue. The subdivision proposes to remove an existing two-story dwelling. The proposed lots are designated as new Lots 7.01 and 7.02 on the subdivision plan. Proposed Lots 7.01 and 7.02 will each be seven thousand five hundred square foot (7,500 SF). The site contains an existing two-story dwelling and a masonry garage. The plan indicates that the existing dwelling and appurtenant features within the subdivision are to be removed. The tract has a tree line along the southeastern border. The lots are proposed to be used for residential dwellings in the future, but both lots will require a sewer extension. The site is situated in the west central portion of the Township on the northeast corner of Bradshaw Road and Central Avenue. Bradshaw Road is a Municipal Road which was repaved in 2013 and currently has a five (5) year moratorium on road openings which ends in November of 2018. The existing right-of-way width of Bradshaw Road is fifty feet (50') with a pavement width of thirty feet (30'). The existing curb and sidewalk on Bradshaw Road is also new. Central Avenue is a County Highway with an existing right-of-way width of sixty-six feet (66') and a pavement width of about forty-five feet (45'). The pavement, curbing, and sidewalk existing on Central Avenue are all in good condition. Potable water mains are located under the northeast side of Central Avenue and the northwest side of Bradshaw Road. Gas mains exist under both Central Avenue and Bradshaw Road. Overhead electric exists along the northeast side of Central Avenue and on the northwest side of Bradshaw Road. The area around the proposed subdivision is predominantly residential. The site is situated within the R-12 Single Family Residential Zone. We have the following comments and recommendations: I. Zoning 1. The site is situated within the R-12, Single-Family Residential Zone District. Single-Family Detached Housing, with a minimum lot area of twelve thousand square feet (12,000 SF) is permitted in the Zone. 2. The following variances are being requested for the proposed lots • Minimum Lot Area – Seven thousand five hundred square feet (7,500 SF) proposed, twelve thousand square feet (12,000 SF) required – proposed condition. • Minimum Lot Width – Seventy-five feet (75') proposed, ninety feet (90') required – proposed condition. 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. II. Review Comments 1. The General Notes indicate a sewer extension will be required to service both proposed lots. An existing sanitary sewer manhole is located northeast of the site on Bradshaw Road. An existing water main is located under the northwest side of Bradshaw Road. An existing gas main is located under the southeast side of Bradshaw Road. Being there is a five-year moratorium on road openings, any subdivision approval shall be conditioned upon providing utility connections from Central Avenue. 2. A separate Boundary and Topographic Survey of the property should be provided since revisions will be required to the Minor Subdivision. Our site investigation notes the following survey revisions should be provided: a. Individual tree locations, particularly the large tree within the Bradshaw Road

right-of-way. b. Gas main location in the vicinity of the intersection (varies from mark out). c. Existing cross section elevations of the roads at no more than fifty foot (50') intervals. 3. The applicant's professionals shall testify whether there is a riparian buffer on the property. 4. General Note 1 must be edited to list the correct acreage. 5. General Note 3 indicates topography is based on NAVD 1988. A vertical bench mark shall be provided. 6. General Note 9 indicates the coordinates shown here on are in an assumed datum. 7. The Zone Requirements must be edited with respect to provided side yards. The provided new Lot 7.01 minimum side yard setback should only read ten feet (10'). Proposed Lot 7.01 being a corner lot only has a single side yard setback and it is conforming to the ten foot (10') requirement. The Zone Requirements indicates a variance is required for the side yard setback of proposed Lot 7.02. However, the proposed setbacks shown in the Zone Requirements and on the plan for new Lot 7.02 conform to the requirements of ten foot (10') for a single side yard setback and twenty-five foot (25') for aggregate side yard setbacks. 8. Off-street parking must be addressed. 9. If basements are proposed for the future dwellings, seasonal high water table information will be required. 10. A proposed six foot (6') wide shade tree and utility easement is shown on the subdivision plan which shall be dedicated to Lakewood Township. Proposed easement dimensions and areas for the individual lots should be given. 11. A proposed Sight Triangle Easement dedicated to the County should be added at the intersection of Bradshaw Road and Central Avenue. 12. Detectable warning surface is required for the existing curb ramp at the intersection. 13. Proposed lot numbers must be approved by the tax assessor's office. 14. The plan must be revised to indicate the extent of existing improvements to be removed. 15. Unless a waiver is requested from and granted by the Planning Board, street trees shall be proposed within the shade tree and utility easements for the project. Landscaping should be provided to the satisfaction of the Board, and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan Review for the proposed lots. 16. Testimony is required on the disposition of storm water from the development. The project appears too small to qualify as a major development. At a minimum, drywells will be required for storm water management and shall be provided when plot plans are submitted. 17. Testimony is required on site grading from the development. When plot plans are submitted, grading will be reviewed for feasibility and compliance. If basements are proposed soil borings will be required to determine seasonal high water table. 18. Compliance with the Map Filing Law is required. 19. An Improvement Plan must include grading, drainage, and construction details as required. This Improvement Plan may be provided during compliance if approval is given. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Tree Ordinance; b. Ocean County Planning Board; c. Ocean County Soil Conservation District; and d. All other required outside agency approvals.

Mr. Schmuckler left the meeting.

Mr. Vogt stated that variances are requested for minimum lot area and lot width.

Mr. Graham MacFarlane, P.E., P.P. stated this is a proposed minor subdivision to create two lots of 7,500 sf each which are undersized. Testimony will be provided at the public hearing to show there is no detriment to the zone plan. No setback variances are proposed.

Mr. Neiman asked that he bring a Percal Map to the public hearing. They are going from 12,000 sf to 7,500 sf lots. If there aren't any in the area, this will not be approved.

Mr. MacFarlane said there are a number of lots in the area that are around this size. They will bring the map.

A motion was made by Mr. Follman, seconded by Mr. Herzl to advance the application to the August 26, 2014 meeting.

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

13. SP 2074 (No Variance Requested)

Applicant: HAEI Holdings, LLC
Location: East County Line Road
Block 190 Lot 155

Preliminary and Final Major Site Plan for a three-story commercial office building

Project Description

The applicant is seeking a Preliminary and Final Major Site Plan approval to construct a new three-story office building (on grade). The trapezoidal shaped project site consists of 28,665 square feet (0.66 acres) and is Lot 155 in Block 190. The subject property is located in the northern portion of the Township on the south side of East County Line Road, west of its intersection Tuscan Terrace. East County Line Road is a County Highway with a variable width right-of-way. The highway is improved with curb and sidewalk in good condition existing across the frontage of the tract. The site is currently occupied by a two-story single family dwelling with a dirt driveway. The lot is covered mostly in grass with a few trees. A tree line exists across the back of the lot. The property generally slopes southeastward. Forty-one (41) off-street parking spaces are proposed for the office use on the entire site. Two (2) of the proposed spaces would be van accessible handicap. Access to the site is proposed from East County Line Road from the northeast corner of the tract. The subject site is located within the R-15 Single Family Residential Zone District. The site is situated in a predominantly residential area. Calvary Lighthouse is located across from the site on the northeast side of East County Line Road. A new synagogue constructed under Site Plan Application #1934 is situated immediately to the northwest. We have the following comments and recommendations: I. Waivers A. The following submission waivers are required from the Land Development Checklist: 1. C13 – Environmental Impact Statement We support the EIS waiver since the site was previously developed and has limited mature vegetation. II. Zoning 1. The site is situated within the R-15, Single Family Residential Zone District. Section 18-902D.2., of the UDO, lists

Conditional Uses in the Zone. Subsection f., lists commercial uses on properties with frontage on Ocean County Route No. 526 in accordance with the conditions and standards of Section 18-1020. In accordance with Section 18-1020B.2.h., professional and administrative offices may be permitted. 2. According to our review of the Major Site Plan and zone requirements, it appears no variances are required. 3. The following design waivers are required for the proposed 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.
- No trash enclosure shall be located less than fifteen feet (15') from the side or rear property line when the adjacent property is developed with a nonresidential use.

4. A design waiver is required from the construction of six foot (6') wide sidewalk along the County Highway frontage (Section 18-1020E.2.a.). 5. A design waiver is required from full compliance with Section 18-803 of the UDO. It should be noted that the current design includes 6-foot high solid fencing along the southerly side yard and rear yard property lines, as well as arborvitae buffer along the southeasterly property line. The southeasterly fence within the East County Line Road front yard setback must be reduced to a 4 foot height (or relief will be necessary). 6. A partial design waiver is required from the construction of curb along the southerly side of the proposed parking lot. III. Review Comments A. Site Plan/Circulation/Parking 1. A survey for the property has been provided. The following revisions are required: a. Revise label "Fence Enclosure with Utilities" to reference a Pump Station. b. Depict the existing water lines north of the centerline on East County Line Road. c. The locations of the existing wood fence in the rear of the property is not accurate. 2. The plans shall be corrected to indicate the site is located in the R-15 Zone. 3. Horizontal and vertical datum shall be provided along with a vertical bench mark. 4. The General Notes require editing. 5. A North arrow should be added to the location/tax map on the title page. 6. A trash refuse area is shown on site. Testimony should be provided on collection of trash and recyclable material. It should be clarified whether the Township or a private company will be responsible for removal. DPW approval would be required if public pickup is proposed. 7. Testimony should be provided as to how deliveries will be performed. 8. Forty-one (41) off-street parking spaces have been proposed on the site plan. Of these, two (2) of the spaces have been proposed as ADA accessible. Handicap signage shall also be shown. The off-street parking requirements shall be revised and based on one (1) space for each three hundred square feet (300 SF) of gross floor area. 9. We recommend that the three (3) parking spaces proposed across from the proposed trash enclosure be dedicated for employee parking (only). 10. The site layout is well-planned with respect to interior pedestrian circulation, including pedestrian access from the parking areas to several portions of the building, as well as a separate pedestrian access along the rear of the site, which will maintain pedestrian accessibility from Lot 70.21 to the existing synagogue depicted on Lot 70.24. Additionally, outside benches and a bike rack are depicted in the east corner of the site. 11. The labeling for the 54' depressed curb shall be moved to correspond with the new driveway opening. 12. Sight Triangle Easements to the County of Ocean should be shown. Any sight triangle easement requirements will be dictated by the County of Ocean, not the Township. 13. A proposed Shade Tree and Utility Easement shall be shown along the road frontage (or design waiver sought). All existing and proposed easements shall be completed with bearings,

distances, and areas provided. It should be noted there is justification for waiving the planting of street trees and the associated easement since there is an existing thirty foot (30') wide Sanitary Sewer Easement across the project frontage. 14. Interior radii and dimensions around the parking lots and proposed access drive are necessary, and must be incorporated into the final design. This information can be provided during compliance review, if/when Board approval is granted. 15. An 8.25 foot right-of-way dedication is proposed to Ocean County. Therefore, the proposed lot area will be decreased and the bulk standards will require revisions. B. Architectural 1. Preliminary architectural floor plans and elevations were submitted for review. The proposed building height (as defined per UDO) would be 34.5 feet. The allowable height is fifty feet (35'). All proposed floors would house office space. 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 any roof-mounted HVAC equipment is proposed. If so, said equipment should be adequately screened. 4. The preliminary architectural floor plans shall be revised to provide proposed gross floor areas per floor. 5. The proposed building would contain an elevator. Therefore, ADA accessibility has been provided. 6. Proposed utility connections are shown on the site plan. A separate fire line has not been proposed. C. Grading 1. The grading is provided on Site Plan Sheet 4 of 17. The preliminary design is well prepared, and is consistent with existing topography within the site. 2. Additional elevation information must be provided in the final design, including but not limited to handicap accessible ramps accessing the building, ramps adjacent to the proposed East County Line Road site access, and additional contour lines. This information can be provided during compliance review, if/when Board approval is granted. 3. A detailed review of the grading can be completed during compliance submission; if/when this site plan is approved. D. Storm Water Management 1. The proposed drainage system is depicted on Site Plan Sheet 5, and includes a storm sewer collection system that collects storm water and directs runoff to an onsite underground recharge system underneath the parking area. 2. An overflow discharge pipe is proposed, into the existing storm water collection system within County Line Road East. Ocean County approval of the proposed discharge will be necessary. 3. Roof leaders and manifold piping should be provided to direct roof runoff into the proposed collection system as noted on the drawings. 4. A Storm Water Management Report has been provided, indicating that the storm water system was designed in accordance with NJ Storm Water Rule (NJAC 7:8) requirements. 5. Soil data from Test Pits #1 and #2 identified on the plan has been provided to evaluate the proposed recharge design. This information provided will be reviewed during compliance, if/when Board approval is granted. 6. A storm water maintenance plan per NJAC 7:8-5 must be provided for maintenance of the design. This information can be provided during compliance review, if/when Board approval is granted. 7. A final review of the storm water management design will be performed during compliance, if/when Board approval is granted. E. Landscaping 1. A dedicated Landscaping Plan is provided on Site Plan Sheet 7, and includes various shade trees and arborvitae screening as depicted. 2. All Easements shall be shown on the Plan. Except for a shade tree and utility easement, landscaping should not be located in the easements. 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 (if any) from the Shade Tree Commission as practicable. Compensatory plantings are addressed on the Tree Protection Management Plan. 5. Landscaping shall be reviewed in detail after compliance submission should site plan approval be granted. F. Lighting 1. A Lighting Plan is provided on Site Plan Sheet 8, and is generally well-prepared 2. The Plan proposes three (3) wall mounted two hundred fifty watt (250W) metal halide fixtures mounted twenty feet (20') high on the southwest and southeast side of the new building. Two (2) pole mounted two hundred fifty watt (250W) metal halide fixtures, with shields mounted twenty feet (20') high are proposed for the expanded parking lot on the site. 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. We recommend that non-security lighting be placed on timers. 5. The final lighting shall be reviewed during compliance, if/when Board approval is granted. G. Utilities 1. Proposed water and sewer designs are depicted on Site Plan Sheet 6. 2. Water service to the proposed building will be provided from a 2" diameter domestic service from an existing LTMUA main within East County Line Road. 3. Testimony should be provided whether a fire suppression service is proposed, or if there is a fire hydrant in the vicinity of the building. 4. A proposed sanitary sewer lateral for the new office is indicated from the building and connects to an existing main in the sanitary sewer easement. H. 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 a two-story dwelling with a dirt drive. The site is bounded by East County Line Road to the northeast, residential properties to the southeast and southwest, and a synagogue to the northwest. 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. No areas of environmental concern are mapped within the property. 2. Tree Management A Tree Protection Management Plan has been incorporated into the Landscaping Plan (Site Plan Sheet 7). The project will be reviewed during compliance to ensure compliance with UDO requirements (if/when approval is granted). I. Construction Details 1. Construction details are provided on Sheets 9 through 12 of 17. 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. Lakewood Township MUA (water, sewer service, work within 30 foot wide sanitary sewer easement); and f. All other required outside agency approvals.

Mr. Vogt stated that a waiver is requested for EIS which is supported.

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

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

Mr. Sam Brown, Esq. stated that there are no variances requested. They agree to the engineer's review letter. There were some comments concerning the trash. They have already met with Public Works and can address that at the public hearing.

A motion was made by Mr. Herzl, seconded by Mr. Follman to advance the application to the August 26, 2014 meeting.

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

- 14. SD 1958** (No Variance Requested)
Applicant: Paramount Developers, LLC
Location: East Fourth Street
Block 243 Lots 28 & 29
Preliminary & Final Major Subdivision to create 8 lots

Project Description

The applicant is seeking a Preliminary and Final Major Subdivision approval. The applicant proposes to remove two (2) existing single family dwellings with detached garages and construct four (4) duplexes on eight (8) zero lot line properties. The existing two (2) tracts known as Lots 28 and 29 in Block 243 are proposed to be subdivided into eight (8) lots shown as new Lots 29.01 through 29.08 on the Major Subdivision Plan. The entire tract totals about one (1) acre in area and consists of two (2) existing residential properties. The rear of Lot 28 is heavily wooded. Otherwise, there are some trees on the remainder of the properties. The plan states that all existing structures are to be removed. The land generally slopes northwestward. However, there is a low area in the existing driveway on Lot 28. The property is located in the northern portion of Township on the northeast side of East Fourth Street, southeast of Manetta Avenue. East Fourth Street has a thirty-three foot (33') right-of-way and a twenty-eight foot (28') pavement width. Curbing and sidewalk are in good condition and the pavement is fair. No right-of-way dedication is proposed. An eight and a half foot (8.5') road widening easement is proposed. Thirty-two (32) parking spaces are proposed for the eight (8) units. The proposed off-street parking spaces will be accessible from a private road complete with curbing that will intersect with East Fourth Street. A private twenty-six foot (26') wide road, complete with curb is proposed for access to the duplexes. Associated site improvements are proposed for the major subdivision. These improvements include water, sewer, and drainage; curbing and sidewalk along East Fourth Street, and landscaping. The subject site is located within the R-7.5 Single-Family Residential Zone District. Except for a park immediately to the southeast, the site is virtually surrounded by residential development. We have the following comments and

recommendations: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours of the area within 200 feet of the site boundaries. 3. B10 - Man-made features within 200 feet thereof. 4. C13 - Environmental Impact Statement. We have reviewed the requested waivers from the Land Development Checklist and offer the following comments for the Board's consideration: We can support the "B-Site Features" waivers since there is enough information provided for design. We can support the waiver from providing an Environmental Impact Statement due to the developed nature of the site. II. Zoning 1. The site is situated within the R-7.5, Single Family Residential Zone. Per Section 18-902 G.1.b., of the UDO, "Two Family and Duplex Housing, with a minimum lot size of ten thousand square feet (10,000 SF) and a minimum width of sixty feet (60')" is listed as a permitted use. Furthermore, zero lot line development is permitted in the zone. 2. A variance is required for minimum lot frontage on an improved right of way for proposed Lots 29.01 through 29.07. The proposed lots have no road frontage, where sixty feet (60') would be required (30' for zero lot line properties). Proposed Lot 29.08 has 144.03 feet of frontage on East Fourth Street. 3. A waiver from right-of-way dedication is required. An eight and a half foot (8.5') road widening easement is proposed instead of the right-of-way dedication. 4. The applicant must address the positive and negative criteria in support of the requested variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. General 1. The current driveway that serves Lot 29, also serves the adjacent Lot 39. The existing concrete driveway crosses the property line between these two (2) lots. Therefore, this driveway may not be removed. An Access Easement is required for this driveway in order to insure Lot 39 is served both during and after construction. 2. Off-street parking: 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 architectural plan indicates that five (5) bedroom units with basements will be proposed. 3. The plans indicate that trash and recyclable collection for the residential subdivision is to be provided by the Township of Lakewood. Each unit shall have an area designated for the storage of trash and recycling containers. No turnaround is proposed for the private road. Approval from the Lakewood Department of Public Works will be required. 4. The proposed lot numbers shall be approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor. 5. Per Subsection 18-911 F (2 (a-g)) of the zero lot line ordinance, a written agreement signed by the owner of the property is required, including provisions to address items associated with the use, maintenance, and repair of common areas and facilities associated with the overall property. Said agreement must be filed as part of this application to obtain the zero lot line subdivision approval from Lakewood Township. B. Plan Review 1. A Survey for the property has been provided. The following revisions are required: a. Areas shall be provided for the individual lots. b. Missing walks, poles, and signs shall be shown since they could impact the design. c.

Overhead electric wire should be shown on the northeast side of East Fourth Street. 2. Circulation for the private road shall be designed for all Township vehicles, such as fire and sanitation trucks. 3. The General Notes shall be edited. 4. Horizontal datum has been assumed. A vertical datum shall be provided and bench marks coordinated between the plan and General Notes. 5. The proposed duplex buildings should be labeled to match the Zoning Data. 6. Proposed unit sizes, dimensions, access points, and stairs should be coordinated with the architectural plan since the site improvements will be impacted. 7. The lot width dimensions from existing Lots 28 and 29 shall either be removed or "grayed". The "bold" text is providing conflicting information. 8. There appears to be a stray property line on the northeasterly portion of proposed Lot 29.01. 9. The proposed building offsets to the southeasterly property line should all be shown as 71.03 feet. 10. The proposed setback lines should be revised to consider the private road. 11. The proposed areas for the combinations of new Lots 29.03/29.04 and 29.05/29.06 should be corrected to 10,082.10 square feet. 12. The required minimum width for zero lot line properties shall be revised to thirty feet (30'). 13. There is no side yard setback for proposed Lot 29.08. 14. The proposed building coverage percentages shall be revised. 15. No sight triangles are shown. Sight Triangle Easements to the Township should be proposed at the vehicular intersection point along East Fourth Street. 16. The proposed area for the road widening easement shall be added to the plans. 17. The curb and sidewalk along East Fourth Street is proposed to be replaced. C. Architectural 1. One (1) architectural plan has been provided for all four (4) buildings. Section 18-821 of the UDO requires at least two (2) basic house designs for subdivisions consisting of between four (4) to six (6) structures. 2. The proposed heights of all units would be less than the allowable thirty-five feet (35'). 3. We recommend that locations of HVAC equipment be shown and adequately screened. 4. Decking dimensions and access need to coordinate with the site plans. D. Grading 1. Grading is provided for the residential subdivision on an Improvement Plan which is Sheet 2 of 4. 2. A profile of the private road with proposed utilities and drainage is required. 3. Basements are proposed for all units. Seasonal high water table information must be provided to substantiate a minimum two foot (2') separation to the proposed basements floors. 4. More proposed curb elevations are needed. The curb replacement along East Fourth Street shall be designed with a proposed gutter grade at a constant slope. 5. 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. 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. Hydrograph information has been submitted. However, a complete Storm Water Management Report shall be submitted for review. 2. Soil borings and permeability testing must be provided within the proposed project to confirm the seasonal high water table depth and infiltration rates since underground recharge is being designed. 3. The Storm Water Management Report and Design will be reviewed in detail after a revised submission of the project is made. 4. A Storm Water Management Operation & Maintenance Manual shall be submitted for the residential 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. The Hydrograph Summary Report does not include the right data. Pipe length and invert elevations were entered incorrectly. F. Landscaping 1. Proposed landscaping is illustrated on the Grading & Utility Plan. Four (4) Willow Oak shade trees have been provided in front of the residential units on Sheet 2 of 4. 2. Proposed utility connections 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 shall be reviewed in detail after compliance submission should subdivision approval be granted. G. Lighting 1. No additional street lighting or site lighting is proposed. This matter must be addressed. H. 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. Utility information is provided on Sheet 2. As illustrated, the existing sanitary sewer main is in the center of East Fourth Street. Proposed sewer pipe will be laid under the proposed private roadway. 3. A proposed water line connection is not shown on the utility plan. 4. Testimony should be provided regarding other proposed utilities. Additional underground connections will be required if gas is proposed. I. Signage 1. No regulatory signage is shown or proposed. 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. J. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the undeveloped portion of the site is vegetated. 2. Environmental Impact Statement A waiver from an Environmental Impact Statement (EIS) has been requested for the project due to the property being previously developed and the surrounding lots being fully developed. 3. Tree Management A Tree Protection Management Plan has been submitted. The Tree Protection Management Plan shall be reviewed in detail after compliance submission should subdivision approval be granted. K. Construction Details 1. Construction details are provided on Sheet 3 of 4. 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. L. Final Plat (Major Subdivision) 1. The Final Plat shall be corrected in accordance with the previous applicable plan review comments. 2. The Surveyor's Certification has not been signed since the monuments have not been set. The date on the certification shall also be corrected to match the Survey. 3. Spaces are needed to list the property owners names in the Notary Public Certifications. 4. Coordinates shall be provided on at least three (3) outbound corners. 5. Proposed monuments shall be added. 6. The private access road shall be added. 7. Zones and Zone Boundary Lines shall be added. 8. Compliance with the Map Filing Law is required. 9. The Final Plat will be reviewed in detail after design revisions are undertaken for the project. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Ocean County Planning Board; d. Ocean County Soil

Conservation District; and e. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. Vogt stated a variance is requested for minimum lot frontage. Waivers are requested for topography, contours and man-made features within 200 ft as well as EIS. The waivers are supported. Tree protection will be addressed during compliance.

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

Mrs. Weinstein said this is similar to the Loeb application. They are proposing a private road.

The Board was in unison that compelling testimony must be provided. The applicant needs to show how the private road will be accessed by service vehicles.

A motion was made by Mr. Follman, seconded by Mr. Herzl to advance the application to the August 26, 2014 meeting.

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

6. CORRESPONDENCE

- SP 1839 – request for administrative approval to eliminate restriction prohibiting rentals and change in ownership

Mr. Rennert stepped down.

Mr. Abraham Penzer, Esq. said when this application was approved, Mr. Weinstein was building a major headquarters. The Board was concerned about parking so the applicant agreed to use the parking lot across the street as he owned the motel. He no longer owns the motel. They would like the restriction to prohibit rentals removed.

Mr. Neiman said every time he passes there are parking issues there.

Mr. Penzer said they meet the parking requirements. There is also a township municipal parking lot across the street.

Mr. Flannery said the condition they are violating that the building be occupied by one user. You could have one user that have the same parking needs and cause the same problems. They currently have 18 parking spaces.

Mr. Neiman said a few store owners have complained about this.

Mr. Penzer said they also have 12 parking spaces behind classy cleaners.

Mr. Moshe Lankry stated that he has a store downtown and has spoken to many store owners and he is not sure who exactly occupies this building. There is a catering hall, a bank, offices, a shul, etc. The building is only three stories tall so he is not sure how they fit all of those uses in this building. He estimated that they are using about 30-40 spots in the municipal parking lot. He does not see how this is beneficial to the downtown store owners.

Mr. Neiman said they should fix the parking area near classy cleaners. No one wants to park there. Perhaps make a path from one place to the other.

Mr. Lankry does not understand how they have been designated 12 spots. It is supposed to be public parking.

Mr. David Glick stated he owns the building on 4th and Madison. He said the top floor is designated for a mortgage company which currently has four employees. The middle floor is a school where they have 20-25 people coming in to study every day. They do ask them that they do not parking in the municipal parking lot. In the basement is a simcha hall which is generally used before or after business hours. He feels there is a population growth in general in the downtown area and he does not feel it is their fault for the congestion.

Mr. Neiman hears what he is saying. He is still concerned with the parking. He said there is no way to walk from the building to Classy Cleaners unless you go around the whole block. Perhaps he could build some sort of path. Right now, it is not fair for the other businesses downtown. He said they need to work on getting more parking spaces before the Board can approve this.

Mr. Penzer understands and will speak with the applicant and come to some kind of resolution.

- SP 1927 – request for clarification on Resolution intent with regards to restriction of building use as a restaurant.

Mr. Neiman remembers this one. People were objecting to this application because they do not want a catering hall. They had no problem with the restaurant as long as it wasn't a catering meaning there were no private parties.

Mr. Jackson said the Township Attorney called him about this and said the applicant does not agree with the Developer's agreement and he would like the resolution to be changed.

Mr. Franklin said the neighbors did not want a catering hall because of the traffic. The restaurant part was fine.

Mr. Neiman remembers the same. The resolution should clearly state that when the main restaurant is full they could use this portion of the building as overflow.

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

9. APPROVAL OF BILLS

10. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth
Planning Board Recording Secretary