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. Resolution of Appointment – Oak Street Core Residential Dev Subcommittee
   2. SD 1410V – Resolution Vacating Approval
   3. SD 2025 – Amending Resolution clarifying landscaping requirements
   4. SD 2069A Sam Rabinowitz c/o Accurate Builders
      Locust Street Block 1081, Lot 4
      Amended Preliminary and Final Major Subdivision for 74 residential units
   5. SP 2197 Sporrelli, LLC
      Swarthmore Avenue Block 1609, Lot 16
      Preliminary and Final Major Site Plan for an addition to an existing warehouse
   6. SP 2200 Congregation Williams Street
      Williams Street Block 411, Lots 12.01, 12.02, & 13
      Preliminary and Final Major Site Plan for a synagogue
   7. SP 2201 Congregation Rachmistrivka Inc
      Delaware Trail Block 2.04, Lots 2.05, 2.06, 22, & 24
      Preliminary and Final Major Site Plan for a school
   8. SP 2203 Congregation Chabad of Lakewood
      Central Avenue Block 12.04, Lot 46.02
      Preliminary and Final Major Site Plan for a synagogue and mikva
   9. SD 2147 DYA Investment & Development Group, LLC
      Miller Road Block 11.03, Lots 2 & 90.03
      Preliminary and Final Major Subdivision to create 6 lots
10. **SP 2187 KG Investments**  
Chestnut and River Avenue, Block 1070, Lots 1 & 3  
Preliminary and Final Major Site Plan for a combined retail and office building, existing gas pumps to remain

11. **SD 2145 ARM Realty & Construction**  
Netherwood Drive, Blocks 433, 434, 435, & 436  
Denial of a Preliminary and Final Major Subdivision to create 21 lots

12. **SD 2150 Platinum Developers**  
South Bell Avenue, Block 830, Lots 42 & 43  
Preliminary and Final Major Subdivision to create eleven lots

13. **SD 2152 JMR Enterprises, LLC**  
Henry Street, Block 777, Lot 16  
Minor Subdivision to create four lots

14. **SP 2204AA Congregation Zichron Chazon Ish**  
Williams Street, Block 420, Lot 31  
Change of Use/Site Plan Exemption to convert existing house into a synagogue

15. **SP 2209AA Shmuel Pepper**  
30 Gudz Road, Block 11.30, Lot 13  
Change of Use/Site Plan Exemption to convert existing house into a school and synagogue

5. **CORRESPONDENCE**

- **SP 1856 Yeshiva Toras Emes** – request return of funds held for future sidewalks
- **SP 2038 Yeshiva Tifereth Torah** – clarification on sidewalk waiver
- **SD 2136 Aaron Finkelstein** – clarification on approved lot coverage
- **SP 2059AA Congregation Tiferes Shmuel Corp** – request to utilize synagogue full time rather than weekends only as originally proposed
- **SP 2167 Congregation Lutzk** – request to remove condition requiring fence installation
- **SD 1958 Paramount Developers** – relocation of approved AC units from rear to side of dwellings

6. **PLAN REVIEW ITEMS**

1. **SD 2165 Isaac Anemar**  
Gudz Road, Block 11.02, Lot 15  
Minor Subdivision to create two lots

2. **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

3. **SD 2170 Thomas Rosenberg**  
Ridge Avenue, Block 223, Lots 83.03 (future 83.05) & 89  
Minor Subdivision to create three lots
4. SD 2160 Madison Holdings LLC  
East Fifth Street  
Block 236, Lots 23, 24, & 29  
Minor Subdivision to realign lot lines for three lots

7. PUBLIC HEARING

1. SP 2144 Yosef Hirsch  
East County Line Road  
Block 208.01, Lots 14 & 15  
Preliminary and Final Major Site Plan for a mixed use site (retail, office, shul)

2. SD 2119 1495 East Spruce, LLC  
East Spruce Street  
Block 855.01, Lots 26 & 29  
Preliminary and Final Major Subdivision to create five lots

3. SD 2142 Congregation Kol Aryeh  
Hope Chapel Road  
Block 24.04, Lot 5  
Minor subdivision to create two lots  
Applicant has requested to table this item until further notice.

4. SP 2181 River 1161, LLC  
River Avenue  
Block 1064, Lot 4  
Preliminary and Final Major Site Plan for an addition to an existing grocery store  
Applicant has requested to table this item until further notice.

5. SD 2157 Dovid Berger  
Second Street  
Block 72, Lot 7.01  
Preliminary and Final Major Subdivision to create 5 lots

6. SD 2159 Mark Properties, LLC  
Providence Avenue  
Block 1048, Lots 1 & 5  
Preliminary and Final Major Subdivision to create 11 lots

7. SD 2161 Aaron Finkelstein  
Central Avenue  
Block 77, Lot 2  
Minor Subdivision to create two lots

8. SP 2198 ARM Land Group, LLC  
Lanes Mill Road  
Block 189.04, Lot 196  
Preliminary and Final Major Site Plan to convert an existing house to a school and build a new dormitory

9. SP 2199 Harold Herskowitz  
Third Street  
Block 91, Lot 6  
Preliminary and Final Major Site Plan for a 5 story office and retail building

10. SD 2162 LS Holdings, LLC  
Locust Street  
Block 1083, Lot 1  
Preliminary and Final Major Subdivision to create nine lots
11. SD 2163 ARM Developers, LLC  
Prospect Street  
Block 445, Lots 17.01-17.12 & 18  
Preliminary and Final Major Subdivision to create thirty-two lots

12. SD 2164 Barbara Flannery  
Atlantic Avenue  
Block 377, Lots 26.04-26.08  
Minor Subdivision to adjust lot lines (no additional lots)

13. SD 2146 Mordechai Eichorn  
Central Avenue  
Block 12.04, Lot 48  
Minor Subdivision to create three lots

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the September 6, 2016 Planning Board Meeting
- Minutes from the September 20, 2016 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.