

RECEIVED
AUG 13 2021
BOROUGH OF DEAL

**BOROUGH OF DEAL
PLANNING BOARD / BOARD OF ADJUSTMENT
APPLICATION OR APPEAL**

1. Applicant's Name The Synagogue of Deal

Phone and Fax Nos. (732) 643-5284 (732) 643-5294

Mailing Address c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, New Jersey 07712

2. Federal Identification or Social Security Number _____

3. Present Owner The Synagogue of Deal Phone (732) 643-5284

Mailing Address c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, New Jersey 07712

4. Attorney Representing Applicant Jennifer S. Krimko, Esq.

Firm Name Ansell Grimm & Aaron PC Phone (732) 643-5284

Mailing Address 1500 Lawrence Avenue, Ocean, New Jersey 07712

5. Licensed N.J. Engineer Surveyor, Architect or Planner Preparing Maps:

Firm Name R.C. Associates Consulting, Inc. Phone (732) 528-0141

Mailing Address 2517 Route 35, Building J, Suite 102, Manasquan, New Jersey 08736

6. Interest of Applicant if other than Owner: N/A

7. STATEMENT OF LANDOWNER WHERE THE APPLICANT IS NOT THE LANDOWNER N/A

I, _____, the owner of Lot(s) _____

In block(s) _____, Borough of Deal, Monmouth County, New

Jersey, hereby acknowledge that application _____

For development of said lot(s) is made with my complete understanding permission in

Accordance with an agreement entered into between me and the applicant herein stated.

Signature of Owner

Name

Address

Phone ()

8. Application for (check appropriate):

Variance Yes No
Use Variance Yes No
Interpretation Yes No
Site Plan (minor) Yes No
Subdivision Yes No
Minor or
Preliminary plat or subdivision Yes No
Final plat or subdivision Yes No

9. Address of Premises Affected by Application: 128 Norwood Avenue

10. Known as: Block(s) 31 Lot(s) 2

Tax Map Sheet(s) 6 Zone(s) R-3 (previously zoned as Zone C)

Ownership of Adjacent Property? (If yes indicate block and lot):

Block 31, Lots 1 and 6

11. GENERAL INFORMATION

	Yes	No
Are taxes Paid through date?	(x)	()
Are there deed restrictions, covenants Or easements effecting tract?	()	(x)

Does the applicant have any interest within 1000 yards of the tract? For these purposes "Applicant" shall include any entity in which the applicant or any officer, director, partner or shareholder of applicant has an interest. If the answer is yes, explain:

(X) ()

See No. 10 above.

Is the application for a new building or an undeveloped lot? "

() (X)

Is the application for additional buildings or improvements to a lot having existing buildings or improvements?

(X) ()

Is the application for a new tenant or new occupant of an existing building?

() (X)

Is there a previously approved site plan for this property? If so attach an approved copy. SEE ATTACHED RESOLUTION OF APPROVAL DATED 3.24.20

(X) ()

Has there been any previous appeal involving this property? If so, state character of appeal and date of disposition.

N/A

12. Is this a corner lot? No
If no, distance from nearest intersection
Is 101.81 feet.

13. Lot Dimensions:
Existing

Frontage 173.07 ft.

Depth 286.85 ft.

Area 41,509.50 sq.ft.

0.953 acres

Zoning Requirements

150 ft.

125 ft.

12,500 sq.ft.

.29 acres

14. Subject Building Location
Show minimum distance to

Front Lot Line 37.8 ft.

Side Lot Line 4.2 & 6.6 ft.

Rear Lot Line 4.1 ft.

Zoning Requirements

100 ft.

34 ft.

57.2 ft.

15. Size of Buildings:

Front Width +/- 100 ft.; Depth +/- 240 ft.; Height 33 +/- ft.

16. Lot Coverage 73.60 % Zoning Requirement 40 %

17. The proposed building or use thereof is contrary to Article(s) 30

Section(s) 86 of the Development Regulations Ordinance of the Borough
Of Deal in the following Particulars:

Impervious coverage of 73.60% proposed, whereas a maximum of 40% is permitted.

18. The reasons for this request and the grounds urged for the relief demanded are as
follows: To be provided through testimony at hearing.

9.12.21

Date

By


Signature of Applicant Appellant

Jennifer S. Krimko, Esq.
Attorney for Owner/Applicant

.....
(Applicant shall execute the following Affidavit)

STATE OF NEW JERSEY SS
COUNTY OF MONMOUTH

Jennifer S. Krimko, Esq. of full age, being duly sworn, upon her

oath, deposes and says:

attorney for the

I am the appellant in the above matter and the information as set forth therein is true to the best of my knowledge and belief.

Sworn and subscribed to

Before me this 12th

Day of AUGUST, 2021

By 

Jennifer S. Krimko, Esq.
Attorney for Owner/Applicant

Laura McCue
Notary Public of New Jersey

LAURA MCCUE
NOTARY PUBLIC OF THE STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 1, 2024

**BOROUGH OF DEAL
PLANNING BOARD**

RESOLUTION

Whereas, Synagogue of Deal, the record owner of the property has applied to the Planning Board of the Borough of Deal for minor site plan approval at the premises located at 128 Norwood Avenue, Borough of Deal and known as Block 31, Lot 2 and 6 on the official tax map of the Borough of Deal.

In order to enhance security in the parking lot located at the rear and west of the Property, Applicant proposes to upgrade exterior lighting. Currently, on site, the parking lot lighting is contained in bollards. The Applicant seeks approval to install pole mounted, LED lighting.

Whereas, the Board after carefully considering the evidence presented by the Applicant, the Applicant's expert and the comments, if any, by the general public, has made the following factual findings:

1. The Applicant is the owner of the property.
2. The Applicant presented the testimony of David Boesch a New Jersey licensed engineer.
3. The Applicant presented the following exhibits:
 - A-1 Lighting Plan by Nelson Engineering, David Boesch dated 1/8/2020 with a revision date of 1/21/2020.
 - B-1 Engineer review letter by Leon S. Avakian, Inc. dated January 31, 2020.
 - B-2 Engineer revised review letter by Leon S. Avakian, Inc. dated February 5, 2020
4. Currently existing on site are bollard style lighting fixtures for the Property's parking lot.
5. In their current configuration, when cars are parked in the parking lot, the bollard lights are blocked and/or obstructed. This in turn creates a potential security issue.
6. The Applicant has received a grant from Homeland Security to install a new lighting system for the purpose of enhancing congregant safety and security.
7. The Applicant's lighting plan indicates light intensity under each pole of approximately 10 to 14 foot candles.
8. The Applicant is proposing the installation of twelve pole mounted lights in the parking lot.
9. Deal Ordinance Regulations provide that the light intensity provided at ground level shall average a maximum of .5 foot candles over the entire area with a maximum of one (1) foot candle at any point. The proposed lighting plan exceeds these requirements.
10. In the sole discretion of the Borough Engineer, the Applicant has agreed to install landscaping, where necessary, to prevent light spillage from the subject property to adjacent properties.
11. The Applicant has agreed to lowering the proposed pole mounting to a height specified, at the sole discretion, of the Borough Engineer.
12. The Applicant agrees to reduce the luminaire intensity from that which is provided on the lighting plan. The Borough Engineer shall have sole discretion in determining the appropriate luminaire intensity for the new lights.

ROLL CALL VOTE

Those in favor: Nicole Cohen, Sam Cohen, Cummings; Simhon

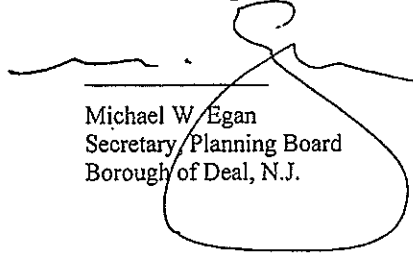
Those opposed: None

Those absent: Antebi, Mandy Cohen, Levine, Zeevi

Those not voting: Fetaya, Jannarone

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Deal at its meeting on March 4, 2020.

As copied from the minutes
Of said meeting

A handwritten signature in black ink, appearing to read "Michael W. Egan", is written over a horizontal line. The signature is stylized and somewhat cursive.

Michael W. Egan
Secretary/Planning Board
Borough of Deal, N.J.