

# LAKEWOOD PLANNING BOARD

## AGENDA

Tuesday, September 11, 2012 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*, or *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. **SD 1853** (Variance Requested)  
Applicant: HK Investment Holdings, LLC  
Location: Ridge Avenue, south of Lanes Mill Road  
Block 190 Lots 67, 70.01 & 70.29  
Minor Subdivision to adjust lot line to create 1 additional lot for a total of 4 Lots
  
2. **SP 1991AA** (No Variance Requested)  
Applicant: Avi Verschleiser  
Location: Kingsfield Drive  
Block 11.12 Lot 35  
Change of Use Site Plan to convert existing basement to a shul

3. **SD 1836** (Variance Requested)  
Applicant: Homes For All, Inc.  
Location: Vine Avenue, south of Oak Street  
                   Block 1146           Lot 1  
                   Block 1147           Lot 1  
                   Block 1154           Lot 1  
                   Block 1155           Lot 1  
                   Block 1156           Lot 1  
 Maple Tree Village – Preliminary & Final Major Subdivision to create 71 residential single family dwellings & duplex affordable housing  
**\*Applicant’s attorney Mr. John DeVincens has requested that this item be carried to the October 30<sup>th</sup> public hearing.**

## 5. PUBLIC HEARING

1. **Review of the Smart Growth Plan by T&M Associates**  
 Proposed for formal adoption into the Master Plan as a land use element.
2. **SD 1857** (No Variance Requested)  
Applicant: Platinum Developers & Tall Oaks, LLC  
Location: Warren Avenue & Dr. Martin Luther King Drive  
                   Block 775           Lot 5  
 Minor Subdivision to create two lots
3. **SD 1852** (Variance Requested)  
Applicant: Rachel Friedman  
Location: Corner of Hope Chapel Road & Van Buren Avenue  
                   Block 3           Lots 8, 9 & 12  
 Minor Subdivision to adjust lot lines to form three new lots
4. **SD 1855** (No Variance Requested)  
Applicant: Open Apple, LLC  
Location: Thorndike Avenue  
                   Block 266           Lot 4.01  
 Minor Subdivision to create two lots
5. **SD 1860** (No Variance Requested)  
Applicant: Rabbi Jack Lebovic  
Location: Melville Avenue  
                   Block 763           Lot 7  
 Minor Subdivision to create three lots.

6. **SP 1995AA** (No Variance Requested)  
Applicant: Zalman Lebovic  
Location: Melville Avenue  
Block 763 Lot 7 (proposed Lot 7.01)  
Change of Use/Site Plan Exemption to permit a synagogue in the basement of a new single-family dwelling.
7. **SP 1993AA** (No Variance Requested)  
Applicant: Congregation Khal Bais Avrohom Inc  
Location: 2 Poplar Street  
Block 1.05 Lot 12  
Change of Use/Site Plan Exemption to convert existing single-family home into house of worship
8. **SD 1858** (*Variance Requested*)  
Applicant: 23 Miller Road, LLC  
Location: Miller Road  
Block 11.03 Lots 1 & 92  
*Preliminary & Final Major Subdivision to create five lots*  
**\*Applicant's attorney Mr. Steve Pfeffer has requested this item be carried to the October 30<sup>th</sup> public hearing.**
9. **SP 1992** (*No Variance Requested*)  
Applicant: Mikor Hatorah c/o Jeffrey Schron  
Location: Massachusetts Avenue  
Block 524.28 Lot 73.01  
*Preliminary & Final Site Plan to construct a gymnasium for an existing school*  
**\*Applicant's attorney Mr. Moshe Klein has requested this item be carried to the October 30<sup>th</sup> public hearing.**
10. **SP 1975** (*Variance Requested*)  
Applicant: Lakewood Housing Partners  
Location: Southeast corner of Vermont Avenue & Oak Street  
Block 1154 Lots 1 & 10  
Block 1155 Lots 1 & 6  
*Amended Preliminary & Final Site Plan for sixty-five affordable housing rental units*  
**\*Applicant's attorney Mr. John DeVincens has requested that this item be carried to the October 30<sup>th</sup> public hearing.**

## **6. CORRESPONDENCE**

### **1. SD 1603A**

Applicant: Joseph Rosenbaum

Location: River Avenue

Block 415                      Lots 10, 11, & 12

Request to remove a portion of condition 14 of the Resolution of Approval that requires the Homeowners Association documents to be filed with the Department of Community Affairs

## **7. PUBLIC PORTION**

## **8. APPROVAL OF MINUTES**

- Minutes from the August 21, 2012 Planning Board Meeting
- Minutes from the August 28, 2012 Planning Board Meeting

## **9. APPROVAL OF BILLS**

## **10. ADJOURNMENT**