

# LAKWOOD PLANNING BOARD

## AGENDA

Tuesday, July 7, 2015

6:00 P.M.

### 1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

“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 at least 48 hours in advance. The public has the right to attend this meeting, and minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

### 2. ROLL CALL

### 3. SWEARING IN OF PROFESSIONALS

### 4. MEMORIALIZATION OF RESOLUTIONS

#### 1. Court Room Recording Procedure

#### 2. SD 2025 (Variance Requested)

Applicant: 319 Cedarbridge, LLC

Location: Cedarbridge Avenue  
Block 548 Lot 170.47

Preliminary & Final Major Subdivision to create 8 fee simple duplex lots, 2 open space lots, and 1 commercial lot

#### 3. SD 2033 (Variance Requested)

Applicant: 319 Cedarbridge LLC

Location: Boulevard of the Americas  
Block 548 Lot 170.49 & 170.32

Preliminary & Final Major Subdivision to create 8 lots

### 5. PUBLIC HEARING ITEM

#### • Franklin Street Study Area – Preliminary Investigation

Review/Determination to the Township Committee whether to recommend that the Franklin Street Study Area should be classified as a Condemnation Area in Need of Redevelopment

### 6. PLAN REVIEW ITEMS\*

#### 1. SP 2125 (No Variance Requested)

Applicant: Gary R. Huhn

Location: 760 Vassar Avenue  
Block 1602 Lot 5

Preliminary & Final Major Site Plan for a building addition

Applicant is requesting combined plan review and public hearing at this meeting.

- 2. SP 2121** (No Variance Requested)  
Applicant: Growing Feet, Inc.  
Location: Second Street  
Block 125 Lot 3  
Preliminary & Final Major Site Plan for a 3 story office building
- 3. SP 2071B** (Variance Requested)  
Applicant: Bais Medrash of Coughlin Street  
Location: 1201 Manor Drive  
Block 1051 Lot 90  
Minor Site Plan for addition to existing synagogue
- 4. SP 2126** (No Variance Requested)  
Applicant: ARM Development and Construction  
Location: East Seventh Street  
Block 231 Lot 34  
Preliminary and Final Major Site Plan for a shul
- 5. SP 2127** (Variance Requested)  
Applicant: Congregation Ohr Yisroel Sadigura Inc  
Location: Holly Street and Stirling Avenue  
Block 189.01 Lots 169, 170.01, & 186  
Preliminary and Final Major Site Plan for a shul with a mikva and Rabbi's apartment
- 6. SD 2057** (No Variance Requested)  
Applicant: Avenue of the States, LLC  
Location: Avenue of the States  
Block 961 Lot 2.01  
Minor Subdivision to create two lots
- 7. SP 2128** (No Variance Requested)  
Applicant: Avenue of the States, LLC  
Location: Avenue of the States  
Block 961 Lot 2.01 (Proposed Lot 2.02)  
Preliminary and Final Major Site Plan for a 3-story office building
- 8. SD 2058** (Variance Requested)  
Applicant: 11 James Street Associates, LLC  
Location: James Street  
Block 415 Lots 17, 18, & 24  
Preliminary and Final Major Subdivision to create eight fee-simple duplex lots
- 9. SP 2129** (No Variance Requested)  
Applicant: Mesivta Nezer Hatorah  
Location: Essex Avenue  
Block 1123 Lots 1 & 8  
Preliminary and Final Major Site Plan for a school

10. **SP 2131** (Variance Requested)  
Applicant: Congregation Chasidei Viznitz c/o Abe Appel  
Location: Clifton Ave & Harvard Street  
Block 107 Lot 1  
Preliminary and Final Major Site Plan for a synagogue

## 7. PUBLIC HEARING

1. **SD 2038** (Variance Requested)  
Applicant: Irving Heilbrun  
Location: 7<sup>th</sup> Street  
Block 46 Lot 9  
Minor Subdivision to create two lots
2. **SP 2112** (Variance Requested)  
Applicant: Monlu LLC – Stuart Lubowsky  
Location: Princeton Avenue  
Block 162 Lots 2 & 4  
*Preliminary and Final Major Site Plan for a building addition  
Applicant has requested to carry this item until further notice. This project will not be heard.*
3. **SP 2124AA** (Variance Requested)  
Applicant: Moreshes Bais Yaakov  
Location: Faraday Avenue & Esti Court  
Block 508.02 Lot 1  
*Change of Use/Site Plan Exemption to convert existing garage/warehouse into a school  
Applicant has requested to carry this item to the September 8<sup>th</sup> meeting. This project will not be heard.*
4. **SD 2045** (No Variance Requested)  
Applicant: 902 Ocean Ave, LLC  
Location: Ocean Ave & Dr. Szold Way  
Block 548.01 Lot 288  
Minor Subdivision to create three lots
5. **SD 2005** (Variance Requested)  
Applicant: River Avenue Holding LLC  
Location: River Ave & Edgecomb Ave  
Block 1020 Lot 1  
Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots

## 8. CORRESPONDENCE

- Seymour Investments vs The Enclave and Lakewood Township Planning Board

## 9. PUBLIC PORTION

## **10. APPROVAL OF MINUTES**

- Minutes from the June 23, 2015 Planning Board Meeting

## **11. APPROVAL OF BILLS**

## **12. ADJOURNMENT**

**\*The public is advised that the Board has the authority to hold plan review and public hearing for any project in one meeting. This agenda is a draft agenda and is subject to change before and during the meeting as deemed appropriate by the Board.**