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\textsuperscript{th} 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 30th 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 30th 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 30th 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