LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, May 9, 2017 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, CONFIRMATION OF RECORDING STATUS

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

   1. SP 2206 Congregation Dover Sholom, Inc
      Squankum Road Block 104, Lot 18
      Preliminary and Final Major Site Plan for a dwelling with a house of worship
      (correcting resolution)

   2. SD 2176 Tovia Halpern
      Woodland Drive Block 12.07, Lot 28
      Denial of a Minor Subdivision to create two lots

   3. SP 2220 Pine Holdings, LLC
      Pine Street Block 961.01, Lot 5
      Preliminary and Final Major Site Plan for a daycare and offices

   4. SP 2226 Bnos Devorah
      Oak Street Block 1154, Lot 1.01
      Preliminary and Final Major Site Plan for a day care

   5. SP 1957A Beth Medrash Govoha of America
      Forest Ave & Carey Street Block 63, Lots 1 & 4
      Extension of Preliminary and Final Major Site Plan for a school campus

   6. SP 2214 Torah Temimah of Lakewood Inc
      Lanes Mill Road Block 187.15, Lot 14
      Preliminary and Final Major Site Plan for a school and gym

   7. SP 2222AA Saul Gray
      Pawnee Road Block 2, Lot 52
      Change of Use/Site Plan Exemption to convert existing house to a school
8. **SP 2150A Wawa Lakewood LLC**  
Route 9 and Prospect Street  
Block 420; 420.01, Lots 16; 12, 14, & 23  
Amended Preliminary & Final Major Site Plan and Minor Subdivision for a convenience store and gas station

9. **SD 2181 Cedarwood Hills Homeowners Association**  
Flannery Avenue & Quick Chek Drive  
Block 1603.01, Lot 21  
Preliminary and Final Major Subdivision to create 2 lots

10. **SD 2187 Mural Holdings, LLC, c/o Jacob Muller**  
Turin Avenue  
Block 1043, Lots 5 & 7  
Minor Subdivision to create two lots

11. **SD 2192 Claire Drive LLC**  
Claire Drive  
Block 430, Lots 13-16  
Denial of a Minor Subdivision to create six lots

5. **ORDINANCES FOR DISCUSSION & CORRESPONDENCE**
   - Transportation Improvement District, Impact Fees
   - **SP 2221AA Congregation Bais Yesocher Tiferes Aryeh** – request to permit temporary trailers on the site
   - **SD 1939, SD 1967, SD 1978, SD 1979, SD 1997, SD 1998 (Prospect Square)** – request for landscaping revisions
   - **SP 2163 The TTY Foundation** – clarification on variances previously granted

6. **PUBLIC HEARING**
   1. **SD 2182 BBC Capital Group, LLC**  
      Central Avenue  
      Block 79, Lot 10  
      Minor Subdivision to create 2 lots
   2. **SD 2200 Aaron Mansour**  
      Audubon Avenue  
      Block 1016, Lot 3  
      Minor Subdivision to create four lots
   3. **SD 2207 Spring 48, LLC**  
      Sims Avenue  
      Blocks 803 & 804, Lots 1 & 2  
      Preliminary and Final Major Subdivision to create 10 lots
   4. **SP 2230 Summit Court Shul**  
      Summit Court  
      Block 423, Lot 38  
      Preliminary and Final Major Site Plan for a synagogue
   5. **SD 2208 Prospect St. Holdings, LLC**  
      Blanche Street  
      Block 445, Lots 9 & 19  
      Preliminary and Final Major Subdivision to create 9 lots
6. **SP 2231 Prospect St Holdings, LLC**  
Blanche Street  
Block 445, Lots 9 & 19  
Preliminary and Final Major Site Plan for a synagogue

7. **SP 2237AA Congregation Ohr Mattisyahu**  
East County Line Road  
Block 174.04, Lot 59  
Change of Use/Site Plan Exemption to convert existing house into a synagogue

8. **SP 2224 Cong Satmar of Lakewood**  
Kennedy Boulevard East  
Block 104.02, Lots 14 & 15  
Preliminary and Final Major Site Plan for a house of worship  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.

9. **SP 2227 Yerek, LLC**  
Airport Road  
Block 1160.01, Lots 242.01 & 242.02  
Preliminary and Final Major Site Plan for warehouse storage units  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.

10. **SP 2228 Brooks Developers, LLC c/o Noach Schon**  
East County Line Road  
Block 208.01, Lots 33, 75.01, & 75.02  
Preliminary and Final Major Site Plan and Minor Subdivision for a retail building  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.

11. **SP 2229 Adil Homes, LLC**  
East County Line Road  
Block 190, Lots 73.25-73.27  
Preliminary and Final Major Site Plan for a retail and office building  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.

12. **SP 2233 Zichron Chaim Inc.**  
New Hampshire Avenue  
Block 1159.03, Lot 13  
Preliminary and Final Major Site Plan for a school  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.

7. **OAK STREET CORE RESIDENTIAL DEVELOPMENT SUBDIVISIONS**

- **SD 2228AO Mark Properties, LLC**, Block 1048, Lots 1 & 5
- **SD 2237AO SGKL, LLC**, Block 1045, Lot 3
- **SD 2238AO SGKL, LLC**, Block 1026, Lot 8
- **SD 2239AO SGKL, LLC**, Block 1037, Lot 7
- **SD 2240AO Oak Street 2B, LLC**, Block 1042, Lots 4 & 5
- **SD 2241AO Yosef Rabinowitz**, Block 1027, Lot 7
- **SD 2244AO Richard Krupnick**, Block 1025, Lot 3
- **SD 2245AO Richard Krupnick**, Block 1026, Lot 6
- **SD 2246AO Richard Krupnick**, Block 1036, Lot 6
- SD 2247AO Mark Properties, LLC, Block 1036, Lot 3
- SD 2248AO Mark Properties, LLC, Block 1035, Lots 1, 3, & 7
- SD 2249AO Whiting Pines Realty Corp, Block 1049, Lot 6
- SD 2250AO Suburban Agency, Inc, Block 1025, Lot 5
- SD 2251AO Chateau Land 1, LLC, Block 1042, Lot 1
- SD 2256AO Barbara Flannery, Block 1025, Lot 2
- SD 2257AO SCS Property Group, Block 1038, Lot 1
- SD 2258AO Oak Vine Development, LLC, Block 1035, Lots 4 & 5
- SD 2259AO Oak Vine Development, LLC, Block 1027, Lot 8
- SD 2260AO Shvat II, LLC, Block 1035, Lot 6

8. PUBLIC PORTION

9. APPROVAL OF MINUTES
   - Minutes from the April 4, 2017 Meeting
   - Minutes from the April 25, 2017 Meeting

10. APPROVAL OF BILLS

11. ADJOURNMENT