LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, June 9, 2015 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

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

1. 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

5. PUBLIC HEARING ITEM

   • Franklin Street Study Area – Preliminary Investigation
     Review/Determination to the Township Committee whether to recommend that the Franklin Street Study Area should be classified as a Condemnation Area in Need of Redevelopment
   • Ordinance Discussion – Chapter XVIII, New Section 802.S Single Family Residential (R-40B)

6. PLAN REVIEW ITEMS*

1. SD 2043 (Variance Requested)
   Applicant: Miklos Gottlieb
   Location: Van Buren Avenue North
            Block 3 Lot 12
   Minor Subdivision to create two lots

2. SD 2050 (Variance Requested)
   Applicant: Joseph Singer
   Location: Temple Avenue & Country Club Drive
            Block 25.05 Lots 42 & 43
   Minor Subdivision to realign lot lines
3. **SD 2051** (Variance Requested)  
   **Applicant:** Lakewood Associates, LP  
   **Location:** Oberlin Avenue South  
   Block 1600 Lot 5  
   Minor Subdivision to create two lots

4. **SD 2052** (Variance Requested)  
   **Applicant:** Jacob Mermelstein  
   **Location:** South Street  
   Block 855.06 Lot 28  
   Minor Subdivision to create two lots

5. **SP 2122** (No Variance Requested)  
   **Applicant:** Bnos Esther Malka, Inc.  
   **Location:** Whitesville Road  
   Block 251 Lots 1.01 & 1.02  
   Preliminary & Final Major Site Plan for girl’s school  
   Applicant is requesting a combined plan review and public hearing.

6. **SD 2053** (Variance Requested)  
   **Applicant:** Ahuva Eisen  
   **Location:** New Central Avenue  
   Block 11.10 Lot 75  
   Preliminary & Final Major Subdivision to create 3 lots

7. **SD 2049** (Variance Requested)  
   **Applicant:** Paramount Developers  
   **Location:** Ridge Avenue  
   Block 223 Lot 89 & 90  
   Preliminary & Final Major Subdivision to create 5 lots

8. **SD 2055** (Variance Requested)  
   **Applicant:** 32 Cross, LLC  
   **Location:** Cross Street  
   Block 533 Lot 11  
   Preliminary & Final Major Subdivision to create 27 lots

9. **SP 2057A** (Variance Requested)  
   **Applicant:** Congregation Satmar of Lakewood  
   **Location:** Kennedy Boulevard East  
   Block 174.11 Lots 38.02, 39.01, & 39.02  
   Amended Preliminary and Final Major Site Plan for proposed synagogue, addition to existing residence, and Minor Subdivision to adjust lot line

10. **SP 2123** (Variance Requested)  
    **Applicant:** Special Children’s Center  
    **Location:** Prospect Street  
    Block 490 Lot 13.01  
    Block 486 Lots 3197-3199, 3215 & 3216  
    Preliminary & Final Major Site Plan for a 50,432 sf addition, 3,150 sf group home and a 15,000 sf adult vocational school for future development
7. **PUBLIC HEARING**

1. **SP 2124AA** (Variance Requested)
   
   **Applicant:** Moreshes Bais Yaakov  
   **Location:** Faraday Avenue & Esti Court  
   Block 508.02  Lot 1
   
   Change of Use/Site Plan Exemption to convert existing garage/warehouse into a school

2. **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

3. **SD 2041** (Variance Requested)
   
   **Applicant:** Yehoshua Frenkel  
   **Location:** Gudz Road  
   Block 11.10  Lot 72.01, 72.02, & 76
   
   Preliminary & Final Major Subdivision to create six lots

4. **SP 2112** (Variance Requested)
   
   **Applicant:** Monlu LLC – Stuart Lubowsky  
   **Location:** Princeton Avenue  
   Block 162  Lots 2 & 4
   
   Preliminary and Final Major Site Plan for a building addition

8. **PUBLIC PORTION**

   - **SP 1947** – request to remove condition of original approval regarding removal of existing residence

9. **PUBLIC PORTION**

10. **APPROVAL OF MINUTES**

    - Minutes from the May 26, 2015 Planning Board Meeting

11. **APPROVAL OF BILLS**

12. **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.*