

LAKESWOOD PLANNING BOARD PLAN REVIEW AGENDA

Tuesday, March 4, 2014

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 2044** (No Variance Requested)
Applicant: Congregation Bnos Yaakov Inc
Location: County Line Road and Kent Ave
Block 1 Lot 3
Block 1.01 Lot 5
Preliminary and Final Major Site Plan for building addition
2. **SD 1926** (Variance Requested)
Applicant: S&M Investors LLC
Location: Cedarbridge Avenue and New Hampshire Avenue
Block 1603 Lot 1.04 (old Lot 1.02)
Preliminary and Final Major Subdivision for 66 duplex units, 1 single-family home, 2 open space lots, and 2 commercial lots

5. ORDINANCES FOR DISCUSSION

- Section 18-1014 – regarding bulk requirements for duplexes as a conditional use
- Section 18-901B – zoning changes in the residential area around the hospital support zone
- Section 18-806 – regarding non-conforming uses and lots
- Section 18-902 – regarding permitted lot coverage percentages in residential zones
- Section 18-200 – new definition for “Building Coverage” to exclude decks

6. PLAN REVIEW ITEMS

1. **SD 1932** (Variance Requested)
Applicant: Roger & Claudia Lebedz
Location: 220 Newport Ave
Block 496 Lot 2
Minor Subdivision to create four lots
2. **SD 1933** (Variance Requested)
Applicant: Fourth Street Properties, LLC
Location: 886 River Ave
Block 430 Lot 10
Minor Subdivision to create two lots
Applicant has requested to carry this project to the April 8th meeting. This project will not be heard.
3. **SD 1934** (Variance Requested)
Applicant: Benjamin Weber
Location: East County Line Road & Brook Road
Block 175.02 Lot 1, 2, & 4
Preliminary and Final Major Subdivision and Site Plan to create 8 single-family lots and 1 commercial lot for a combined retail and office building
4. **SP 2052** (Variance Requested)
Applicant: Congregation Sarah Faiga, Inc
Location: 1518 Tanglewood Ave
Block 25.06 Lot 17
Preliminary and Final Major Site Plan for proposed synagogue
5. **SD 1937** (Variance Requested)
Applicant: Lakewood Investments, LLC
Location: Williams Street
Block 420 Lot 21.01, 21.02, 23 & 24
Minor Subdivision to create 7 lots
6. **SP 2053** (No Variance Requested)
Applicant: Bnos Melech of Lakewood
Location: James Street
Block 364 Lot 1
Preliminary and Final Major Site Plan for addition to existing school and provisions for Phase II construction of a high school and parking facilities
7. **SP 2054** Concept Plan Review
Applicant: Rabbi Schwab
Location: Union, Lambert, and Essex Avenues
Block 1121 Lots 6 & 7
Concept Plan for a proposed school

8. **SP 2056** (No Variance Requested)
Applicant: Yeshiva Chemdat Hatorah
Location: Massachusetts Avenue
Block 440 Lots 27 & 44
Site Plan for addition to existing school

7. **PUBLIC HEARING**

1. **SP 2047** (No Variance Requested)
Applicant: Congregation Olam Chesed Inc
Location: Hillside Boulevard
Block 11.12 Lot 25, 26, & 28
*Preliminary and Final Major Site Plan for proposed synagogue
This applicant has requested to carry the project to the March 18th
meeting. This item will not be heard.*

8. **CORRESPONDENCE**

- **SD 1564** – Major Subdivision amended approval request for re-aligned roadway
*This matter is being carried to the March 18, 2014, meeting per request of the
applicant. This item will not be heard.*
- **SD 1940** – Block 119, Lot 12 - subdivision of Lakewood Township owned
property (municipal parking lot)

9. **PUBLIC PORTION**

10. **APPROVAL OF MINUTES**

- Minutes from the February 18, 2014 Planning Board Meeting

11. **APPROVAL OF BILLS**

12. **ADJOURNMENT**