

# LAKESWOOD PLANNING BOARD

## AGENDA

Tuesday, February 16, 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

### 3. SWEARING IN OF PROFESSIONALS

### 4. MEMORIALIZATION OF RESOLUTIONS

1. **SP 2108 Toras Imecha Inc**  
East County Line Road                      Block 208.01, Lot 18  
Preliminary and Final Major Site Plan for a girls' school and Minor Subdivision
2. **SD 2100 314 East 7<sup>th</sup> Street, LLC**  
Nowlan Place and East 7<sup>th</sup> Street      Block 224, Lots 20 & 21  
Minor Subdivision to create four fee-simple duplex lots
3. **SD 1631A Barbara Flannery**  
James Street                                  Blocks 375; 377; 378 Lots 1; 26 & 26.01; 1  
Amended Preliminary and Final Major Subdivision to remove HOA requirement
4. **SP 2067 Yeshiva Gedolah of South Jersey, Inc.**  
Cross Street                                  Blocks 457, 458, 466-469, various lots  
Extension of Preliminary and Final Major Site Plan
5. **SP 2155 Congregation Williams Street**  
Williams Street                              Block 411, Lots 12.01 & 13  
Preliminary and Final Major Site Plan for a synagogue
6. **SP 2060B Toms River Torah Center**  
Seminole Drive                              Block 2, Lot 38  
Preliminary and Final Major Site Plan for an addition to the existing school
7. **SD 2029 Somerset Development**  
Towers Street & Pine Street              Blocks 824, 824.01, 825, 828, 829, 830, 853  
Request to phase prior Preliminary and Final Major Subdivision approval

8. **SP 2157 Tiferes Chaim**  
New Hampshire Ave Block 1159, Lots 1 & 57  
Preliminary and Final Major Site Plan for a new school building and to convert an existing commercial building into a dormitory

## 5. ORDINANCES

- Transportation Improvement Districts, Impact Fees

## 6. PUBLIC HEARING

1. **SD 2103 Naftali Falk**  
Albert Avenue Block 1159, Lots 58 & 59  
Preliminary and Final Major Subdivision to create four lots
2. **SP 2113A Yeshiva Shaar Hatalmud**  
Edgecomb Avenue Blocks 1009; 1019; 1022; 1023, Lots 1.04 & 1.06; 2.01; 3; 1  
Amended Preliminary & Final Major Site Plan for a school with duplexes
3. **SP 2158 Cedarbridge Office, LLC**  
Pine Street & Boulevard of the Americas Block 961.01, Lot 2.04  
Preliminary and Final Major Site Plan and Subdivision to create four lots and a two-story office building
4. **SD 2104 Joseph Singer**  
Park Avenue Block 232, Lot 6  
Preliminary and Final Major Subdivision to create six lots
5. **SD 2114 Chaim Abadi**  
Miller Road & Shady Lane Block 12.01, Lots 7 & 11  
Concept Plan review for minor subdivision to create three lots
6. **SD 2115 Mordechai Eichorn**  
Massachusetts Ave & Cross Street Block 440, Lots 6 & 7.01  
Minor Subdivision to realign lot lines
7. **SD 2108 George Topas**  
Central Avenue Block 85, Lot 5  
Minor Subdivision to create two lots
8. **SP 2144 Yosef Hirsch**  
East County Line Road Block 208.01, Lots 14 & 15  
Preliminary and Final Major Site Plan for a mixed use site (retail, office, shul)  
Applicant has requested to carry this project to a future meeting. This application will not be heard tonight.

9. **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 for a convenience store and gas station  
Due to a deficiency in the notice provided for this project, this application will not be heard tonight.
10. **SD 2101 Meyer Wainbrand**  
Cory Court    Block 251, Lot 1.09  
Minor Subdivision to create two lots  
Applicant has requested to carry this project to a future meeting. This application will not be heard tonight.
11. **SP 2068 Yeshivas Ohr Yissochor Academy, Inc.**  
Cross Street                      Blocks 525; 528; 529; 530, Lots 1.01 & 1.02; 1, 3, & 8; 1; 1  
Preliminary and Final Major Site Plan for an academic campus

## 7. PLAN REVIEW

1. **SD 2109 292 Sampson Ave LLC**  
Sampson Avenue                      Block 246, Lot 24  
Minor Subdivision to create two lots
2. **SD 2111 Tiferes Shulem Inc**  
Joe Parker Road                      Block 189.04, Lots 188-190  
Minor Subdivision to create three lots  
Applicant has requested to carry this project to a future meeting date. This application will not be heard tonight.
3. **SP 2167 Congregation Lutzk**  
Whitesville Road                      Block 251, Lot 16.01  
Preliminary and Final Major Site Plan for a building addition

## 8. PUBLIC PORTION

## 9. APPROVAL OF MINUTES

- Minutes from the February 2, 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.**