

CAUCUS SESSION: 7:15 P.M. Municipal Building First Floor Conference Room
Deal and Monmouth Roads
Oakhurst

DISCUSSION: Marianne Wilensky explained that a Special meeting of the Board of Adjustment has been scheduled for May 25, 2011, for the application of Elan High School for girls. In addition, the June Board of Adjustment meeting date has been changed from June 9th to June 2, 2011.

REGULAR MEETING: 7:30 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS PRESENT: Tracy Berkowitz, Alt. I
Warren Goode, Chair
Brian Lefferson, Alt. IV
Russell Malta
David Messer
Leon Pflaster, Alt. II
Henry Schepiga, Vice Chair
Richard Van Wagner

MEMBERS ABSENT: Mario Delano, Alt. III
Jane Grabelle

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney
Marianne Wilensky, Planning Administrator
William Fitzgerald, Board Engineer
James Higgins, Board Planner
Margo Simpson, Board Secretary
Recording Secretary

Chairman Warren Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on April 12, 2011.

MINUTES FOR APPROVAL A motion was made by Tracey Berkowitz and seconded by Russell Malta to approve the **minutes from the meeting of February 10, 2011.**

In Favor: Berkowitz, Lefferson, Malta, Messer, Schepiga, Goode
Opposed: None
Ineligible: Pflaster, Van Wagner
Absent: Delano, Grabelle

MINUTES FOR APPROVAL A motion was made by Tracey Berkowitz and seconded by Russell Malta to approve the **minutes from the meeting of March 10, 2011.**

In Favor: Berkowitz, Lefferson, Malta, Messer, Schepiga, Van Wagner, Goode
Opposed: None
Ineligible: Pflaster
Absent: Delano, Grabelle

RESOLUTION MEMORIALIZATIONS

Harry Hoehn
Block 74, Lot 4
515 South Edgemere Drive
West Allenhurst

Bulk Variance Approval

MOVED: Berkowitz SECOND:
FAVOR: Berkowitz, Goode, Lefferson, Malta, Messer,
Van Wagner
OPPOSED: None
INELIGIBLE: Pflaster, Schepiga
ABSENT: Delano, Grabelle

Jerry Maurer

Block 113, Lot 60
11 Wanamassa Point Road
Wanamassa

Bulk Variance Approval

MOVED: Berkowitz SECOND:
FAVOR: Berkowitz, Goode, Malta, Messer, Schepiga,
Van Wagner
OPPOSED: None
INELIGIBLE: Lefferson, Pflaster
ABSENT: Delano, Grabelle

NEW CASE

Hillel School

Block 34.03, Lots 2, 2.01
1025 Deal Road
Wayside
Zone R-3/PRD

This is an application for preliminary and final site plan approval with 'd' and 'c' variances.

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-1.**

Peter S. Falvo, Jr., Esquire, representing the applicant, had the following exhibits marked into evidence:

- Evidence A-1 -** A brochure entitled Founder's Hall and Auditorium.
- Evidence A-2 -** Preliminary and final site plan revised through April 1, 2011, eleven bound sheets plus two additional sheets.
- Evidence A-3 -** Architectural plans, three sheets revised through April 2, 2011.

Board Planner James Higgins explained his report, dated April 26, 2011. The applicant is seeking to construct a two-story addition on the Deal Road side of the Hillel School. A school is a conditionally approved use for the subject site.

Mr. Higgins voiced concern that there have been numerous approvals on this site through many years and there is not one complete plan of the improvements on the property that have been approved through the years including the landscaping. There needs to be a comprehensive view of the site.

There have been a number of 'd.3.' variances approved for this site. There is also an approval on this property for a 'd.1.' variance for a summer camp. The current application requires a new d.3 variance for front yard setback of the school and possibly for the width of the buffer along the northern property line.

Mr. Higgins said that it does not appear that the addition will require more parking spaces, but if they have special events, they might need more parking. Bulk variances are necessary for an accessory structure in a front yard, number of parking spaces, and location of the loading area. The ordinance requires a landscaping plan for the entire site. The applicant has only supplied a partial landscaping plan. This would require a variance. A variance is also necessary for the height of a fence in the front yard.

The applicant is also asking for waivers for seed instead of sod and for an underground sprinkler system. Mr. Higgins noted that the plan does not reflect any signage on the building.

Board Engineer William Fitzgerald referred to his report, dated April 30, 2011. He said that he had incorporated concerns from the Department of Public Works into his review. Mr. Fitzgerald noted that the applicant has requested a variance to allow the trash and recyclable materials storage area to be in the front yard. There is a kitchen on the western side of the building and it is a logical place for the trash area. It will be landscaped and buffered by a hill along Deal Road. It will not be visible from the street. He agreed with Mr. Higgins' comments about a master layout of the entire site being important to have.

Mr. Fitzgerald noted that the property is in the Poplar Brook Watershed. What happens downstream is always a concern when it comes to construction.

Mr. Fitzgerald said that in reviewing the plans he found that the grading of the driveway slope is currently 2% and proposed at 8%, which is a concern because 5% is usually the maximum. He requested that the applicant see what they can do to soften the grading there.

Mr. Fitzgerald pointed out that drainage design calculations are necessary and he requested that the applicant supply a Stormwater Management Facility Operations and Maintenance Manual that meets the current Township standards and requirements.

Planning Administrator Marianne Wilensky explained that when an application for development is made on a site that is largely developed, the fee calculation is made on 20% of the area that will be disturbed. Mr. Fitzgerald's report seems to indicate that the area of disturbance might be different than what was submitted with the application. Additional fees might be due.

Peter S. Falvo, Jr., Esquire, introduced Mr. Sammy Saka, who referred to **evidence A-1**, which was a brochure handed out to the Board Members. He explained the conceptual design for a Founder's Hall. Mr. Saka said that he has been President of Hillel Yeshiva for the past seven years. Mr. Saka explained that the Hillel School wants to honor their Founding Fathers, specifically Morris Franco, who passed on recently. They want to build a memorial in the form of a Founder's Hall that will be utilized for a multitude of events with an auditorium for programs, assemblies, and plays.

Mr. Falvo presented David Boesch, Project Manager and Licensed Landscape Architect for the applicant. He had a two-sided board placed into evidence with each side marked as follows:

Evidence A-4 - Mounted sheet 2 of 11 of the overall site plan.

Evidence A-5 - Sheet 5 of 11, which was the Landscape and Tree Removal Plan.

Mr. Boesch explained that the overall site is 22 acres in size. The school is in the central southwest portion of the site. There is a Synagogue under construction on the eastern side of the site. The site also consists of parking areas and drive aisles. The proposed Founder's Hall will be on the south side of the existing building facing Deal Road. Currently, there is a 'P' shaped parking area on Deal Road, which will be eliminated for the addition. The parking will all be directed to the Poplar Road side of the building.

The proposed structure will be used for special events during the school day and for after school events. People will park in the rear and access Founder's Hall through a hallway. The Hall will have two connector points to the school. The main entrance is oriented with the central core of the building.

Mr. Boesch said that per the recommendation of the Board Engineer, he will be able to change the grade of the driveway to a 5% grade. The balance of the site will remain unchanged.

Mr. Falvo asked about the stormwater comments brought up by the Board Engineer. Mr. Boesch said that the site has a long history of changes. In 1996 they came to the Board to construct a high school addition. It was followed by another addition and then for the construction of a Synagogue on the east side of the site. Through the years, standards have changed regarding stormwater management. As the site currently exists, it is functioning. The proposed addition will increase the impervious area by about 4,000 square feet and will not trigger any Department of Environmental Protection requirements.

Mr. Boesch said they can take ¼ of the roof area of the proposed building and create an independent stormwater management for that area and let the rest of the site drain as it currently drains. A design can be created that will satisfy Mr. Fitzgerald. There is a play area on the west side that will be relocated.

Mr. Falvo asked about the size of the proposed structure's Founder's Hall. Mr. Boesch explained that the Founder's Hall portion of the new building was originally going to be 10' wide. However, after reviewing the proposed content and use of the area, it was decided that 10' wide would not be large enough once displays are put in place and there are people standing around to view them. It was enlarged to 12'.

Mr. Falvo asked if a master drawing of the entire site can be provided and how the sewage issue will be resolved. Mr. Boesch said that he can comply with that request for a master drawing and also provide a drainage plan. Regarding the sewer line, it will connect to the existing line that runs through the building.

Mr. Boesch said that the proposed building addition is comprised of the main area in the center with support services around it. There will be a loading area on the east side for stage activities and a loading area on the west side for the kitchen services.

The Deal Road entrance will be a service entrance. Garbage trucks will be able to access the trash area. There is a fire lane around the front of the building. The Synagogue generates a lot of pedestrian traffic along Deal Road. The sidewalk will be increased and additional screening will be provided.

Vice Chairman Henry Schepiga pointed out that there is a large number of pedestrians going to this site regularly. Having an adequate sidewalk is very important. Mr. Fitzgerald suggested having a turnstile in the fence so that the Congregants going to the Synagogue can walk through the subject site.

After a lengthy discussion amongst the applicants, Mr. Boesch said that the applicant is agreeable to researching a sidewalk along Deal Road where people walk from the Route 18 overpass and a sidewalk outside the Learning Center.

Board Member Brian Lefferson was concerned that there would be more traffic on Poplar Road.

Mr. Boesch explained that currently the students park in the back of the building. There are about ten administrative cars that park in the front. There will not be an increase in the number of vehicles.

Board Member Rich Van Wagner said that he lives in the area and never sees a volume of traffic from the subject site.

Mr. Boesch said that there will be two emergency doors from the auditorium. He noted that as the site improvements have expanded, the parking has also increased.

Chairman Warren Goode noted that the auditorium will not add to the school parking, but the Board Members need to know if the parking will accommodate any functions on the site.

Mr. Boesch said that they will prepare a master of the site to show all the improvements that have been done through the years. The fence in the front will match the existing fencing. Some areas are 'estate' fencing and some are board-on-board. It needs to be open picket in the front so that the police can have visibility through it. The type of fencing will be noted on the plan. Seed rather than sod is proposed. The area adjacent to the building will be irrigated. Mr. Higgins said he had no problem with the Board granting the waiver for seed.

Mr. Higgins noted that the Board does not know if the rear yard buffer variance was ever granted.

Mr. Boesch explained that at the time of the original school, there was a baseball field with a backstop in the north east corner of the area. In 2004, the school was required to make an application for approval of the ball field. They received Minor Site Plan Subcommittee approval with a condition that they apply to the DEP. In 2006, the

DEP granted an approval for the ball field with a condition that the new fence could not go any farther.

Mr. Falvo noted that the 90' buffer abuts the Townhouse property to the north. There is no way to increase the buffer without changing the utilization of the ball field.

Mr. Falvo presented Donald Passman, Architect for the applicant. Mr. Passman explained that the applicant is seeking to construct a two-story addition in front of the existing vestibule as an entrance to the building. There will be portraiture of the founders in a vestibule leading to the hall that will be two stories high. The vestibule will be a gathering spot. The auditorium will seat up to 720 folding seats.

The auditorium area will be 11,000 square feet. This includes the areas around it, which are the bathrooms, kitchen, storage area, coat room and a library. There will be an Alumni Hall that will access the Early Learning Center. On the south side of the building are two emergency exits. The building is level with the existing school. There will be a second floor with a mezzanine that will be 1/3 of the space on the first floor. There will be overflow classrooms or office space.

The building is designed to be low so that it will not dominate the site. The façade will be brick and stucco with bronze and metal accents and a standing-seam roof.

Mr. Falvo noted that the multi-purpose room will be 19,028 square feet of which 11,951 square feet include the main and supporting areas and the rest is hallways.

Chairman Warren Goode felt that 720 seats was a high number and could generate a lot of cars. Mr. Passman said that the room will be used by people within the school. The school has a population of about 700.

Mr. Goode noted that if there is a community generated event after school hours there will not be enough parking.

Mr. Higgins noted that the site has 208 parking spaces, which would accommodate 620 seats per ordinance. The applicant could have valet parking if there is an event.

Board Member Russell Malta felt that the fire regulations need to be taken into consideration.

Mr. Falvo presented Darren Shabot, Board of Directors of Hillel School Chairman of Building and Grounds. Mr. Shabot explained that the school is currently using the cafeteria as an auditorium. They would like to have a multi-purpose Founders Hall with removable chairs. The room will be used for assemblies, school productions, graduations, and any other events held in the school. It is intended for school use to service the school to give the children adequate space to enjoy any productions that can be held there. The idea of the new space is not to bring in new people, it is for the same people to use and enjoy. It will be for the same student body. If needed, a valet service could be used for parking.

Board Member Malta pointed out that the brochure that was marked as **evidence A-1** during Mr. Saka's statement indicated that there would be School Fairs, large events, and alumni events. He felt that such events could hold more than 700 people.

Mr. Shabot noted that once the Synagogue is finished, there will be 50 more parking spaces than they ever had before.

Chairman Goode voiced concern about extra curricular activities and parking because there is no place for any overflow parking to go. He was also concerned with emergency vehicles accessing the site. There is no margin for error. There are currently 208 parking spaces with 16 green banked spaces.

Mr. Falvo said that the applicant has agreed to build the green banks spaces.

At this point there was a very lengthy discussion regarding the number of seats in the auditorium in relation to the parking requirements and any possible events that might be held in the auditorium. Mr. Shabot said that any events would be in the range of 400 people. Graduations are currently held at the Jewish Community Center and they average 400 people.

Mr. Falvo presented Andrew Janiw, Planner for the applicant. Mr. Janiw said that he reviewed the Master Plan, Zoning Ordinance, and the reports of the Board's Professionals. The Hillel School is located on the north side of Deal Road, east of Route 18. The zoning permits the school as a conditional use. A 'd.3.' variance is also required as are a number of 'c' variances for accessory structure in a front yard, number of parking spaces, loading area in a front yard, and change of grade. There are a number of previously approved conditions on the site that require variances. The following were marked into evidence:

- Evidence A-6** - An aerial photograph from Microsoft Corporation dated 2010
Evidence A-7 - A two-sided photo board with eight photographs of the subject site.

Mr. Janiw continued to explain that there is a significant tree buffer to the north between the subject site and the Manor to the north. Ms. Wilensky noted since the ball field was approved by the Minor Site Plan Subcommittee, there was no variance granted for the buffer because the Subcommittee cannot grant variances.

Mr. Janiw referred to the photographs that showed a natural vegetative buffer along Deal Road that makes the school virtually unseen. He noted that the Master Plan encourages school development. The application is a benefit to the welfare and morals of the community. There will be no negative impact on the neighborhood and it furthers the goals of the Master Plan.

The dumpster near Deal Road will be well screened and hidden by the topography along the road. This application qualifies for the requested relief.

Mr. Shabot said that the existing signage on the building will be removed and relocated on the new building. It will be the same signage. Mr. Saka asked if the name on the sign can be changed from the name that is currently on it.

The Board said that the name can be changed, but the size of the sign must remain the same. Plans must be submitted indicating the location and size of the new signage.

A motion to close the public hearing was made by Henry Schepiga and seconded by Russell Malta.

In Favor: Berkowitz, Malta, Messer, Pflaster, Schepiga, Van Wagner, Goode
Opposed: None

A motion of approval of the d.3. variance was made by Henry Schepiga and seconded by Russell Malta.

In Favor: Berkowitz, Malta, Messer, Pflaster, Schepiga, Van Wagner, Goode
Opposed: None
Ineligible: Lefferson
Absent: Delano, Grabelle

A motion of approval of the bulk variances was made by Henry Schepiga and seconded by Russell Malta.

In Favor: Berkowitz, Malta, Messer, Pflaster, Schepiga, Van Wagner, Goode
Opposed: None

Ineligible: Lefferson
Absent: Delano, Grabelle

A motion of approval of the site plan was made by Richard Van Wagner and seconded by Henry Schepiga.

In Favor: Berkowitz, Malta, Messer, Pflaster, Schepiga, Van Wagner, Goode
Opposed: None
Ineligible: Lefferson
Absent: Delano, Grabelle

Memorialization will take place at the meeting of May 12, 2011.

Meeting adjourned 9:45 P.M.

Margo Simpson
Board Secretary
Recording Secretary