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. REORGANIZATION

A. OATH OF OFFICE
   - Class I Member—one year appointment to December 31, 2015
   - Class II Member—one year appointment to December 31, 2015
   - Mayor’s Designee to serve to December 31, 2015
   - Class III Member—one year appointment to December 31, 2015
   - Class IV Member—four year appointment
   - Planning Board Member alternates

B. ELECTION OF OFFICERS FOR THE CALENDAR YEAR OF 2015
   - Chairman
   - Vice Chairman
   - Secretary
   - Recording Secretary

C. SELECTION OF CONSULTANTS AND OTHER PERSONNEL
   - Attorney
   - Planner
   - Engineer

3. ROLL CALL

4. SWEARING IN OF PROFESSIONALS

5. MEMORIALIZATION OF RESOLUTIONS

1. 2015 Meeting Dates
2. **SD 1956**  (Variance Requested)
   **Applicant:** Benjamin Loeb
   **Location:** Ridge Avenue
   Block 223 Lots 89 & 90
   Preliminary & Final Major Subdivision to create 7 lots

3. **SD 1966**  (Variance Requested)
   **Applicant:** Yehuda Ehrman
   **Location:** Lanes Mill Road
   Block 189.16 Lot 50.01 & 50.02
   Minor Subdivision to create 3 lots

4. **SP 2092AA**  (No Variance Requested)
   **Applicant:** Beth Medrash Govoha
   **Location:** 7th Street & 8th Street
   Block 46 Lots 5, 23, & 24
   Change of Use/Site Plan Exemption to convert 3 homes into dormitories and add a parking lot

5. **SD 1987**  (No Variance Requested)
   **Applicant:** Fourth Street Properties, LLC
   **Location:** Cross Street
   Block 434 Lots 1 & 2
   Preliminary and Final Major Subdivision to create 7 lots

6. **SP 2088**  (No Variance Requested)
   **Applicant:** Yeshiva Mayan Hatorah
   **Location:** Milton Avenue
   Block 104 Lots 23.01, 24, & 34
   Preliminary & Final Major Site Plan for a new school building with dorm rooms

7. **SD 1892A** (No Variance Requested)
   **Applicant:** Yeshiva Yesodei Hatorah
   **Location:** Bellinger Street, South Bell Ave, South Lafayette Ave, Read Place
   Block 804; 805; 822; 823; 830 Lots 1 & 2; 1; 1-3; 1; 40 & 41
   Amended Major Site Plan and Major Subdivision for 41 townhouses and site improvements on a total of 44 new lots, with a mikvah and school offices – removal of one lot from subdivision

6. **PLAN REVIEW ITEMS**

   1. **SD 2006**  (Variance Requested)
      **Applicant:** Chateau Holdings LLC
      **Location:** River Ave & Edgecomb Ave
      Blocks 1021; 1040 Lots 4; 1.02
      Preliminary and Final Major Subdivision to create 22 fee-simple duplex lots and 1 commercial lot
      Applicant has requested to carry this project to the 2/3/15 agenda. This project will not be heard.
2. **SD 2008**  (No Variance Requested)
   **Applicant:** Berkshire Investment Holdings, LLC  
   **Location:** Elmhurst Boulevard  
   Block 431 Lot 15  
   Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots  
   Applicant has requested to carry this project to the 2/3/15 agenda. This project will not be heard.

3. **SD 1998**  (Variance Requested)
   **Applicant:** MNYK Developers at Prospect, LLC  
   **Location:** Nussbaum & Amsterdam Avenues  
   Block 461 Lots 1, 4, & 5  
   Preliminary and Final Major Subdivision to create 20 fee simple duplex units

4. **SD 1999**  (Variance Requested)
   **Applicant:** Charles Aderet  
   **Location:** Cedarbridge Avenue & Arlington Avenue  
   Block 762 Lots 20 & 21  
   Minor Subdivision to create 4 fee-simple duplex lots

5. **SD 2000**  (Variance Requested)
   **Applicant:** Chaim Abadi for Ohel Torah  
   **Location:** 2nd Avenue  
   Block 73 Lot 2  
   Preliminary and Final Major Subdivision to create 7 lots (2 duplexes and 1 triplex)

6. **SD 2003**  (Variance Requested)
   **Applicant:** Imants Smildzins  
   **Location:** Lakewood-New Egypt Road & Miller Road  
   Block 11.03 Lot 3  
   Minor Subdivision to create two lots

7. **SP 2100**  (No Variance Requested)
   **Applicant:** Legacy Lakewood LLC  
   **Location:** 999 Airport Road  
   Block 1160.01 Lot 221  
   Site Plan for a building addition

8. **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

9. **SD 2007**  (Variance Requested)
   **Applicant:** Times Square Holdings, LLC  
   **Location:** Basswood Drive  
   Block 431 Lots 13 & 14  
   Preliminary and Final Major Subdivision to create 26 fee-simple duplex lots
10. **SD 2010**  (No Variance Requested)
**Applicant:** Joseph Lipschitz  
**Location:** Oak Street  
Block 782.01  Lots 2, 5, 11, 16.01, & 16.02  
Preliminary and Final Major Subdivision to create 17 lots (14 fee-simple duplex lots and 3 remainder parcels)

11. **SD 2011**  (No Variance Requested)  
**Applicant:** Bais Yaakov High School of Lakewood, Inc.  
**Location:** James Street  
Block 321, 339, 340, & 341  Lots 1, 1, 1, & 1  
Amended Preliminary and Final Major Subdivision to create 51 lots (50 residential lots and 1 stormwater management lot)

7. **PUBLIC HEARING**

1. **SP 2099AA**  (No Variance Requested)  
**Applicant:** Bais Medrash of Raintree, Inc  
**Location:** Newport Avenue  
Block 187.04  Lot 18  
Change of Use/Site Plan Exemption to convert an existing residence into a synagogue and study hall (kollel) with an addition

2. **SP 2096**  (Variance Requested)  
**Applicant:** Bais Kaila Torah Preparatory School for Girls  
**Location:** Spruce Street & Washington Avenue  
Block 778.01  Lot 1  
Preliminary and Final Major Site Plan for a building addition, 2 houses, and a gym

8. **PUBLIC PORTION**

9. **APPROVAL OF MINUTES**

- Minutes from the December 2, 2014 Planning Board Meeting

10. **APPROVAL OF BILLS**

11. **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.*