LAKEWOOD 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.