

# LAKESWOOD PLANNING BOARD AGENDA

Tuesday, October 29, 2013

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. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to the following newspapers: *The Asbury Park Press*, and *The Tri-Town News* at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

## 2. ROLL CALL

## 3. SWEARING IN OF PROFESSIONALS

## 4. MEMORIALIZATION OF RESOLUTIONS

1. **SP 2026** (No Variance Requested)  
Applicant: Bais Medrash of Central Jersey  
Location: Marlin Avenue  
Block 1159.02 Lot 7  
Site Plan to convert existing single-family residence to boys' college and future dormitory (Phase I) with plans for Bais Medrash building and trailers (Phase II)
2. **SP 2027** (Variance Requested)  
Applicant: 485 Locust Holdings LLC  
Location: Locust Street  
Block 1086 Lot 20  
Site Plan for 24,114 sf building addition to existing multi-use commercial building
3. **SP 2028** (Variance Requested)  
Applicant: Congregation Ner Yisroel  
Location: Ridge Avenue & East Seventh Street  
Block 223.01 Lot 71.04  
Site Plan for 3,020 sf building addition to existing synagogue
4. **SD 1899** (No Variance Requested)  
Applicant: Pine & 14 LLC  
Location: Fourteenth Street  
Block 25.05 Lot 56  
Minor Subdivision to create 3 lots

5.     **SD 1900**     (Variance Requested)  
Applicant:     Yosaif Oppen  
Location:     Doria Avenue  
                          Block 494                    Lot 2.02  
Minor Subdivision to create 2 lots
  
6.     **SP 2039AA** (No Variance Requested)  
Applicant:     Lakewood Automotive Center LLC  
Location:     650 James Street  
                          Block 223.01                Lot 71.04  
Change of Use/Site Plan Exemption to permit a 1500 square foot building addition for an automobile repair facility and conversion of the existing home into office space.
  
7.     **SP 2033**     (Variance Requested)  
Applicant:     Zev & Chaya Hess  
Location:     Rosebank Street  
                          Block 228                    Lot 17.04  
Site Plan for proposed residence with school office and apartment in the basement
  
8.     **SP 2034AA** (Variance Requested)  
Applicant:     Me'Ohr Hatalmud, Inc  
Location:     Chestnut St & Caldwell Avenue  
                          Block 1097                    Lot 2  
Change of Use/Site Plan Exemption from single-family residence to boys' high school
  
9.     **SD 1892**     (No Variance Requested)  
Applicant:     Yeshiva Yesodei Hatorah  
Location:     Bellinger St, South Bell Ave, South Lafayette Ave, Read Pl  
                          Block 804                    Lots 1 & 2  
                          Block 823                    Lot 1  
                          Block 830                    Lots 40 & 41  
Site Plan for 41 rental townhouses and associated site improvements
  
10.    **SD 1836**     (Withdrawal)  
Applicant:     Homes For All  
Location:     Vine Street  
                          Block 1146                    Lot 1  
                          Block 1147                    Lot 1  
                          Block 1154                    Lot 1  
                          Block 1155                    Lot 1  
                          Block 1156                    Lot 1  
Withdrawal of application for affordable housing

11. **SD 1883** (Variance Requested)  
Applicant: Boneh Builders LLC  
Location: East Kennedy Boulevard  
Block 174                      Lots 17, 18, 50  
Amended Resolution - Major Subdivision to create thirteen lots

## 5. PLAN REVIEW ITEMS

1. **SD 1912** (Variance Requested)  
Applicant: Lakewood Investments LLC  
Location: Columbus Avenue  
Block 12.10                      Lot 19  
Minor Subdivision to create two lots
2. **SD 1914** (Variance Requested)  
Applicant: Pearl Goldstein  
Location: Towers Street  
Block 855.04                      Lot 23  
Minor Subdivision to create two lots
3. **SP 2038** (No Variance Requested)  
Applicant: Yeshiva Tifereth Torah  
Location: Vine Street  
Block 1147; 1156                      Lot 1; 1  
Site Plan for proposed school building

## 6. PUBLIC HEARING

1. **SD 1915** (No Variance Requested)  
Applicant: 400 Warren LLC  
Location: Warren Avenue  
Block 768                      Lot 41 & 78  
Minor Subdivision to create four fee-simple duplex units
2. **SD 1906** (Variance Requested)  
Applicant: Sheldon Newmann  
Location: Spruce Street  
Block 778.06                      Lot 61  
Minor Subdivision to create two fee-simple duplex lots
3. **SD 1902** (Variance Requested)  
Applicant: Abraham Soloff  
Location: 60 Carasaljo Drive  
Block 12.04                      Lot 140, 141, & 142  
Minor Subdivision to create 2 lots

4. **SD 1903** (Variance Requested)  
Applicant: 1416 East Spruce Street LLC  
Location: Spruce Street  
Block 855.02 Lot 31.01 & 31.02  
Minor Subdivision to realign lot line
5. **SD 1904** (Variance Requested)  
Applicant: HD Trust  
Location: 715 Monmouth Ave & 28 Eighth Street  
Block 156 Lot 2, 3, & 4  
Minor Subdivision to create four lots
6. **SP 1954A** (Variance Requested)  
Applicant: Harley Davidson of Ocean County  
Location: Route 70  
Block 1086 Lot 16  
Amended Preliminary & Final Site Plan for proposed addition to existing motorcycle dealership building with associated site improvements.

## 7. **CORRESPONDENCE**

- SP 1882 – Sudler Lakewood Land, LLC  
Block 1160.02 Lot 7.01  
Administrative approval request to adjust approved building height

## 8. **PUBLIC PORTION**

## 9. **APPROVAL OF MINUTES**

- Minutes from the October 1, 2013 Planning Board Meeting
- Minutes from the October 8, 2013 Planning Board Meeting

## 10. **APPROVAL OF BILLS**

## 11. **ADJOURNMENT**