LAKEWOOD 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**  
   **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**  
   **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**  
   **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**  
   **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**  
   **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**  
   **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**  
   **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**  
   **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:** 7th 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 8th 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.