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**

3. **SWEARING IN OF PROFESSIONALS**

4. **MEMORIALIZATION OF RESOLUTIONS**

   1. **SD 1968** (Variance Requested)
      
      **Applicant:** Barbara Flannery
      
      **Location:** James Street
      
      Block 375; 377; 378  Lots 1; 26 & 26.01; 1
      
      Amended Final Major Subdivision (Phases 1 & 2) to create 20 duplex buildings and 1 single-family lot

   2. **SP1860A** (Variance Requested)
      
      **Applicant:** Congregation Avreichim
      
      **Location:** Tenth Street
      
      Block 112  Lot 11.02
      
      Amended Preliminary and Final Major Site Plan for a synagogue

   3. **SD 1998** (Variance Requested)
      
      **Applicant:** MNYK Developers at Prospect, LLC
      
      **Location:** Nussbaum & Amsterdam Avenues
      
      Block 461  Lots 1, 4, & 5
      
      Preliminary and Final Major Subdivision to create 20 fee simple duplex units

   4. **SD 1999** (Variance Requested)
      
      **Applicant:** Charles Aderet
      
      **Location:** Cedarbridge Avenue & Arlington Avenue
      
      Block 762  Lots 20 & 21
      
      Minor Subdivision to create 4 fee-simple duplex lots

   5. **SD 2000** (Variance Requested)
      
      **Applicant:** Chaim Abadi for Ohel Torah
      
      **Location:** 2nd Street
      
      Block 73  Lot 2
      
      Preliminary and Final Major Subdivision to create 7 lots (2 duplexes and 1 triplex)
6. **SD 2003**  
**Applicant:** Imants Smildzins  
**Location:** Lakewood-New Egypt Road & Miller Road  
Block 11.03 Lot 3  
Minor Subdivision to create two lots

7. **SP 2100**  
**Applicant:** Legacy Lakewood LLC  
**Location:** 999 Airport Road  
Block 1160.01 Lot 221  
Site Plan for a building addition

8. **SD 2010**  
**Applicant:** Joseph Lipschitz  
**Location:** Oak Street  
Block 782.01 Lots 2, 5, 11, 16.01, & 16.02  
Preliminary and Final Major Subdivision to create 17 lots (14 fee-simple duplex lots and 3 remainder parcels)

9. **SP 2102**  
**Applicant:** Congregation Zichron Binyamin  
**Location:** 701 Princeton Avenue  
Blocks 165 Lots 19.01, 19.02, & 19.03  
Preliminary and Final Major Site Plan for a building addition

10. **SP 2107**  
**Applicant:** Congregation Ohr Yaakov c/o Yehuda Lench  
**Location:** Laguna Ave and Long Beach Ave  
Block 189.11 Lot 22  
Preliminary & Final Major Site Plan for an addition to existing for a synagogue

5. **PLAN REVIEW**

1. **SP 2108**  
**Applicant:** Toras Imecha Inc  
**Location:** East County Line Road  
Block 208.01 Lot 18  
Preliminary & Final Major Site Plan for a girls’ school and Minor Subdivision to convey land to a neighboring parcel  
*Applicant has requested to carry this item to the April 14th meeting. This project will not be heard.*

2. **SP 2113**  
**Applicant:** Yeshiva Shaar Hatalmud of Lakewood  
**Location:** 120 Edgecomb Avenue, off Argyle Avenue  
Blocks 1009, 1019, 1022, 1023 Lots 1.06, 2.01, 3, 1  
Preliminary and Final Major Site Plan for a school  
*Applicant is requesting a combined plan review and public hearing on this date.*
6. **PUBLIC HEARING**

1. **SD 2020**  
   *(Variance Requested)*  
   **Applicant:** FSBS Investments, LLC  
   **Location:** 150 Locust Street  
   Block 1081 Lot 5.01  
   Preliminary and Final Major Subdivision to create 37 lots to contain 64 duplex units, a private road, a synagogue, a tot lot, a stormwater management basin, and an open space lot  
   *This project requires Zoning Board approval and will not be heard by the Planning Board*

2. **SD 2005**  
   *(Variance Requested)*  
   **Applicant:** River Avenue Holding LLC  
   **Location:** River Ave & Edgecomb Ave  
   Block 1020 Lot 1  
   Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots

3. **SD 2006**  
   *(Variance Requested)*  
   **Applicant:** Chateau Holdings LLC  
   **Location:** River Ave & Edgecomb Ave  
   Blocks 1021; 1040 Lots 4; 1.02  
   Preliminary and Final Major Subdivision to create 22 fee-simple duplex lots and 1 commercial lot

4. **SD 2007**  
   *(Variance Requested)*  
   **Applicant:** Times Square Holdings, LLC  
   **Location:** Basswood Drive  
   Block 431 Lots 13 & 14  
   Preliminary and Final Major Subdivision to create 26 fee-simple duplex lots

5. **SD 2008**  
   *(No Variance Requested)*  
   **Applicant:** Berkshire Investment Holdings, LLC  
   **Location:** Elmhurst Boulevard  
   Block 431 Lot 15  
   Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots

6. **SP 2103**  
   *(No Variance Requested)*  
   **Applicant:** Cedarbridge Properties, LLC  
   **Location:** Cedarbridge Avenue  
   Blocks 1608; 1609 Lots 1 & 2; & 28.01  
   Preliminary and Final Major Site Plan for two office buildings

7. **SD 2017**  
   *(No Variance Requested)*  
   **Applicant:** David Kahan  
   **Location:** Cedar Street and West Spruce Street  
   Block 423.01 Lots 8 & 20  
   Minor Subdivision to create 3 lots
8. **SD 2018**  (Variance Requested)  
**Applicant:** David Kahan  
**Location:** White Road  
Block 251  Lot 8.02  
Minor Subdivision to create 2 lots

9. **SP 2104**  (No Variance Requested)  
**Applicant:** Kennedy County Line Realty, LLC  
**Location:** Kennedy Boulevard and County Line Road  
Block 141  Lots 3 & 12  
Preliminary and Final Major Site Plan for an office building

10. **SP 2109**  (Variance Requested)  
**Applicant:** RD Lakewood LLC  
**Location:** Boulevard of the Americas  
Block 961.01  Lots 2.02 & 2.03  
Preliminary & Final Major Site Plan for a bank and a hotel

11. **SD 2032**  (Variance Requested)  
**Applicant:** Michael Fish  
**Location:** Maplehurst Avenue  
Block 494  Lots 52 & 53  
Preliminary & Final Major Subdivision to create 20 fee-simple duplex lots

7. **CORRESPONDENCE**
   - **SP 2098** – adjustment to approved building height  
   - **SP 2075AA** – addition of a pool to the previously approved change of use/site plan exemption  
   - **SD 1728** – change to original approval from single-family units to duplex units

8. **PUBLIC PORTION**

9. **APPROVAL OF MINUTES**
   - Minutes from the March 3, 2015 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.*