

## **1. CERTIFICATION OF COMPLIANCE**

Chairman Michael 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. Franklin, Mr. Banas, Mr. Ingber, Mr. Neiman, Mr. Schmuckler, Mr. Rennert, Mr. Percal

## **3. SWEARING IN OF PROFESSIONALS**

Mr. Vogt was sworn in.

## **4. ORDINANCES FOR DISCUSSION**

- Stormwater Management/Residential Site Improvement Standards

Mr. Vogt stated that the current code only regulates above ground basins only. The Township's position and also indicated in past engineering letters, there have been recharge facilities that are dedicated to the township and are going to be maintained by the township but they are not above ground. This is simply to have that clarified. Any drainage facility that is going to be residential and township maintained that there is a one time fee.

A motion was made by Mr. Franklin, seconded by Mr. Schmuckler to recommend the ordinance be passed by the Township Committee.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Schmuckler, Mr. Rennert, Mr. Percal

- HD-6 and HD-7 – new requirement for residential development

Mr. Vogt said that basically for any land in this area, if it is going to be approved within the HD-6, there shall be no residential within that first 200 ft setback off of Route 9.

A motion was made by Mr. Schmuckler, seconded by Mr. Rennert to recommend the ordinance be passed by the Township Committee.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Schmuckler, Mr. Rennert, Mr. Percal

## **5. PLAN REVIEW ITEMS**

1. **SD 1917** (No Variance Requested)  
Applicant: Appolo Homes, LLC  
Location: Appolo Road  
Block 104 Lot 53.16 & 60  
Preliminary and Final Major Subdivision to create 8 lots

### **Project Description**

The applicant is seeking a Major Subdivision approval. The applicant proposes the subdivision of two (2) existing lots to create eight (8) proposed single family residential lots. The existing two (2) lots of approximately five (5) acres known as Lots 53.16 and 60 in Block 104 are proposed to be subdivided into proposed Lots 57.01 – 57.08 on the Major Subdivision Plan. The subdivision would create a cul-de-sac for the project, upon which all residential lots would front. The subject property is located on the northerly side of Apollo Road, in the north central portion of the Township, west of Squankum Road. Apollo Road has recently been partially improved. To date, base course pavement, belgian block curb, street lights, and utilities have been constructed across the frontage of the site. Sidewalk has yet to be constructed along this portion of Apollo Road. The existing right-of-way width of Apollo Road is fifty feet (50'), and a thirty-two foot (32') pavement width has been proposed. The site is currently vacant and mostly cleared. Only the northern swath of the tract is wooded. The property contains piles of fill and wood chips. All existing wood chips must be removed to make way for the proposed residential subdivision. The land slopes from south to north. The northern edge of the tract contains freshwater wetlands from the North Branch of the Metedeconk River. The river is hundreds of feet from the northern property boundary. Even though the surface water body is classified as a Category One Waterway by the NJDEP and is subject to a three hundred foot (300') riparian buffer, the limits would be mapped beyond the Subdivision Plan. A Letter of Interpretation has been obtained for the project, and a fifty foot (50') transition area is associated with the freshwater wetlands. Transition area averaging is proposed for the development. Proposed storm water management facilities and utilities are associated with this project. The project site discharges runoff to a Special Water Resource Protection Area. Accordingly, a proposed Water Quality Structure will provide water quality for runoff from pavement surfaces. An underground recharge system is proposed for the cul-de-sac, as well as retention of an existing recharge system to address water quantity. Overflows from these systems will be conveyed to a bubbler inlet near the eastern edge of the site. Proposed sanitary sewer will connect to an existing system in Apollo Road. Proposed potable water for the subdivision will connect to an existing main in Apollo Road. Four (4) off-street parking spaces are proposed for each residential dwelling. The number of bedrooms for the units is not specified on the subdivision plans. The project is also proposing curb and sidewalk throughout. The subject site is located within the R-12 Single Family Residential Zone District. Single-family residences are a permitted use in the zone district. The site is situated within a predominantly residential area. 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' thereof. 3. C13 - Environmental Impact Statement. 4. C14 - Tree Protection Management Plan. A partial waiver is requested from the "Site Features" requirements since no disturbance is proposed within the wetlands. We recommend the granting of this waiver provided other aspects of the Outbound and Topographic Survey are corrected. Submission of the Environmental Impact Statement (EIS) prepared for the project in conjunction with the Letter of Interpretation approval will suffice for this application. The submittal of the Environmental

Impact Statement is required prior to the Public Hearing. The Tree Protection Management Plan waiver can be granted for completeness purposes. Based on the survey submitted, only some of the proposed northern lots will require tree removal. A Tree Protection Management Plan should be required prior to any construction.

II. Zoning 1. The site is situated within the R-12, Single-Family Residential Zone District. Single-family residences are a permitted use in the zone district. 2. No variances have been requested. 3. A design waiver is required for proposed side lot lines that are not perpendicular to straight streets and radial to curved streets. We can support this design waiver because the proposed side lot lines in question would all be parallel to the existing Apollo Road boundary line.

III. Review Comments A. General 1. An Outbound and Topographic Survey for the property has been provided. At a minimum, the following revisions are required:

- a. Relevant information with respect to filed map K3849 must be added to the plan.
- b. Existing bearings, distances, and areas shall be provided for Lots 53.16 and 60.
- c. Existing contours require corrections based on the existing spot elevations shown.
- d. Survey data must be provided for all existing easements, the freshwater wetlands and waters boundary line, and the transition area line.
- e. Street lights and electric boxes shall be added.
- f. Horizontal and vertical datum shall be addressed. A project bench mark has been indicated.
- g. An existing drainage pipe is shown to be flat. However, the inverts do not agree by a foot (1').
- h. A chain link fence encroachment from neighboring Lot 66 on the east side of the project must be addressed.

2. Off-street parking: According to the plans provided, a typical dwelling will have a basement and no garage. The applicant is proposing four (4) off-street parking spaces per unit which is enough to be in compliance with the RSIS standards of three (3) off-street parking spaces for unspecified number of bedroom units. Up to six (6) bedrooms per unit will be permitted for this project to also comply with parking ordinance 2010-62. 3. Curb and sidewalk is proposed throughout the development. New belgian block curb exists along Apollo Road, some of which would be removed for the proposed street intersection. Unless five foot (5') wide sidewalk is proposed, pedestrian bypass areas will have to be designed. Proposed curb ramps must be corrected at the new intersection. 4. It is anticipated that trash and recyclable collection is to be provided by the Township of Lakewood. 5. A new road name for the cul-de-sac has yet to be proposed for the project. 6. The applicant's professionals indicate the proposed lot numbers have been approved by the Tax Assessor. The Final Plat shall be signed by the Lakewood Tax Assessor prior to filing. 7. The requirements in 18-815 indicate a one-time maintenance fee shall be provided for detention facilities to be owned and maintained by the Township. A fee of six thousand dollars (\$6,000.00) is required based on eight (8) proposed single family detached dwellings at seven hundred fifty dollars (\$750.00) per unit. 8. The requirements in 18-821 (Building Uniformity in Residential Developments) must be addressed. A minimum of four (4) basic house designs are required for developments consisting of between seven (7) and fifteen (15) homes.

B. Plan Review 1. The General Notes require minor editing. 2. Sight Triangle Easements have been proposed at the intersection of the cul-de-sac with Apollo Road. The basis for the sight triangle easements requirements shall be addressed 3. The existing and proposed drainage easements indicate the ownership of the entire storm water management system is intended to be the Township of Lakewood. Approval will be required from the Department of Public Works. 4. Horizontal and Vertical Datum shall be addressed; a benchmark has been indicated on the Survey. 5. Proposed off-street parking spaces shall be provided with minimum dimensions. 6. The plans indicate the units will comply with the maximum lot coverage of twenty-five percent (25%). 7. A Freshwater Wetlands Line with a fifty foot (50') transition area is shown along the northern side of the property. The plan shows that Freshwater Wetlands and Buffer are based upon LOI File # 1514-08-0007.1, FWW 080001. A copy of the Letter of Interpretation has been provided. The approved plan should be submitted.

8. A three hundred foot (300') Riparian Buffer would be located north of the project beyond the boundary. 9. The proposed subdivision is relying on Transition Area Averaging for approval of the current configuration. 10. Proposed dimensioning shall be completed. 11. Proposed side setback lines should be extended to the new transition area line where reduction is shown. C. Grading 1. Detailed grading is provided on an Improvement Plan which is Sheet 3 of 10. A storm sewer collection system is proposed to collect runoff and recharge it within the proposed right-of-way of the cul-de-sac. An existing drainage easement with recharge piping along the east side of the project will remain. 2. Walkout basements are proposed for new Lots 57.04 and 57.05. Proposed retaining walls have been designed in conjunction with the transition area averaging. Transition area averaging is proposed for Lots 57.03 through 57.06. 3. A profile has been provided for the proposed cul-de-sac. The following revisions are required: a. The gutter station and elevation of the cul-de-sacs intersection with Apollo Road must be added since the design of the profile commences at that point. b. Proposed horizontal control points should be added. c. Proposed station  $2+62.79 = 6+03.89$ . The profile should note proposed top of curb grades between these stations rather than centerline. The proposed cul-de-sac bulb shall be designed such that equal slopes and/or vertical curves enter and exit the bulb. d. The existing drainage pipe crossing shall be added such that proposed design conflicts are avoided. 4. Off road profiles are provided for the proposed storm drainage easements. 5. A detailed review of the grading can be completed during compliance submission; if/when this subdivision is approved. D. Storm Water Management 1. A proposed storm sewer collection system has been designed to convey storm water runoff into a proposed recharge system. The proposed collection system discharges into a hydrodynamic vortex separator prior to reaching infiltration facilities. The hydrodynamic vortex separator provides the water quality measures necessary for a Special Water Resource Protection Area. The proposed recharge system is located under the site access road. Outlets from the proposed recharge system and the existing system already installed on the site will be piped to a new bubbler inlet near the east side of the property. It is our understanding the ownership of the entire storm water management system will be the Township. Therefore, we recommend the applicant's engineer meet with the Department of Public Works to review the project. 2. Our cursory review of the Storm Water Management notes that the proposed reduction rate for the 100 year storm is not being met. The proposed grading can easily be revised to direct additional runoff to the storm water collection and recharge systems, thereby reducing the bypass areas. The Post Development Drainage Areas can be corrected accordingly. As a result, areas shown for collection will require additional storage volume and less discharge from the site would take place. 3. Two (2) soil boring locations and logs have been provided within the proposed project to confirm the seasonal high water table. The permeability rate used in the recharge calculations is based on the soils samples tested from these logs. 4. For those lots where rear yard runoff cannot be conveyed to the street, drywells are proposed to capture runoff from the rear portion of those dwelling roofs. Roof recharge beds are proposed for most of the lots to allow recharge of runoff from roof leaders. Testimony should also be provided confirming the roof recharge beds will be owned and maintained by the individual lot owners. 5. The Storm Water Management Report and Design will be reviewed in detail after revisions to the design are made. 6. A Storm Water Management Operation & Maintenance Manual must be submitted per the NJ Storm Water Rule (NJAC 7:8) and Township Code. E. Landscaping 1. A Landscaping Plan has been provided on Sheet 4 of 10. 2. 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. Per our site inspection of the property, the portion of the site to be developed has been cleared. 3. Thirty (30) Green Vase Zelkova shade trees have been proposed for

landscaping. Some revisions are required to eliminate conflicts with existing and proposed improvements. 4. Landscaping shall be reviewed in detail during compliance should subdivision approval be granted. F. Lighting 1. A Lighting Plan has been provided on Sheet 5 of 10. 2. Proposed lighting has been provided for the cul-de-sac area. The Plan indicates six (6) pole mounted town and country fixtures are proposed. Confirmation on the proposed height of the fixtures should be provided. According to the Lighting Fixture Detail, the pole height will be thirteen feet (13') and the overall height will be fifteen feet (15'). 3. A point to point diagram has been provided to verify the adequacy of the proposed lighting. The proposed lighting meets the 0.2 minimum foot-candle, 0.5 average foot-candle, and 12:1 uniformity ration requirements. 4. Testimony should be provided regarding street lighting ownership. There is no indication a Homeowners Association is proposed. 5. The proposed lighting locations shall be superimposed on the Improvement Plan to insure there are no conflicts. 6. Lighting shall be reviewed in detail during compliance should subdivision approval be granted. G. Utilities 1. Potable water and sanitary sewer service will be provided by the New Jersey American Water Company. The project is within the franchise area of the New Jersey American Water Company. 2. The proposed sanitary sewer will connect to an existing system in Apollo Road. 3. Potable water is proposed to be extended from an existing main on Apollo Road. 4. The plans state that all other utilities to be provided underground. H. Signage 1. Proposed regulatory signage has not been shown on the plans and should be added. Regulatory sign details shall be added. 2. No project identification signs are proposed. 3. All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site inspection of the property, the front of the tract has been cleared. The rear of the site contains forested woodland with freshwater wetlands bordering the North Branch of the Metedeconk River. The existing on-site topography slopes from south to north towards the freshwater wetlands on the northern side of the site. 2. Environmental Impact Statement The Environmental Impact Statement (EIS) prepared the NJDEP Letter of Interpretation shall be submitted prior to the Public Hearing. Freshwater Wetlands have been mapped for the site. A copy of the Letter of Interpretation has been provided. A copy of the approved plan from NJDEP is required for subdivision approval. Transition Area Averaging is proposed to create this subdivision. 3. Tree Management A Tree Protection Plan has not been submitted. The submission of a plan should be a condition of any approval. J. Construction Details 1. Construction details are provided on Sheets 9 and 10 of the plans. 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. Review of construction details will take place during compliance review, if/when this project is approved by the Board. K. Final Plat (Major Subdivision) 1. Survey data needs to be provided for the proposed Transition Area Compensation/Reduction Line. The proposed line also needs to be tied to the project boundary. 2. The General Notes require editing. 3. Capped pins shall be proposed for all changes in direction of the Transition Area Compensation/Reduction Line, as well as the Line's intersections with property lines. 4. Proposed side setback lines should be extended on lots with transition area reduction. 5. Dedications for the proposed shade tree and utility easements within the cul-de-sac should be added. Proposed dimensions and areas shall be provided on an individual lot basis. 6. According to the Final Plat dimensions, the sum of the rear property lines of proposed Lots 57.04 through 57.06 do not match the outbound dimension of 554.15 feet shown. 7. The non-radial line between proposed Lots 57.02 and 57.03 shall be labeled. 8. The Final Plat notes a ten foot (10') wide right-of-way to be extinguished. However the Survey and filed map reviewed do not contain such right-of-way. 9. A 6.05 foot skew

dimension is shown for an existing ten foot (10') wide Shade Tree and Utility Easement. 10. An easement is required on proposed Lot 57.06 to allow the chain link fence encroachment to remain from adjoining Lot 66. 11. The Surveyor's Certification lists the wrong survey date. 12. Compliance with the Map Filing Law is required. 13. 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. NJDEP Transition Area Averaging; and f. All other required outside agency approvals. The General Notes indicate an Ocean County Soil Conservation District Certification has been obtained. However, a copy of the certification has not been provided and the project is likely to undergo revisions which would at a minimum require a recertification. New Jersey American Water Company will be responsible for constructing potable water and sanitary sewer facilities.

Mr. John Doyle, Esq., on behalf of the applicant, stated that there are no variances. It is a fully conforming subdivision. There are three or four items on the review letter which need to be addressed and that they will comply to. The engineer is going to discuss with Public Works as well. They will be ready for the public hearing.

A motion was made by Mr. Banas, seconded by Mr. Rennert to advance the application to the December 17, 2013 public hearing. No further notices.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Neiman, Mr. Schmuckler, Mr. Rennert, Mr. Percal

2. **SP 2040** (No Variance Requested)  
Applicant: Woodhaven Lumber & Millwork  
Location: 200 James Street  
Block 345 Lot 11

Preliminary and Final Major Site Plan for a proposed 1,800 square foot storage building.

### **Project Description**

The applicant is seeking Preliminary and Final Site Plan approval to construct an 8,100 SF steel framed storage building at the above-referenced location. As depicted on the Site Plans, the storage building is proposed within 64 feet of the easterly property line, and set back approximately 330 feet from the property's James Street frontage. The storage building will be located immediately north of an existing storage building on-site, and within an area that is previously disturbed. At the July 21, 2009 Planning Board Meeting, the application received preliminary and final site plan approval to construct an 8,100 SF service garage at this property, and additional parking spaces, subject to the conditions set forth per Planning Board Resolution SP# 1778A, dated August 18, 2009. As part of the approval, supplemental buffer including 16 pine trees and 8 viburnum were required to provide buffer for a utility extension through the existing wooded buffer along the site's James Street frontage. The existing tract covers 34.6 acres, containing an existing 10,083 SF one story masonry office building with seventy-six (76) delineated spaces attached, a one story masonry garage of 2,417 SF, a one story masonry warehouse of 173,919 SF, a one story masonry garage of 9,596 SF and the recently approved fueling facility. The tract also includes undelineated gravel parking areas throughout, an aboveground fuel tank, several stockpiles of building materials, and a side track for delivery of

building materials by rail. The property is located in the western portion of the Township bordered by James Street to the north, and the New Jersey Southern Branch Main Line to the south. The area directly across James Street to the north is a residential zone, containing primarily residential uses. The uses to the east, south, and west of the site are industrial uses and/or zoned industrial. We have the following comments and recommendations per review of the current application: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. C13 - Environmental Impact Statement. 2. C14 - Tree Protection Management Plan. 3. C17 – Drainage calculations A waiver has been requested from the submissions of an Environmental Impact Statement and Tree Protection Management Plan since the site has been developed and/or disturbed. We support these waivers. A waiver has been requested from providing drainage calculations, on the basis that the site has already been disturbed and/or developed. In lieu of a waiver, we recommend that summary drainage calculations be provided prior to the forthcoming public hearing to confirm that stormwater management measures are not required for the storage building. II. Zoning • The site is situated within the M-1, Industrial Zone. The existing uses (lumber yard, office building, and garages) and the proposed storage building are all permitted within the M-1 zone as part of this facility. • No variances or design waivers are requested (nor appear necessary). II. Review Comments A. Site Plan/Circulation/Parking 1. No circulation information is provided regarding vehicular access to and from the proposed storage facility. At a minimum, testimony should be provided by the applicant's professionals as to how the proposed storage building will be accessed (from within the site). 2. The Site Plans should be revised to depict the proposed concrete aprons and bay doors as illustrated on the Architectural plans. 3. No new parking is proposed, nor appears necessary per the UDO in support of the proposed storage building. 4. The applicant shall provide testimony as to whether the proposed garage area is meant to be accessed by the public, such as outside contractors. If public access is proposed, a dedicated circulation plan should be provided. 5. The applicant shall provide testimony as to the storage of any potential hazardous materials associated with the new storage building. B. Architectural 1. We defer to the Fire Official in regards to the adequacy of emergency access and fire suppression capability for the proposed storage building. This issue can be addressed during compliance, if/when approval is granted. C. Grading 1. As depicted on the Site Plans, minimal new proposed grading would result for installation of the proposed storage building. The proposed grading appears sufficient to accomplish positive drainage of the site. D. Stormwater Management 1. As stated previously, we recommend summary drainage calculations be provided during compliance (if approval is granted) to address the proposed increase in stormwater runoff from the proposed building. If necessary, on-site measures (e.g., dry wells, other) will be implemented. 2. The proposed roof gutter downspouts as depicted on the Architectural Plans should be included on the Site Plans, as well as addressing how the proposed discharges will be handled (e.g., individual discharges onto splash blocks, manifold pipes, etc). E. Landscaping 1. No new landscaping is proposed for the proposed storage building. We note that the adjacent property east of the property is wooded and undeveloped. 2. Landscaping (if any) shall be provided as requested by the Board. F. Lighting 1. No lighting data for the existing or proposed condition has been provided. Testimony should be provided as to whether new lighting is proposed. 2. Non-security building lighting (if any) should be put on timers. G. Signage 1. No signage information is provided. Any signage proposed that is not reviewed and approved as part of this site plan application shall comply with Township ordinance requirements. H. Environmental 1. Site Description Per review of the site plans, aerial photography and a previous site inspection of the property, the site and surrounding areas are predominantly developed with the exception of wooded portions in the northwestern corner of the property, as well as wooded buffer areas

along the northern and southern property lines. 2. Environmental Impact Statement As indicated above, an Environmental Impact Statement (EIS) has not been submitted for review. To assess the site for environmental concerns, a natural resources search of the property and surroundings was completed using NJ Department of Environmental Protection (NJDEP) Geographic Information Mapping (GIS) system data, including review of aerial photography and various environmental constraints data assembled and published by the NJDEP. No significant impacts were noted per review of NJDEP-GIS mapping. J. Construction Details 1. Construction details must be provided during compliance, if/when Board approval is granted. III. Outside Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Ocean County Planning Board; b. Water and Sewer service (NJAW), if proposed; c. Ocean County Soil Conservation District; d. Developer's Agreement (at the discretion of the Township); e. All other required outside agency approvals.

Mr. Vogt stated there are several submission waivers which the Board needs to act upon. The waivers are supported.

A motion was made by Mr. Percal, seconded by Mr. Schmuckler to approve the waivers. Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Neiman, Mr. Schmuckler, Mr. Rennert, Mr. Percal

Mr. Christopher Rosati, P.E. said there was previously a site plan for a garage but they are now proposing a storage facility for lumber and drywall.

A motion was made by Mr. Schmuckler, seconded by Mr. Rennert to advance the application to the December 17, 2013 public hearing. No further notices.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Neiman, Mr. Schmuckler, Mr. Rennert, Mr. Percal

- 3. SP 1838B** (No Variance Requested)  
Applicant: NJ Hand  
Location: Towers Street & Vine Avenue  
Blocks 815, 815.01, 818, 819, 831, 832  
Lots 1, 1, 1, 1, 3 & 5, 3  
Site Plan for Phase III of the Lakewood Commons for 62 Affordable units

### **Project Description**

The applicant is seeking Preliminary and Final Site Plan approval for Phase 3 of the Lakewood Commons property. This site plan proposes construction of sixty-two (62) affordable units. The proposed unit distribution will be among three (3) – six (6) unit apartment buildings, three (3) - ten (10) unit apartment buildings, one (1) – six (6) unit townhouse building, and one (1) – eight (8) unit townhouse building. The development will also propose the extension of Coles Way, with associated parking lots, and the extension of sanitary sewer to Funston Avenue. Phase 3 of the project is located at the northeast portion of the overall site, directly adjacent to the Phase 2 improvements. Per the July 11, 2006 Resolution of Approval, the applicant received Preliminary and Final Major Site Plan approval for Phase I of the project. The Phase 1 portion of the development included seventy-two (72) units, on-site parking, a storm water management

basin, and recreation building. Phase 1 also included an extension of Towers Street, east of Vine Avenue. Phase 2 received Lakewood Township Planning Board approval on December 19, 2009. The approval was for the construction of fifty-nine (59) units, associated parking lots, the extension of Coles Way, an extension of Washington Avenue to the community, and an infiltration basin (Basin 2). The improvements constructed as a part of Phase 2 are located at the northwest portion of the overall site. Construction of this phase was completed this past year. The conceptually approved overall development is a multi-stage, one hundred percent (100%) affordable housing development. The total project consists of four hundred thirty-nine (439) multifamily and townhouse units on common property, a recreation building, and related drainage, utilities, parking, and roadway improvements. Extensive lighting and landscaping, as well as a pedestrian circulation system were also proposed.

I. Zoning 1. The site is located in the R-40/20 Cluster Zone. Planned Affordable Residential Development is a permitted use in the R-40/20 Cluster Zone in accordance with the bulk standards and requirements of paragraph 18-902B.7 of the UDO. 2. No variances are requested for the application. The Schedule of General Regulations accounts for what was actually constructed in Phases 1 and 2, what is proposed for Phase 3, and the totals provided after construction of the first three (3) phases of the project. Our review notes the Overall Site Plan indicates four hundred thirty-nine (439) units were conceptually approved. 3. According to the Schedule of General Regulations four hundred thirty-five (435) off-street parking spaces are required and four hundred forty-one (441) off-street parking spaces are proposed. The schedule attempts to improve the parking impact by counting forty-seven (47) additional on-street parking spaces and seventeen (17) land banked spaces to bring the total parking space count to five hundred five (505).

II. Review Comments

A. Site Plan/Circulation/Parking 1. The listing of the Landscape and Lighting Plans, as well as the Architectural Plans, is on the Cover Sheet of the Civil Engineering Plans. 2. The Overall Site Plan indicates eight (8) proposed buildings being added to three (3) new parking lots in Phase 3. Detailed site plan information for this proposal is on the civil engineering drawings. 3. The extension of Coles Way is proposed for improvement beyond Phase 2 of the project site. The proposed pavement width is thirty feet (30') with parking only on one (1) side. The proposed parking lots will have drive aisles of twenty-four feet (24') in width. 4. A temporary cul-de-sac is proposed at the phase limit of Coles Way. 5. Vehicular circulation is consistent with previous phases regarding accessibility for parking spaces, delivery, emergency, and trash pickup vehicles that will need to access the site. 6. The Existing Conditions Plan shows portions three (3) streets, Caryl Avenue, Kinsey Avenue, and Read Street, to be vacated as part of the Phase 3 project. Testimony shall be provided on the status of vacating the interior paper streets and reconfiguring the various blocks and lots of the development. 7. The documents for a Homeowners Association may require updating for this Phase 3 application (for the proposed increase in units) and should be submitted for review. 8. Handicap parking spaces are proposed in front of each of the buildings. Information on the proposed number of handicap parking spaces has been provided in the Schedule of General Regulations and shows a surplus of spaces. 9. It should be noted that the proposed Phase 2 access extension of Washington Avenue between Coles Way and Spruce Street was constructed.

B. Architectural 1. Architectural Plans were submitted for review. Per review of the submitted plans, the six (6) unit and ten (10) unit apartment buildings will be forty-two feet five inches (42'-5") in height. The six (6) unit and eight (8) unit townhouse buildings will be thirty-three feet three inches (33'-3") in height. 2. Per communications with the applicant's professionals, the previous building façade and treatments are proposed. We recommend that renderings be provided for the Board's review and use prior to the public hearing. 3. HVAC equipment for the apartment and townhouse buildings is shown on the Landscape Plans. 4. Handicapped access to the proposed

buildings should be addressed. C. Grading 1. A detailed Grading Plan is provided on Sheet CE-7. The proposed grading ties into the existing conditions and has been designed to direct runoff to proposed storm sewer systems associated with the infiltration basin constructed in Phase 2. 2. The grading proposes two (2) future pad locations which will be in future Phase 4. 3. Proposed spot grades are required at the corners of the dumpster enclosures. 4. Large lengths of retaining wall are proposed for the north and east side of the project. The maximum proposed height of the wall nears eighteen feet (18'). We anticipate design and construction details similar to Phase 2. An Allan Block Typical Section is shown which notes the wall manufacturer shall submit design calculations signed and sealed by a New Jersey Professional Engineer. Railing is proposed on top of the retaining wall. 5. The proposed grading of the temporary cul-de-sac shall be flatter. 6. Horizontal control points (intersections, curb returns, points of curvature and tangency) should be added to the profiles to provide proposed spot elevations for the grading. 7. The future vertical curves on Towers-Funston shall be lengthened to at least twenty-five feet (25') for every percent change in grade. D. Storm Water Management 1. A proposed storm water management system has been designed for the site. Post development runoff for Phase 3 will be handled by a proposed drainage system consisting of inlets and pipes that will convey flow to an infiltration basin constructed in Phase 2 located near the northern border of the site. 2. The basin was constructed with 5:1 side slopes as shown on the grading of the basin. The bottom elevation was constructed at elevation 76.00, the top of berm at elevation 84.00. 3. The Engineering Report indicates the full build out of the drainage area required for the Phase 2 infiltration basin includes Phase 2 (constructed), Phase 3 (subject of this application), and a portion of Phase 4 (future phase). 4. The Storm Water Management Report submitted for Phase 2 should be updated for the proposed storm water management system of Phase 3 (and future Phase 4). We need to confirm the required reduction for the various storm events will be met. 5. The design of the infiltration basin constructed in Phase 2 and to be used for Phase 3 storm water management meets the water quality requirements. 6. Storm sewer profiles which are not part of the road profiles have been provided on Sheet CE-12. These will be reviewed in detail after resolution compliance submission should approval be granted. 7. Proposed underground perforated pipe has been designed for portions of the proposed buildings. Connections to the proposed storm sewer system are shown. 8. A storm water management maintenance plan manual was provided with the previous Phase 2 approval in accordance with NJ Stormwater Rule (NJAC 7:8) and Township standards. The manual was very comprehensive. An updated manual should be supplied to address the latest construction phase. E. Landscaping 1. The overall landscape design is subject to review and approval by the Board. A very comprehensive landscape design has been provided. 2. Proposed shade trees are located in the landscape strip between the curb and sidewalk. Normally we would recommend shade trees be relocated behind the sidewalk area. However, the shade trees already planted in previous Phases are located in the landscape strip between the curb and sidewalk. 3. Sight triangles must be corrected on the plan. In this manner proposed landscaping can be designed to not impede vehicular visibility. 4. The Landscape Plan shows a CAFRA Tree Save Area outside the project limits. Per communications with the applicant's professionals, approval information will be included on the revised plans. 5. Landscaping shall be reviewed in detail after compliance submission should approval be granted. F. Lighting 1. A detailed lighting design has been provided. The comprehensive lighting plan for Phase 3 must be clarified to indicate the proposed number of sixteen foot (16') high pole mounted town and country fixtures and thirty foot (30') high pole mounted cobra head fixtures. The proposed number of fixtures is in conflict between sheets. 2. A point to point diagram has been provided to review the illumination. 3. Lighting shall be reviewed in detail after compliance submission

should subdivision approval be granted. G. Utilities 1. The project is located in the New Jersey American Water Company franchise area. Public water and sewer service will be constructed by NJAWC. 2. Fire hydrants are being proposed for the project. Hydrants are proposed for the three (3) Phase 3 parking areas. 3. Proposed sanitary sewer is being connected to an off-site manhole to be constructed by others at the intersection of Bellinger Street and Funston Avenue (with costs shared by the applicant). The proposed sanitary sewer line will be constructed within the future limits of Coles Way and Funston Avenue. 4. Water, gas, electric, telephone, and cable service to the proposed Phase 3 section will be provided as an extension from the Phase 2 side of the project. H. Signage 1. Proposed signage and street signs associated with the Phase 3 portion of the project has been shown on the plans. Signage details will be reviewed after resolution compliance submission should approval be granted. 2. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with the Township Ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography, and a site investigation of the property, the project site is heavily wooded with both deciduous and coniferous trees. Aerial photography indicates that the original existing right-of-ways were once cleared in a grid pattern throughout the site. Topographic information provided indicates that there is a ridge that runs along the northern section of the site. Elevations along this ridge range from approximately +120 feet in the northeast corner of the site to +100 feet in the northwest corner of the site. The site generally slopes toward the south with the ground surface elevations in the southern portion of the site extending to as low as about elevation +80. The Phase 1 and 2 portions of the development have been constructed including access roads, on-site parking, storm water management, utilities, landscaping, lighting, and a recreation building. 2. Environmental Impact Statement The applicant has submitted the Environmental Impact Statement for the Overall Preliminary and Phase 1 Final Site Plan Application of Lakewood Commons. The document has been prepared by Van Note-Harvey Associates, P.C., to comply with Section 18-820 of the UDO. The report was revised May 11, 2006. To assess the site for environmental concerns, natural resources search of the property and surroundings was completed using NJ Department of Environmental Protection (NJDEP) Geographic Information Mapping (GIS) system data, including review of aerial photography and various environmental constraints data assembled and published by the NJDEP. The following highlights some of the documents and field inventories which were reviewed to evaluate potential environmental issues associated with development of this property: • Known Contaminated sites (including deed notices of contaminated areas); • Wood Turtle and Urban Peregrine habitat areas; and • NJDEP Landscape Project areas, including known forested wetlands, emergent wetlands, forest, and grassland habitat areas. The author of the Environmental Impact Statement concludes that no significant environmental limitations exist on the site that would prevent the proposed project. By adhering to sound planning techniques, employing Best Management Practice's during and after construction for storm water management, utilizing approved Soil Erosion and Sediment Control practices, preserving trees, and providing a comprehensive landscape plan; minimization of impacts to the environment can be achieved. Our office agrees with the author's findings. 3. Tree Management Plan A Tree Management Plan was previously approved. A copy of the previously approved Tree Management Plan shall be submitted to determine whether any alterations are necessary. J. Traffic 1. A Traffic Impact Study has not been submitted for review. A Traffic Impact Study should be submitted for review prior to the Public Hearing. Traffic testimony should be provided. K. Construction Details 1. All proposed construction details must comply with applicable Township and/or applicable standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum

of Class B concrete. A detailed review of construction details will occur during compliance review; if/when this application is approved. 2. Performance guarantees should be posted for any required improvements. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Ocean County Planning Board; b. Ocean County Soil Conservation District; c. NJDEP CAFRA Modification; d. All other required outside agency approvals. An NJDEP Letter of Interpretation: Presence/Absence Determination, Overall Site was obtained May 3, 2006. An NJDEP Letter of Interpretation: Footprint of Disturbance Determination, Lincoln Avenue right-of-way was obtained May 3, 2007. An NJDEP CAFRA Permit was obtained August 7, 2008. New Jersey American Water Company will be responsible for the construction of sanitary sewer and potable water service for the proposed project. New Jersey American Water Company will need to obtain a Treatment Works Approval and a Bureau of Safe Drinking Water Permit from the New Jersey Department of Environmental Protection.

Mr. Neiman left the meeting and Mr. Banas took over as Chairman.

Mr. Rennert stepped down for this application.

Mr. Abraham Penzer, Esq., on behalf of the applicant, stated that there are no variances requested. The units will look exactly like the units already built in Phases 1 and 2. They can agree to all of the comments in the engineer's review letter.

Mr. Banas asked if there is enough playground space.

Mr. Penzer said they are working on that and will be prepared to discuss further at the public hearing.

Mr. Schmuckler asked that they be prepared to show the traffic flow at the public hearing.

Mr. Penzer said they will have a traffic expert.

Mr. Schmuckler also wants the shul to be addressed.

Mr. Penzer said that is a recreational building.

Mr. Jackson discussed the notices. He believes it is sufficient but to make sure the applicant's attorney advise the existing residents of Lakewood Commons of this application.

Mr. Penzer said they were provided a certified list and they have noticed everyone on that list. The association has not yet been turned over. Mr. Landman is the head of the association.

Mr. Jackson reiterated that they just make sure to advise the current residents of the development any way they can.

Mr. Penzer said they would post signs in the recreation building but they are really not required to do anything more than what they have done.

Mr. Percal mentioned that there are many people in the audience and he asked that Mr. Penzer reach out to the neighbors to try and settle any issues they may have.

Mr. Penzer said he is willing to speak to everyone who is currently here and gets their information.

A motion was made by Mr. Schmuckler, seconded by Mr. Percal to advance the application to the December 17, 2013 public hearing. No further notices.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Schmuckler, Mr. Percal

- 4. SP 2041** (Variance Requested)  
Applicant: Quick Chek Corporation  
Location: New Hampshire Ave & Cedarbridge Ave  
Block 1603 Lot 1.02  
Preliminary and Final Major Site Plan for a proposed service station

#### **Project Description**

The applicant is seeking Preliminary and Final Site Plan approval. This site plan is for a proposed Quick Chek with Gasoline Station, the lands for which would be created from a separate Minor Subdivision application. The proposed Quick Chek would be located on future almost rectangular Lot 1.03, which would be surrounded by future Lot 1.04. It is our understanding that future Lot 1.04 will become the subject of a town home application, which is not part of this review. The applicant proposes to develop the site which is currently vacant. The construction of a freestanding 5,496 SF convenience store with a gasoline station, associated parking lot, landscaping, lighting, and utilities is proposed. The existing irregular property totaling 805,126 square feet, or 18.483 acres in area is known as existing Lot 1.02 in Block 1603. The large vacant wooded tract is located on the northeast corner of intersecting County Highways Cedar Bridge Avenue and New Hampshire Avenue. The proposed project would completely develop future Lot 1.03 and portions of future Lot 1.04. Future Lot 1.03 would become an almost rectangular corner property containing 135,943 square feet, or 3.121 acres. Future Lot 1.04 would become an irregular tract surrounding new Lot 1.03, containing 669,183 square feet, or 15.362 acres, still with frontages on both highways. A total of fifty-four (54) off-street parking spaces are proposed at the above-referenced location. Three (3) of the proposed spaces will be designated as handicap, all of which being van accessible. Proposed standard parking spaces will be a minimum of 10' X 20' with all access aisles being twenty-eight foot (28') in width. Access to the proposed development will be provided by various access driveways. The main access would be from a right in/right out driveway proposed on Cedar Bridge Avenue approximately three hundred fifty feet (350') east of New Hampshire Avenue. Another access would be from Chase Avenue on future Lot 1.04. Chase Avenue would connect to a future stub of Flannery Avenue on the east side of future Lot 1.04. Flannery Avenue will intersect Cedar Bridge Avenue at a future traffic signal about eight hundred feet (800') east of New Hampshire Avenue. Another means of access would be from a driveway which will intersect another stub of Flannery Avenue from New Hampshire Avenue. This right in/right out/left in intersection which prohibits left turns out to New Hampshire Avenue will be roughly five hundred feet (500') north of Cedar Bridge Avenue. Cedar Bridge Avenue and New Hampshire Avenue are both County Roads with one hundred foot (100') right-of-ways. Curb is being proposed along the County

Roads, but sidewalk is not. Multiple infiltration basins are being proposed for storm water management. Water and sewer services are to be provided by Lakewood Township Municipal Utilities Authority. The project is located in the B-6 Corporate Campus/Stadium Support Zone. Service stations with convenience stores are a conditional use in the zone. I. Zoning 1. The site is situated within the B-6 Corporate Campus/Stadium Support Zone. Per Ordinance 2013-16, service stations with convenience stores have been added to the conditional uses. 2. The following sign variances are being requested: • A greater square footage of Wall Signs than allowed. Since the length of the structure exceeds sixty feet (60'), a maximum of sixty square feet (60 SF) of area is permitted. A square footage of 104.3 square feet for each sign is proposed. • A greater number of Directory Signs than allowed. Only two (2) signs per lot are permitted at its main ingress or egress points. A total of six (6) signs are proposed, two (2) per access driveway. • A greater square footage of Canopy Signs than allowed. A total of twenty-one square feet (21 SF) on any one (1) side is permitted. A total of 22.6 square feet per side is proposed. 3. 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. 4. 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. II. Review Comments Per review of the current design plans, we offer the following comments and recommendations: A. Site Plan/Circulation/Parking 1. The Boundary & Topographic Survey for Lot 1.02 shows a Vegetative Buffer Easement along the frontages of New Hampshire Avenue and Cedar Bridge Avenue. Each frontage has a one hundred forty foot (140') strip where the easement was vacated to permit access to Lot 1.02. The proposed site plan does not show the existing Vegetative Buffer Easement and the proposed access points are in different locations than the vacated sections of the easement. Testimony shall be provided on these proposed changes. 2. Ingress and egress easements have conceptually been shown through future Lot 1.04 in favor of future Lot 1.03. 3. The off-street parking count on the row directly north of the proposed building should be revised to six (6). The off-street parking count on the southerly most row fronting Cedar Bridge Avenue should be revised to eighteen (18). 4. The total provided number of off-street parking spaces in the Schedule of Bulk Requirements should be revised to fifty-four (54). Considering the current number of spaces being proposed, the number of handicap spaces is adequate. All proposed handicap spaces should be a minimum of eight feet (8') wide with accessible aisle widths of at least eight feet (8'). In this manner, all proposed spaces will be van accessible. A proposed handicap sign should be added for the space on the north side of the building. 5. Dimensioning should be completed on the Site Plan. 6. A proposed trash enclosure without dimensions has been indicated. 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. The waste receptacle area is being designed in accordance with Section 18-809E., of the UDO. The proposed enclosure is being screened. 7. A back door shown on the architectural plans shall be added to the proposed building. The back door will access a proposed loading area behind the building. The proposed loading area should be dimensioned. Testimony is required on the functioning of the proposed loading area. 8. Graphic sight triangle easements associated with the site access points along Cedar Bridge Avenue have been indicated. Proposed sight triangle easements along New Hampshire Avenue should be added. 9. Five (5) proposed fenced infiltration basins are located on and off site (future Lots 1.03 and 1.04). Confirming testimony should be provided that the proposed storm water management system will be owned

and maintained by the applicant. 10. A gate shall be added to access proposed infiltration basin "C". 11. Conflicting material should be clarified for the proposed fence which will screen the northeast portion of future Lot 1.03 from future Lot 1.04. 12. Traffic Striping is proposed throughout the site. The proposed striping limits should be dimensioned. Testimony is required to document the adequacy of proposed vehicular circulation for facility operations. 13. Proposed "No Parking Fire Lane" signs must be added to the site plan. B. Architectural 1. Architectural floor plans and elevations were submitted for review. Per review of the submitted plans, the building will be a maximum of twenty-six and a half feet (26.5') in height. The Schedule of Bulk Requirements shall be corrected accordingly. The proposed building height is easily below the allowable height. The structure will house predominantly convenience store floor space, with a small "eat-in" seating area. 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. Testimony should be provided as to whether a fire suppression system is proposed. A two inch (2") potable water system connection is proposed on the Utility Plan. 5. Downspouts have been depicted and need to be coordinated with the engineering drawings. C. Grading 1. A detailed Grading and Drainage Plan is provided on Sheet 4 of 18. Proposed grading has been designed on and off site (future Lot 1.03 and part of future Lot 1.04). A storm sewer collection system is proposed to collect runoff on and off the site. Additional grading is on the adjoining property to the north and east. A total of five (5) infiltration basins are being provided on and off site. 2. The proposed fencing and gates surrounding the perimeter of the basins depicted on the site plans must be added such that proper basin access can be designed. 3. Proposed spot elevations should be added to handicapped parking areas to insure slope compliance. 4. Road profiles have been provided for Chase Way and the stubs of Flannery Avenue. 5. A review of final grading revisions will be performed during compliance if/when approval is granted. D. Storm Water Management 1. A proposed storm water management system has been designed. The design proposes a storm sewer collection system with five (5) infiltration basins located on future Lot 1.03 and portions of future Lot 1.04. The project qualifies as major development and must meet the requirements of the New Jersey Department of Environmental Protection Storm Water Management Rules (NJAC 7:8). Per review of the design, it is feasible and can be finalized during compliance review if/when board approval is granted. 2. Ownership and maintenance of the proposed storm water management system must be addressed. The proposed facilities will cross future property lines. 3. 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. 4. We recommend the Drainage Area Maps be checked for accuracy since they impact the design. 5. A cursory review of the Report indicates the runoff reduction rates will be met. 6. Proposed downspouts from the pump island canopy and convenience store drain beneath the surface to storm sewer which will prevent erosion problems. 7. Storm sewer profiles have been included with the plans. 8. As required a Storm Water Management Operation & Maintenance Manual has been provided. The Manual and final design will be reviewed with resolution compliance submission should site plan approval be granted. E. Traffic 1. A Traffic Impact Analysis has been submitted for review, assessing impacts of this project and a future town home development. 2. The Analysis examines future traffic from a mixed-use development anticipated to be constructed and fully tenanted by 2016. 3. The following highlights some of the findings of the analysis: a. The Cedar Bridge Avenue and New Hampshire Avenue signalized intersection

will operate at levels of service "D" for the AM and PM peak hours. b. The proposed Cedar Bridge Avenue signalized intersection with Flannery Avenue will operate at levels of service "B" for the AM and PM peak hours. c. The most restrictive movement from the proposed New Hampshire Avenue intersection with Flannery Avenue will be the right turn exit. This will operate at a level of service "C" during the AM peak hour and a level of service "D" during the PM peak hour. d. All driveways and intersections associated with the project will operate within acceptable traffic engineering parameters. 4. Traffic testimony should be provided at the Public Hearing. F. Landscaping 1. The Landscape Plan can be found on Sheet 6 of 18. 2. The planting and seeding schedule along with the details can also be found on Sheet 6 of 18. 3. The overall landscape design is subject to review and approval by the Board. 4. Proposed easements should be shown on the Landscape Plan to avoid planting conflicts. Shade tree and utility easements have not been shown along the property frontages, which require a waiver. Shade trees are proposed along the site frontages in locations normally where easements are provided. 5. Landscaping will be reviewed in detail after plan revisions are submitted. G. Lighting 1. A Lighting Plan has been provided on Sheet 7 of 18. 2. Per review of the Lighting Schedule, there are more lights proposed than shown on the plan. We believe the Lighting Schedule is including all proposed fixtures for future Lot 1.04. 3. Details of the light fixtures, poles, and the mounting heights can also be found on Sheet 7 of 18. 4. A point to point diagram has been submitted to determine the adequacy of the lighting and compliance with the ordinance. We find the proposed street lighting conforms to the requirements of 0.2 minimum foot-candles, 0.5 average foot-candles, and a 12:1 uniformity ratio. Furthermore, the proposed commercial parking lighting conforms to the requirements of 0.5 minimum foot-candles, 1.0 average foot-candles, and a 15:1 uniformity ratio. 5. Final lighting design can be addressed during compliance review if/when approval is granted. H. Utilities 1. Public water and sewer services are being provided by the Lakewood Township Municipal Utilities Authority since the project is within their franchise area. 2. Proposed sanitary sewer will be constructed to connect to an existing system on Oberlin Avenue. 3. Proposed eight inch (8") water main will connect to an existing sixteen inch (16") main in New Hampshire Avenue. I. Signage 1. Signage information is provided for building-mounted signage, free-standing signage, directional signage, and canopy signage on Sheet 10 of the site plans. A full signage package for canopy, directional, free-standing, and building-mounted signs identified on the site plans (requiring relief by the Board) has been provided for review and approval as part of the site plan application. Sign variances are required. 2. 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 Per review of the site plans, aerial photography and a site inspection of the property, the initial tract consisted of a total 18.48 acres in area, and is currently undeveloped and contains forested uplands. The proposed Quick Chek portion of the site is listed at 3.12 acres. The project is located in the eastern portion of the Township on the northeasterly corner of New Hampshire Avenue and Cedar Bridge Avenue. The intersection is signalized. The site is bordered to the north and east by commercial development of the Industrial Park. 2. Environmental Impact Statement The applicant has submitted an Environmental Impact Statement. The document has been prepared by Trident Environmental Consultants to comply with Section 18-820 of the UDO. The report has been prepared for the entire site, not just the Quick Chek application for site plan approval. The report presents an inventory of existing environmental conditions at the project site; an analysis of consequential impacts that the proposed project will impose on the site; an overview of mitigation and restoration efforts toward attenuation or elimination of any potentially adverse impacts. 3. Tree Management Plan This application shall include the submission of a Tree Management Plan. It

should be noted that the Existing Conditions Plan locates trees ten inches (10") or greater in diameter within the proposed Quick Chek site. 4. Phase I If existing, a Phase I Study should be provided to address potential areas of environmental concern, if any within the site. K. Construction Details 1. Construction details are provided on at least Sheets 10 through 12 of 18 in the plan set. 2. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. 3. Construction details will be reviewed after resolution compliance submission for the project should site plan approval be granted. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Developers Agreement; b. Township Tree Ordinance (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; and h. All other required outside agency approvals.

Mr. Vogt stated that variances are required for signage.

Mr. Samuel Brown, Esq., on behalf of the applicant, reiterated that there are only variances for signage. No bulk variances are requested.

A motion was made by Mr. Rennert, seconded by Mr. Schmuckler to advance the application to the November 26, 2013 public hearing. No further notice.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Neiman, Mr. Schmuckler, Mr. Rennert, Mr. Percal

5. **SP 2042** (Variance Requested)  
Applicant: 210 Ocean Ave, LLC  
Location: 210 Ocean Avenue  
Block 536 Lot 12  
Preliminary and Final Major Site Plan for a proposed office building

### **Project Description**

The applicant is seeking Preliminary and Final Site Plan approval in order to construct a two-story, 5,688-square foot office building with associated parking. The proposed building will be located on a 0.343 acre property on the south side of Ocean Avenue (Route 88). There is an existing two and a half-story dwelling on the property which will be removed as part of this plan. The applicant has proposed a total of nineteen (19) off-street parking spaces for the proposed use. Based on the architectural plans we calculate the first floor area will be 2,610 square feet and the second floor area will be 3,078 square feet. One (1) off-street parking space is required for every three hundred square feet (300 SF) of floor area. Therefore, a total of nineteen (19) off-street parking spaces are required. The tract is located in the north central portion of the Township on the south side of Ocean Avenue (Route 88) west of Congress Street. Route 88 is a State Highway with a fifty foot (50') right-of-way. An Access Permit will be required for the proposed parking lot driveway. Developed lots border the site. The subject site is located within a developed area with a mix of uses. There is existing curbing and sidewalk in good condition along the property frontage. Most of the curb and sidewalk would be replaced with the

construction of the site access driveway. Overhead electric exists on the north side of the highway. Potable water is located under the north side of the street. Sanitary sewer runs under the centerline of the road. The land generally slopes gently southward. There are small trees on the site which have been located on the survey. There are also encroachments on the property which need to be dealt with. The parcel is located in the B-4 Wholesale Service Zone District. Professional office uses are permitted in the B-4 Zone.

I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 -- Topography within 200 feet thereof. 2. B4 -- Contours of the area within 200 feet of the site boundaries. 3. B10 -- Man-made features within 200 feet thereof. 4. C13 – Environmental Impact Statement. 5. C14 – Tree Protection Management Plan. We support all of the above referenced waiver requests except for C14. A Tree Protection Management Plan can be waived for completeness purposes only. The applicant will be required to comply with the Township Tree Protection Ordinance as a condition of Board approval (if/when granted).

II. Zoning 1. The site is situated within the B-4, Wholesale Service Zone. Professional offices are permitted uses in this zone. 2. The following bulk variances are required for the proposed project: • Minimum Lot Area – Twenty thousand square feet (20,000 SF) required, 14,935 square feet provided – existing condition. • Minimum Side Yard Setback – Ten feet (10') required, eight feet (8') provided – proposed condition. • Minimum Aggregate Side Yard Setback - Twenty feet (20') required, 16.1 feet provided – proposed condition. • Minimum Rear Yard Setback – Thirty feet (30') required, eight feet (8') provided – proposed condition. It should be noted that the bulk requirements as currently presented in the application are based on the UDO Schedule of Regulations (Appendix A), which is considerably more conservative than the bulk requirements in Section 18-903D of the Zoning Section of the UDO. 3. A waiver is required from Ordinance Section 18-803 E.2.a., which states: “Except as otherwise stated in this chapter, non-residential development shall provide a minimum twenty-five foot (25') wide buffer area as measured from the property line toward the proposed use. Except as otherwise stated in this chapter, the buffer shall be increased to fifty feet (50') wide where the non-residential development is adjacent to an existing single-family residential development or an area zoned for residential land uses.” Per communications with the applicant’s professionals, buffer landscaping is proposed in this area. 4. Per review of the site plans and application, the following design waiver may be required per the current design: • Providing a shade tree and utility easement along the project frontage. It is not clear whether the dashed line shown on the site plan is intended to be an easement. 5. The applicant must address the positive and negative criteria in support of any required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area.

III. Review Comments A. Site Plan/Circulation/Parking 1. A tie distance of 282.70 feet from Congress Street shall be added to the Survey. 2. The Survey shows the existing driveway from adjoining Lot 11 to the west encroaching onto the property. The Survey also shows an existing chain link fence crossing the side line between Lots 12 and 13. These encroachments must be addressed, particularly the driveway encroachment. Removal of the neighboring driveway would effectively eliminate off-street parking from adjoining Lot 11. 3. The Existing Conditions Plan references a Deed Description which is not relevant to this project. 4. The Schedule of Bulk Requirements requires corrections. 5. The General Notes should be revised to separately reference the Survey of Property and Topographic Survey since they are two (2) individual documents. 6. The General Notes also reference coordinates which are not shown. 7. Building Setback Lines shall be revised in accordance with the B-4 Zoning requirements. 8. A nineteen (19) space proposed parking area will access Ocean Avenue (Route 88) on the north side of the site. An NJDOT

Access Permit will be required for the project. The proposed access aisle for the parking area will be a minimum of twenty-six feet (26') wide. One (1) van accessible handicap parking space is proposed. 9. The proposed building must be revised to show all entry foyers, overhangs, protrusions, and the correct proposed square footage listed by floor. 10. Testimony should be provided on site operations, including deliveries, and circulation for trucks and emergency vehicles. 11. The width of the proposed sidewalks to the entry foyers is six feet (6'). 12. A dumpster area is proposed at the end of a handicap accessible aisle with a roll out dumpster. Construction details with dimensions have been provided. Testimony is required regarding the adequacy of the refuse area and whether collection will be private. This information should be added to the plans. The refuse area should be designed in accordance with Section 18-809.E., of the UDO. No screening has been proposed. 13. New Jersey Department of Transportation will dictate the need for sight triangles at the access driveway. 14. The dashed line across the frontage of the site must be labeled.

**B. Architectural**

1. A preliminary architectural plan was submitted for review. The floor plans at the building access points do not match the site plan.
2. The proposed floor area for the second floor should be corrected to 3,078 square feet. The proposed second floor protrudes by two feet (2') in the rear of the structure and overhangs the sidewalk between the entry foyers in the front of the structure (as permitted by Section 18-818 of the UDO).
3. The preliminary architectural plans indicate the proposed building to be twenty-six feet (26') high. The building height complies with the allowable height of forty-five feet (45').
4. Information should be provided for utility connections. Location of HVAC equipment should be shown. Said equipment should be adequately screened.
5. Testimony should be provided on ADA accessibility. According to the preliminary architectural plan, only the first floor is ADA accessible.
6. 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.

**C. Grading**

1. A detailed grading plan is provided on Sheet 4. Except for the proposed six inch (6") curb face in front of the building, the rest of the parking lot curb would have four inch (4") curb face.
2. The following additional information is required for review of the grading plan:
  - a. Proposed building layout corrections.
  - b. Existing elevations within the Ocean Avenue right-of-way.
  - c. The elimination of overwrites. Final grading can be addressed during compliance review if/when approval is granted.
3. Soil test pits have been provided to demonstrate that a two foot (2') vertical separation between the proposed bottom of the storm water management recharge system and the seasonal high water table is maintained.
4. Permeability test results have been provided to justify the recharge calculations used for the project.
5. The calculations listed in the Report should be adjusted for concurrence with the additional building area.
6. Information such as cleanouts and inverts regarding the proposed roof leaders and their discharge(s) into the storm water collection system must be provided.
7. Access to the proposed recharge system for maintenance purposes will be provided by cleanouts, grates, and manholes.
8. Since the project is not classified as major development, a Storm Water Management Operations & Maintenance Manual is not required. Testimony should be provided that the operation and maintenance of the proposed storm water management system will be the responsibility of the applicant.

**E. Landscaping**

1. The applicant has provided a landscape plan as part of this submission. 2.

Only two (2) October Glory Red Maples are proposed in front of the site for landscaping. Additional landscaping should be provided. 3 The overall landscape design is subject to review and approval by the Board. F. Lighting 1. Site lighting is being provided by two (2) proposed pole mounted fixtures. The proposed lights would be two hundred fifty watt (250W) high pressure sodium fixtures with a mounting height of sixteen feet (16'). 2. A point to point diagram is required to verify the adequacy of the proposed lighting. 3. The overall lighting design is subject to review and approval by the Board. G. Utilities 1. Public water and sewer services will be provided by New Jersey American Water Company. 2. Testimony should be provided as to whether a separate fire service line is being proposed for the building. Adequacy of fire service will be determined by the Township Fire official. 3. Electric service is available from Jersey Central Power & Light Company. H. Signage 1. No signage information is provided on the Site Plan other than some regulatory signage. A full signage package for free-standing and building-mounted signs identified on the site plans (requiring relief by the Board) should be provided for review and approval as part of the site plan application. 2. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with Township ordinance. I. Environmental 1. Site Description Per review of the site plans, aerial photography and a site inspection of the property, the site is developed. Per our investigation of the site, the property contains an existing two and a half-story residential dwelling. The dwelling fronts Ocean Avenue and has a relatively large macadam parking area immediately to the west. 2. Environmental Impact Statement The applicant has requested a waiver from submitting an Environmental Impact Statement. 3. Tree Management Plan The Tree Protection Plan must be submitted prior to construction. The applicant must comply with the requirements for tree protection and removal as applicable on the site in accordance with the Township's Tree Ordinance. J. Construction Details 1. Construction details are provided on Sheets 8 and 9 of the plans. 2. All proposed construction details must be revised to comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. A detailed review of construction details will occur during compliance submission; if/when this application is approved. 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 (as applicable); c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. New Jersey Department of Transportation (Access Permit); f. Water and sewer utilities, prior to occupancy permits; and g. All other required outside agency approvals.

Mr. Rennert stepped down for this application.

Mr. Vogt stated that several submission waivers are requested. The waivers are supported with the understanding that a tree protection management plan will be provided during compliance.

A motion was made by Mr. Schmuckler, seconded by Mr. Percal to approve the waivers.  
Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Schmuckler, Mr. Percal

Mr. Vogt stated that several variances are requested.

Mr. Abraham Penzer, Esq., on behalf of the applicant, stated they would be ready at the public hearing to describe why they need the variances. All of the engineer's comments will be met.

A motion was made by Mr. Schmuckler, seconded by Mr. Percal to advance the application to the December 17, 2013 public hearing. No further notices.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Schmuckler, Mr. Percal

- 6. SD 1692A** (Variance Requested)  
Applicant: Mordechai Yaakov & Chaya Taub  
Location: Leonard Street & Park Avenue  
Block 228 Lots 2.01 & 2.02

Amended Minor Subdivision to add building coverage variance to prior approval

### **Project Description**

The applicant seeks an amended minor subdivision approval for an additional variance to new Lot 2.02. An additional variance is being requested to exceed the maximum building coverage allowed for new Lot 2.02. The applicant is requesting that a proposed building area of up to two thousand forty square feet (2,040 SF) be approved on new Lot 2.02. The minor subdivision configuration was approved in response to Planning Board comments received at an 11/17/09 public hearing regarding the originally proposed size of Lot 2.01. The lot line between the proposed Lots was reconfigured to increase the size of Lot 2.01. Additionally, the proposed dwelling unit configuration on Lot 2.01 was revised to provide a compliant ten foot (10') side yard setback from existing (developed) Lot 16.01. Finally, the dwelling footprint location for Lot 2.02 was shifted approximately twenty feet (20') further back from the property frontage. New Lot 2.01 was approved as a 5,546 square foot corner lot fronting on Park Avenue and Leonard Street. New Lot 2.02 was approved as a six thousand eight hundred square foot (6,800 SF) lot with frontage on Leonard Street. I. Zoning 1. The parcel in question is located in the R-10 Single-Family Residential Zone District. Single-family detached dwellings are a permitted use in the zone. 2. Per review of the Subdivision Map and the zone requirements, the following additional variance is being requested: • Maximum Building Coverage (new Lot 2.02, 30% proposed, 25% permitted) – proposed condition. All other variances approved under Resolution SD# 1692 will not be affected. 3. The applicant must address the positive and negative criteria in support of the requested variance. At the discretion of the Planning Board, supporting documents may be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments 1. The applicant and owners must be corrected on the plan. 2. Lot coverage for new Lots 2.01 and 2.02 were revised to 19.8% and 30%, respectively. 3. The proposed dwelling on new Lot 2.01 will be served by a driveway from Park Avenue, which provides four (4) parking spaces. The proposed dwelling on new Lot 2.02 will be served by a driveway from Leonard Street, which provides four (4) parking spaces. 4. The Minor Subdivision from the initial approval was filed in the Ocean County Clerk's Office on February 8, 2011 as Map #L-3777. 5. The plan depicts the existing curbing along the frontage of the entire site, and sidewalk along the Park Avenue frontage. Sidewalk is proposed along the Leonard Street frontage. An old driveway serving the former dwelling and garage will be removed. Full height curb will replace the driveway cut to be removed and is noted on the plan. Depressed curb and driveway aprons are proposed for the new driveways. The proposed aprons should extend to the back edge of the sidewalk to insure reinforced six inch (6") thick concrete is installed to the proper locations. The existing concrete is in fair condition and should be replaced at the

direction of the Township Engineer. Accordingly, a note has been added to the plan. 6. According to the plan, the proposed sidewalk along Leonard Street requires the removal of a large diameter tree. However, based on our site investigation on 9/25/09, the existing tree appears to be much smaller than designated. The base map may require correction. Preservation of other large existing trees on the site should be addressed. The plan has been revised to indicate that the proposed 24" diameter tree within the Leonard Avenue ROW to be removed, as well as all mature trees within new Lot 2.02 (with the exception of those along the rear property line). Testimony should be provided by the applicant's professionals regarding the mature trees present along the easterly property line of Lot 2.02, and whether any of these trees can or should be preserved. 7. Detectable warning surface has been proposed to the existing handicapped ramp at the intersection. The appropriate details have been added to the plan. 8. Existing and proposed grades are provided on the subdivision plan. Additional spot elevations are necessary for the proposed driveways and off-street parking spaces for both lots. Additional grades were provided and are satisfactory for subdivision approval purposes. The revised subdivision plan includes a proposed shallow retaining wall (2 foot maximum height) along a portion of the westerly side yard of Lot 2.02. A detail is provided on the revised plan. We recognize that final lot grading would be reviewed during submission of plot plans. 9. The plan indicates proposed water and sewer connections for proposed Lot 2.02. The plan also indicates that proposed Lot 2.01 shall utilize the existing sewer lateral and water service from the dwelling being removed. Depending on the locations of the services, this may not be feasible since the proposed dwelling is in a different location. In any event, trenching and road repair construction details have been added to the plan. 10. A six foot (6') wide shade tree and utility easement has been provided on the plan for the property's frontage. Bearings, distances, and areas have been provided for the easement. Four (4) shade trees are being provided. 11. A sight triangle easement is provided for the intersecting streets. Survey information for the proposed easement has been completed. III. Regulatory Agency Approvals The following required outside agency approvals previously obtained should still be valid: a. Ocean County Planning Board; b. Ocean County Soil Conservation District; New Jersey American Water Company will be responsible for constructing sanitary sewer and potable water.

Mr. Vogt stated that the new variance being requested is maximum building coverage.

Mrs. Morris stated that the applicant has requested, due to the small change to this prior application, they would like to have both their tech and public combined tonight.

Mr. John Doyle, Esq., on behalf of the applicant, stated there was an oversight when this was originally approved and that was to have coverage of 30% instead of 25%. The map in front of the Board shows Leonard Street and more than half of the houses exceed the allowed 25%. This would allow us to have a house that would be slightly deeper. The setback requirements would still be met. The neighborhood also includes a number of duplexes including next to this property and across the street.

Mr. Schmuckler stated that this is not the same person that subdivided the property. This is someone who purchased the lot and would like to build a bigger home.

Mr. Doyle said that is correct.

Mr. Schmuckler asked what variances were given on the original approval.

Mrs. Morris explained that this application received approval for R 7.5 setbacks in the R-10 zone.

Mr. Vogt said he thinks the testimony is if this was in the R 7.5 zone then the applicant would be allowed the 30%.

Mr. Doyle said that is correct.

Mr. Banas 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. Franklin, Mr. Banas, Mr. Ingber, Mr. Schmuckler, Mr. Rennert, Mr. Percal

## **6. PUBLIC HEARING ITEMS**

- 1. SP 2038** (No Variance Requested)  
Applicant: Yeshiva Tifereth Torah  
Location: Vine Street  
Block 1147; 1156 Lot 1; 1  
Site Plan for proposed school building

### **Project Description**

The applicant is seeking Preliminary and Final Site Plan approval for the construction of a School along with site improvements, on the subject premises. This site is located on a portion of the property known as Maple Tree Village which was previously approved by the Board under Application # SD-1836. Maple Tree Village never received Resolution Compliance and it is our understanding that the application has been withdrawn. According to the preliminary architectural floor plans submitted, the proposed building consists of approximately seventy-five thousand square feet (75,000 SF). A proposed footprint exceeding twenty-five thousand square feet (25,000 SF) includes a basement and two (2) floors. The subject properties to be developed are located between Vine Avenue and Vermont Avenue south of Oak Street. The site is in the southern portion of the Township, generally southeast of the Vine Avenue and Oak Street intersection. Vine Avenue an improved road in good condition with a fifty foot (50') right-of-way width, borders the proposed project to the west. Edgcomb Avenue is an unimproved road with a fifty foot (50') right-of-way width, borders the future development area to the north. Vermont Avenue is a sixty-six foot (66') wide unimproved right-of-way. Vermont Avenue has been previously cleared and poles with overhead electric lines have been constructed on the west side of the right-of-way. An unimproved portion of Bradhurst Avenue with a fifty foot (50') right-of-way width, borders the eastern side of the site to the south. Lot 1 in Block 1146 borders the western side of the site to the south, where a part of Bradhurst Avenue has been vacated. The site is currently vacant and wooded. The land generally slopes to the north with existing elevations dropping from about one hundred feet (100') MSL to around eighty feet (80') MSL. Access to the site would be from Vine Avenue. Proposed storm water management facilities and utilities are associated with this project. The project proposes an above ground infiltration basin, along with a separate underground recharge system. Proposed sanitary sewer service

will connect by gravity to an off-site sanitary sewer system to be constructed by others. Proposed potable water for the site has not yet been addressed. A forty-seven (47) space off-street parking lot is proposed for the project. We have the following comments and recommendations per testimony provided at the 10/29/13 Planning Board Plan Review Meeting, and comments from our initial review letter dated October 22, 2013: I. Waivers A. The following submission waivers have been requested: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours within 200 feet of the site boundaries. 3. C6 - Plans and profiles of proposed utility layouts. 4. C13 - Environmental Impact Statement. 5. C14 - Tree Protection Management Plan. 6. C15 - Landscaping Plan. 7. C17 - Design calculations for drainage facilities. We can support the B-Site Features waivers on the condition there is enough information provided for design. The Board granted the Site Features waivers. The submission waiver from plans and profiles for utilities should only be from a completeness standpoint. Identify proposed utilities prior to the public hearing. The Board granted the submission waiver from plans and profiles for utilities only from a completeness standpoint. Plans and profiles for utilities must be provided with resolution compliance submission should approval be granted. We support the waiving of an Environmental Impact Statement due to the fact the site was approved for a previous development application. The Board granted a submission waiver for an Environmental Impact Statement. The applicant will be required to comply with the Township Tree Protection Ordinance as a condition of Board approval (if/when granted). The Board granted a waiver from Tree Protection only from a completeness standpoint. Complying with the Township Tree Protection Ordinance shall be a condition of approval. The submission waiver for landscaping should only be from a completeness standpoint and should be required prior to the public hearing. The Board granted a submission waiver only from a completeness standpoint. A final landscaping design shall be provided with resolution compliance submission should approval be granted. The submission waiver from design calculations for drainage facilities should only be from a completeness standpoint. Drainage facilities should be proposed to eliminate the increase in runoff by the development from impacting adjoining properties. Identify proposed drainage prior to the public hearing. The Board granted a submission waiver from design calculations for drainage facilities only from a completeness standpoint. A final storm water management design shall be provided with resolution compliance submission should approval be granted. II. Zoning 1. The parcels are located in the R-40/20 Cluster Residential District. Private schools are a permitted use in the zone. Statements of fact. 2. No variances have been requested. Statement of fact. 3. Design waivers are required from completing road improvements across all of the project frontages. The Board shall take action on completing road improvements across all project frontages. 4. A design waiver is required to permit six foot (6') high fence in the front yards. The Board shall take action on the design waiver required for fence height. 5. The applicant must address the positive and negative criteria in support of the required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. III. Review Comments A. Site Plan/Circulation/Parking 1. Maple Tree Village (applicant, Homes for All) was approved under Resolution SD-1836 for this site. The applicant's professionals must confirm the application was withdrawn. Testimony shall be provided. 2. General Note #2 references that outbound and topographic information was taken from a survey updated by Ernst, Ernst & Lissenden in November, 2011. The Ernst, Ernst, & Lissenden survey encompassed an area that exceeded the limits of this proposed site plan. An updated survey for the parcels in question must be provided with the resubmission of documents for the public hearing. A survey has been submitted for Lot 1 in Block 1146, Lot 1 in Block 1147, and Lot 1 in Block 1156. The

right-of-way width for Vine Avenue is incorrect. The proposed site plan does not include Lot 1 in Block 1146. The proposed project limits must be correctly shown. Some access improvements are designed on a portion of Lot 1 in Block 1146 which was gained by a street vacation in 2005. An easement on Lot 1 in Block 1146 should be proposed to permit this construction. Testimony should be provided on ownership. 3. The General Notes shall identify that the property is located in the R-40/20 Cluster Residential District and the use is a private school. The proposed use of a Planned Educational Campus shall be corrected with resolution compliance submission should approval be granted. 4. The provided Zoning Data needs corrections. The provided lot area should be based on an updated survey. The updated survey should not be for a completely rectangular property. The updated survey should also identify previously vacated right-of-ways. The corrections can be provided with resolution compliance submission should approval be granted. 5. Off-street parking: Based on the preliminary architectural floor plans submitted, we calculate the off-street parking requirements should be forty-seven (47) off-street parking spaces. This would require two (2) handicap spaces with at least one (1) being van accessible. The proposed number of off-street parking spaces has been corrected on the plans. The parking requirements must be corrected in the Zoning Data with resolution compliance submission should approval be granted. 6. A proposed site access is shown on a previously vacated portion of Bradhurst Avenue. The southern half of this proposed access is on lands which are not part of this application. The applicant's professionals must address this matter. Testimony shall be provided. 7. Unless a waiver is granted, Bradhurst Avenue, Edgcomb Avenue, and Vermont Avenue shall be improved across the proposed project frontages. A waiver is being requested. 8. The existing right-of-way width for Vermont Avenue is sixty-six feet (66'). Should the Board require improvement of Vermont Avenue, a proposed pavement width of forty feet (40') must be provided, consistent with previous approvals. It is likely Vermont Avenue will become a collector road in the future. A waiver is being requested from improving Vermont Avenue. 9. Proposed off-site improvements should be coordinated with approved Application # SP-2004 located on the east side of Vermont Avenue. The applicant's engineer concurs. 10. Ten (10) school bus spaces of twelve foot (12') wide by forty foot (40') long are being proposed in accordance with the ordinance. The direction of flow should be confirmed to be counterclockwise such that the bus doors face the proposed school building. Testimony is necessary from the applicant's professionals regarding how the proposed bus parking and bus drop off areas will be used, including but not limited to times, sizes, and types of vehicles anticipated. The applicant's engineer indicates that testimony will be provided. 11. Accessible routes must be addressed. The applicant's engineer indicates that testimony will be provided and architectural drawings are being finalized. 12. Testimony should be given regarding proposed circulation with the site layout (parking, access, etc.). It is believed a one-way counterclockwise bus circulation is proposed from Vine Avenue. The applicant's engineer indicates that testimony will be provided. 13. Testimony should also be provided as to the maximum number of staff professionals at the site during school operations. The applicant's engineer indicates that testimony will be provided. 14. The proposed Site Layout Plan requires better coordination with the preliminary Architectural Plans. Significant discrepancies have been noted between the footprints. Proposed dimensions for the building and setbacks must be to the hundredth of a foot, since it impacts the layout. Proposed building square footage should also be coordinated. Coordination must be provided with resolution compliance submission should approval be granted. 15. Proposed curb radii of twenty-five feet (25') have been provided at all locations intersecting Vine Avenue. This could necessitate Sidewalk Easements across the western corners of the property. Proposed sidewalk easements shall be provided with resolution compliance submission should approval be granted. 16. Refuse and recycling areas

are proposed for the project across from the access driveway on Edgecomb Avenue. The proposed location is poor since it is off-site and any future extension of Edgecomb Avenue will leave these areas in the right-of-way of an improved street. Testimony should be provided on collection. If refuse and recycling collection is to be provided by the Township of Lakewood, DPW approval will be required. The proposed areas have been screened. The refuse and recycling areas have been removed from Edgecomb Avenue and will be relocated at an alternate site with resolution compliance submission should approval be granted. 17. The existing blocks and lots should be consolidated. The applicant's engineer indicates that consolidation will be provided with resolution compliance submission should approval be granted. 18. Sight Triangle Easements have not been proposed at the intersections of streets and driveways, and must be added. Sight triangle easements have been added at all vehicular egress points. Final review of the proposed sight triangle easements will be conducted after resolution compliance submission should approval be granted. 19. Proposed shade trees shall be added along all improved frontages, and shade tree and utility easements shall be added to all frontages, unless waivers are sought. Proposed shade tree and utility easements have been added to all frontages. Final review of the proposed shade tree and utility easements will be conducted after resolution compliance submission should approval be granted. B. Architectural 1. Preliminary Architectural Floor Plans were submitted for review. Per review of the submitted plans, the proposed two (2) floor building will also have an unfinished basement. The proposed plans should be revised to indicate the proposed building height with elevation views. Thirty-five feet (35') is the allowable building height. The applicant's engineer indicates that architectural drawings are being finalized and will be completed for resolution compliance submission should approval be granted. 2. Proposed layout, dimensions, and square footages must be coordinated between the architectural plans and site plans. Proposed setbacks could be impacted. The applicant's engineer indicates that architectural drawings are being finalized and will be completed for resolution compliance submission should approval be granted. 3. We recommend that renderings be provided for the Board's review and use prior to the public hearing, at a minimum. The applicant's engineer indicates that architectural drawings are being finalized and will be completed for resolution compliance submission should approval be granted. 4. Testimony should confirm whether a sprinkler system is proposed. The applicant's engineer indicates that architectural drawings are being finalized and will be completed for resolution compliance submission should approval be granted. 5. Testimony should be provided as to where HVAC equipment is proposed for the building and how the equipment will be adequately screened. The applicant's engineer indicates that architectural drawings are being finalized and will be completed for resolution compliance submission should approval be granted. 6. An elevator is proposed for handicap accessibility throughout the proposed building. Handicap access into the proposed building should be addressed. The applicant's engineer indicates that architectural drawings are being finalized and will be completed for resolution compliance submission should approval be granted. C. Grading 1. Detailed grading is provided on a Grading & Utilities Plan which is Sheet 3 of 8. The grading design generally directs runoff to proposed inlets. A storm sewer collection system is proposed to collect this runoff. Most of the proposed site runoff will be conveyed by piping to either a proposed infiltration/detention basin or underground recharge system. The detailed grading is now on Sheet 3 of 9 2. Profiles are being developed for road improvements, the parking lot, as well as for the off-site sanitary sewer. The profiles shall be completed for the resubmission of documents for the public hearing. An existing profile for Vine Avenue shall be added since proposed improvements will connect to Vine Avenue. Profiles must be finalized for resolution compliance submission should approval be granted. 3. Profiles should be provided for the

proposed storm drainage system. The applicant's engineer indicates that profiles for the storm drainage system will be completed for resolution compliance submission should approval be granted. 4. Seasonal high water table information will be required to determine whether the proposed basement floor, infiltration basin sand bottom, and underground recharge bed elevations provide a minimum two foot (2') separation. The applicant's engineer indicates that soil borings are scheduled and the results will be provided with resolution compliance submission should approval be granted. 5. The proposed grading concept is feasible. We have not conducted a detailed review of the grading because of the plan revisions anticipated.

**Statements of fact. D. Storm Water Management**

1. Proposed storm sewer collection systems have been designed to convey storm water runoff to a proposed infiltration/detention basin and underground recharge systems. The proposed infiltration/detention basin will be located in the eastern portion of the site. Underground recharge systems have also been designed. The plans should indicate the ownership and maintenance of the storm water management system will be the responsibility of the property owner. Testimony should be provided.
2. The project is large enough to be classified as Major Development. Therefore, both water quality and quantity shall be addressed in the proposed design. The applicant's engineer concurs.
3. Predevelopment and Post Development Drainage Area Maps, along with a Storm Water Management Report, shall be provided for the project design with the resubmission documents for the public hearing. Drainage Area Maps along with a Storm Water Management Report shall be provided with resolution compliance submission should approval be granted.
4. The design for the storm water collection piping of the proposed project is only schematic at this time. Final design shall be provided with resolution compliance submission should approval be granted.
5. The Storm Water Management Design will be reviewed in detail after anticipated plan revisions are submitted. The Storm Water Management Design will be reviewed when completed with resolution compliance submission should approval be granted.

**E. Landscaping**

1. Landscaping has been provided on Sheet 6 of 8 of the Site Development Plans. Landscaping is now being provided on Sheet 7 of 9.
2. At this time basically only shade trees are proposed for landscaping. Additional landscaping should be provided. The applicant's engineer indicates that additional landscaping will be provided with resolution compliance submission should approval be granted.
3. All proposed shade tree and utility easements, sight triangle easements, sidewalk easements, and utility lines should be added to prevent planting conflicts. The applicant's engineer indicates that this information will be provided with resolution compliance submission should approval be granted.
4. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Shade Tree Commission as practicable. Per our site inspection of the property, the site is wooded with the exception of the Vermont Avenue right-of-way which has been cleared. The Board should provide landscape design recommendations.
5. Landscaping shall be reviewed in detail after anticipated plan revisions are submitted. Final review of landscaping will be conducted after resolution compliance submission should approval be granted.

**F. Lighting**

1. Lighting has been provided for the site and the portion of Edgecomb Avenue to be improved on Sheet 6 of 8 in the Site Development Plans. Lighting is now being provided on Sheet 7 of 9.
2. A point to point diagram must be provided to verify the adequacy of the proposed lighting. A point to point diagram has been provided. Adequacy of the proposed lighting will be reviewed with resolution compliance submission should approval be granted.
3. Testimony should be provided regarding lighting ownership. The applicant's engineer indicates that testimony will be provided.
4. Lighting should be provided to the satisfaction of the Board. The Board should provide lighting recommendations.
5. Lighting shall be reviewed in detail after anticipated plan revisions are submitted. Final review of lighting will be conducted after resolution compliance submission

should approval be granted. G. Utilities 1 Off-site gravity sewer is proposed for sewage service. A proposed sewer main will be constructed from Edgecomb Avenue to a sanitary sewer manhole in Oak Street to be constructed by others. The proposed gravity sewer should be coordinated with the approved SP-2004 application. The applicant's engineer concurs. 2 Potable water service should be addressed with the resubmission of plans for the public hearing. The applicant's engineer indicates that potable water service will be addressed with resolution compliance submission should approval be granted. 3 The location of the closest fire hydrant should be added to the plans. The applicant's engineer indicates that the closest fire hydrant is beyond the limit of the plans, but will be located for resolution compliance submission should approval be granted. H. Signage 1. Proposed regulatory signage shall be shown on the plans. Some regulatory sign details have been provided. The applicant's engineer indicates that additional signage will be added for resolution compliance submission should approval be granted. 2 All signage proposed that is not reviewed and approved as part of this application, if any, shall comply with Township ordinance. Statement of fact. I. Environmental 1 Tree Management A Tree Protection Plan shall be completed and submitted with the project plan revisions. A Tree Protection Plan will be required as a condition of approval. J. Construction Details 1. Construction details are provided on Sheet 8 of 8 on the plans. Construction details are now provided on Sheet 9 of 9. 2 Review of construction details will take place after revised plans are submitted. Final review of construction details will take place after resolution compliance submission should approval be granted. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Developers Agreement at the discretion of the Township; b. Township Tree Ordinance; c. Fire Commissioners; d. Ocean County Planning Board; e. Ocean County Soil Conservation District; 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. Rennert stepped down for this application.

Mr. Vogt said there are submission waivers that were previously approved by the Board. No variances are requested.

Mrs. Miriam Weinstein, Esq. represented the applicant.

Mr. Glenn Lines, P.E. was sworn in. They are proposing a 6,800 sf building with a gymnasium on the south end. The building will be two stories and a basement with classrooms on the north end. A large area is being provided for street hockey, basketball and play areas. The school will front on Vine Street and some street improvements will be done to Bradhurst and Edgecomb for access into the back area. The parking lot in the front has 47 spaces which is sufficient for the teachers and staff at the school. There are also 10 bus spaces along the front of the school for pick up and drop off. There will be a covered porch on the front of the building for students who are waiting for the buses after school so they could be out of the rain.

Mr. Banas asked about the fencing around the courts.

Mr. Lines said that is to separate the older from the younger children.

Mr. Vogt said the Board needs to act upon the waiver for the fence in the front yard.

Mr. Lines said they also need a waiver from providing street improvements around the entire property.

Mr. Franklin asked if the roads could be widened to 32 ft instead of 30 ft. That would give them four 8 ft lanes.

Mr. Lines said that is not a problem.

Mr. Franklin said he does not see any proposed dumpsters.

Mr. Lines said the dumpster was going to be located at the end of the building by the gymnasium. The Board indicated they did not like that location at the tech meeting. They would like to work out a location with Public Works and the engineer, therefore, no location has been provided at this time.

Mr. Ingber asked if the entrance is wide enough for a bus to turn into.

Mr. Lines said it should be sufficient but he will look into it.

Mr. Schmuckler asked if it is one way.

Mr. Lines said it is one way for the buses and two way for cars. The second design waiver is for a 6 ft solid fence in the front yard.

Mr. Banas said he is fine with that.

Mr. Banas opened to the public, seeing no one coming forward, he closed to the public.

A motion was made by Mr. Percal, seconded by Mr. Schmuckler to approve the application.

Affirmative: Mr. Franklin, Mr. Banas, Mr. Ingber, Mr. Schmuckler, Mr. Percal

**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