

LAKESWOOD PLANNING BOARD

AGENDA

Tuesday, May 17, 2016

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 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. **SD 2131 Heshy and Rivka Weiss**
East County Line Road Block 106, Lot 12
Minor Subdivision to create two lots
2. **SD 2027B ARM Realty & Construction**
Ocean Avenue Block 246, Lots 25-28, 36-37, & 64
Amended Preliminary and Final Major Subdivision to create nineteen lots
3. **SP 2150 Wawa Lakewood, LLC**
Route 9 and Prospect Street Blocks 420; 420.01, Lots 16; 12, 14, & 23
Preliminary and Final Major Site Plan and Subdivision for a convenience store
and gas station
4. **SP 2163 The TTY Foundation**
Cross Street Block 439, Lot 20
Preliminary and Final Major Site Plan for an addition to the existing school and a
new dormitory
5. **SP 2164 Congregation Chateau Park**
Pine Boulevard Block 430, Lots 4 & 50
Preliminary and Final Major Site Plan for a synagogue
6. **SP 2174AA Congregation Ohr Yisroel**
Neiman Road Block 251.02, Lot 28
Change of Use/Site Plan Exemption to convert existing home into a school
7. **SP 2166 New Jersey Natural Gas Company**
Vassar Avenue Block 1601, Lot 1
Preliminary and Final Major Site Plan for a warehouse addition

8. **SD 2120 Mordechai Eichorn**
New Hampshire Avenue Block 855.06, Lots 24, 24.01, & 27
Minor Subdivision to create six lots
9. **SD 2121 Mordechai Eichorn**
New Hampshire Avenue Block 855.06, Lots 18 & 33
Minor Subdivision to create three lots
10. **SD 2112 1814 New Central Avenue Holding**
New Central Avenue Block 11.02, Lot 2
Denial of Minor Subdivision to create four lots

5. PUBLIC HEARING

1. **SD 2119 1495 East Spruce, LLC**
East Spruce Street Block 855.01, Lots 26 & 29
Preliminary and Final Major Subdivision to create seven lots
Revised plans were not submitted in time for this meeting. This project will be carried to a future public hearing date.
2. **SD 2122 Samuel Greenes**
Hope Chapel & Clear Stream Road Block 2, Lot 23.01
Minor Subdivision to create 2 lots
3. **SP 2171 Excel Corporate Park IA, LLC**
Prospect Street Block 411, Lot 82
Preliminary and Final Major Site Plan for a proposed industrial building
4. **SD 2127 47 Linden, LLC**
Linden Avenue Block 189.02, Lot 170
Minor Subdivision to create two lots
5. **SD 2129 Miriam Klein**
Miller Road Block 12, Lot 201
Minor Subdivision to create two lots
6. **SD 2130 New Central Properties, LLC**
New Central Avenue Block 11, Lot 1.17
Minor Subdivision to create two lots
7. **SP 2172 Center 101, LLC**
Clifton Avenue Block 90, Lot 9
Preliminary and Final Major Site Plan for a five story office and retail building
8. **SP 2173 Congregation Birchas Yaakov**
Ridge Avenue Block 186.03, Lot 1.07, 1.09, & 1.10
Preliminary and Final Major Site Plan for a new school building
9. **SP 2170 Ketan Mehta**
Route 70 Block 1160.01, Lot 256.02
Preliminary and Final Major Site Plan for a hotel

10. **SD 2024A Prospect 54, LLC**
Prospect Street Block 411, Lots 30, 35, 36, 40, & 43
Amended Preliminary and Final Major Subdivision to create 79 lots
11. **SP 2183AA Yeshivas Ohr Olam**
Cross Street Block 499, Lot 1
Change of Use/Site Plan Exemption to convert existing dwelling into a school
12. **SD 2057A Avenue of the States, LLC**
Avenue of the States Block 961, Lot 2.01
Amended Minor Subdivision to create three lots
13. **SP 2128A Avenue of the States, LLC**
Avenue of the States Block 961, Lot 2.01 (Proposed Lot 2.02)
Amended Preliminary and Final Major Site Plan for a 3-story office building
14. **SP 2178 Cheder Masores Hatorah**
Bellinger Street Block 804, Lot 2
Preliminary and Final Major Site Plan for a school
15. **SP 2161 TJ Realty Enterprise, LLC**
River Avenue Block 430, Lot 10.01
Preliminary and Final Major Site Plan for a building addition

6. PLAN REVIEW ITEMS*

1. **SP 2184 Yeshiva Shaarei Oorah**
Albert Avenue Block 1159, Lots 76 & 77
Preliminary and Final Major Site Plan for a school and dormitory
Applicant is requesting a combined plan review and public hearing at this meeting.

7. CORRESPONDENCE

- SD 1939, SD 1967, SD 1978, SD 1979, SD 1997, SD 1998 (Prospect Street Subdivisions) – request for setback variance to accommodate proposed decks in the rear yards
- SD 2091 Firehouse Holdings – design waiver requested for basement stairs less than 5’ from property line
- SD 1752 1275 River Holdings – landscaping changes and waiver requested

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the May 3, 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.**

DRAFT