

LAKWOOD INDUSTRIAL COMMISSION


231 Third Street, Lakewood, NJ 08701 • Telephone: (732) 364-2500
Ext. 5395

Steven Reinman, Executive Director



MEMORANDUM

TO: Lakewood Planning Board
Ally Morris, Lakewood Planning Board Secretary

FROM: Steven Reinman, Executive Director 

DATE: January 4, 2019

RE: **SP #1948C – YESHIVA ORCHOS CHAIM**
Syracuse Court, Lakewood, Ocean County, NJ
Block 1600, Lot 12
Addition to existing educational facility/complex

It has been Lakewood Planning Board policy to submit site plans which may impact Lakewood's industrial zone development to the Lakewood Industrial Commission for review and comment, said comment being included as part of testimony on file for the application.

In accordance with same, please be advised that a site plan review was conducted of the subject Plan submitted by **YESHIVA ORCHOS CHAIM** for construction of phased additions to their existing educational facility totaling of 40,964 square feet which is located in Lakewood's M-1 Zone.

The applicant is requesting waivers from established frontyard setbacks. The Lakewood Industrial Commission will support the granting of requested waivers from frontyard setbacks as requested (frontage on Syracuse Court | Oberlin Avenue South | Cedar Bridge Avenue).

In general, the Industrial Commission will go on record as having no exception to the development as proposed. The above recommendation is based on Commission review of the Site Plan prepared by DW Smith Associates, LLC showing revisions through October 15, 2018 which was submitted to the Commission for review.

As has been long standing LIC policy, sidewalks are discouraged inside the industrial park. The large volume of truck traffic on roads of various widths make for a treacherous pedestrian experience. As a result, LIC always requests no sidewalks, especially as by rule all activity is meant to be contained inside the property. In this case especially with several schools and a convergence of roads into a major highway with an already high incidence of accidents, sidewalks are deemed especially dangerous and strongly discouraged. We would ask the board secretary to read this objection into the record and be sure the planning board members are fully briefed on the unique nature of the industrial park.

This memo is being issued to complete Lakewood Planning Board files.

SR:abd

cc: LIC Site Review Committee
Commissioners, Lakewood Industrial Commission