

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, September 23, 2014

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 2066** (Variance Requested)
Applicant: Dakos, Inc.
Location: 1303 River Avenue
Block 1077 Lot 39.01
Preliminary & Final Major Site Plan to replace existing diner (Copper Kettle)
2. **SP 2069** (No Variance Requested)
Applicant: Pine Belt Enterprises, LLC
Location: 1400-1480 Ocean Avenue
Block 669 Lots 10, 23, & 91
Preliminary and Final Major Site Plan to replace existing car dealership
3. **SD 1953** (No Variance Requested)
Applicant: Lakewood Investments, LLC
Location: Williams Street
Block 420 Lot 23.01
Preliminary & Final Major Subdivision to create 6 fee simple duplex units (3 buildings)
4. **SP 2070** (Variance Requested)
Applicant: Lakewood Equities, LLC
Location: America Avenue
Block 549.01 Lot 2
Preliminary & Final Major Site Plan to construct an office building
5. **SD 1954** (Variance Requested)
Applicant: Eli Schwab
Location: Grandview Drive
Block 189.03 Lots 171 & 37.10
Preliminary & Final Major Subdivision to create 3 lots

6. **SD 1957** (Variance Requested)
Applicant: Mark Moskovitz
Location: Central Avenue & Bradshaw Road
Block 83 Lot 7
Minor Subdivision to create 2 lots
7. **SP 2074** (No Variance Requested)
Applicant: HAEI Holdings, LLC
Location: East County Line Road
Block 190 Lot 155
Preliminary and Final Major Site Plan for a three-story commercial office building
8. **SP 2015A** (Variance Requested)
Applicant: Chambers Crescent, LLC
Location: Cedar Bridge Avenue
Block 536 Lot 122
Preliminary and Final Major Site Plan for 63 affordable multi-family units

5. PLAN REVIEW

1. **SD 1967** (No Variance Requested)
Applicant: Accurate Builders
Location: Amsterdam Ave, Blanche Street, and Nussbaum Ave
Block 445 Lot 13
Preliminary and Final Major Subdivision to create 8 lots (4 duplex buildings)
2. **SD 1978** (No Variance Requested)
Applicant: Accurate Builders
Location: Prospect Street
Block 473 Lots 2, 3, 8, & 10
Preliminary and Final Major Subdivision to create 20 lots
3. **SD 1979** (No Variance Requested)
Applicant: 126 Forest Developers LLC
Location: Prospect Street
Block 462 Lots 1, 4, 5, & 6
Preliminary and Final Major Subdivision to create 22 lots

6. PUBLIC HEARING

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

- 2. SD 1564A** (Variance Requested)
Applicant: Harvard Partners LLC
Location: Lanes Mill Road & Hidden Lane
Block 187.15 Lot 9
Amended Preliminary and Final Major Subdivision to create 15 lots; Subdivision was previously approved however access onto Lanes Mill Road is no longer proposed
- 3. SD 1960** (Variance Requested)
Applicant: Joseph Goldberg
Location: Delaware Trail
Block 2.04 Lots 2.02 & 2.03
Minor Subdivision to create 3 lots
- 4. SD 1961** (Variance Requested)
Applicant: Rachel Reiner
Location: 515, 521, & 533 Stirling Avenue
Block 189.01 Lots 191, 194, & 195
Preliminary and Final Major Subdivision to create 10 lots (5 duplex buildings)
- 5. SD 1962** (Variance Requested)
Applicant: Ben Parnes
Location: Hudson Street
Block 107 Lot 8
Minor Subdivision to create 2 lots
- 6. SP 2078** (No Variance Requested)
Applicant: Park Lane Associates
Location: New Hampshire Ave & Bellinger Street
Block 1160.06 Lots 265 & 249.02
Preliminary and Final Major Site Plan for expansion of an existing manufacturing building
- 7. SP 2079** (No Variance Requested)
Applicant: Sudler Lakewood Land, LLC
Location: Oak Street & Paco Way
Block 1160 Lots 240 & 251
Preliminary and Final Major Site Plan for 2 new buildings
- 8. SP 2080** (No Variance Requested)
Applicant: Erez Holdings, LLC
Location: Boulevard of Americas & New Hampshire Avenue
Block 961.01 Lots 2.03 & 2.06
Preliminary and Final Major Site Plan for a two story office building
- 9. SD 1963** (Variance Requested)
Applicant: Nachman Taub
Location: Read Place
Block 855.02 Lot 26
Minor Subdivision to create two lots

- 10. SP 2089AA** (Variance Requested)
Applicant: Bais Medrash of Albert Corp
Location: Albert Avenue
Block 855.06 Lot 15
Change of Use/Site Plan Exemption to put trailers on site for a synagogue
- 11. SP 2090AA** (Variance Requested)
Applicant: Congregation Damesek Eliezer, Inc.
Location: West County Line Road & Teaberry Court
Block 27 Lot 1.26
Change of Use/Site Plan Exemption to convert existing residence into a synagogue
- 12. SP 2091AA** (No Variance Requested)
Applicant: Kehillas Yoel Yaakov, Inc.
Location: Ridge Avenue & County Line Road East
Block 186.03 Lot 1.06
Change of Use/Site Plan Exemption for an addition to an existing house to be used as a synagogue

7. CORRESPONDENCE

- **SP 2087AA** – Requested exemption from site plan requirement for two-story building addition
- **SD 1817** – Request to change fence type surrounding stormwater management basin

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the September 9, 2014 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.**