LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, November 18, 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. SD 1964  (Variance Requested)
   Applicant:  Arlington Heights, LLC
   Location:  John Street & Lincoln Street
              Block 769  Lots 18, 19, 19.01, 19.02, 19.06, & 19.07
   Minor Subdivision to create 9 lots

2. SD 1965  (Variance Requested)
   Applicant:  Arlington Heights, LLC
   Location:  Arlington Avenue
              Block 769  Lots 16.03, 18.01, & 19.03
   Minor Subdivision to realign lot lines

3. SD 1970  (Variance Requested)
   Applicant:  Yisroel Oelbaum
   Location:  Linden & Bergen Avenues
              Block 189.02  Lot 155
   Minor Subdivision to create 2 lots

4. SD 1971  (Variance Requested)
   Applicant:  Naftoli Eisen
   Location:  Ashley Avenue
              Block 774.04  Lot 14.04
   Minor Subdivision to create 2 lots
5. **SP 2085** (Variance Requested)  
   **Applicant:** 236 4 Street Limited Liability  
   **Location:** Fourth Street  
   Block 119 Lot 12.01  
   Preliminary & Final Major Site Plan to construct a 3 story mixed-use building (retail and offices)

6. **SP 2073** (Variance Requested)  
   **Applicant:** Mordechai Fligman  
   **Location:** Lanes Mill Road  
   Block 189.15 Lot 47  
   Preliminary and Final Major Site Plan for an office building

7. **SD 1988** (No Variance Requested)  
   **Applicant:** White Street Developers, LLC  
   **Location:** White Street & Olive Court  
   Block 251 Lots 1.22 & 1.23  
   Minor Subdivision to create three lots

8. **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)

9. **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

10. **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

11. **SP 2094AA** (No Variance Requested)  
    **Applicant:** Sammy A. Hutman  
    **Location:** East County Line Road  
    Block 142 Lot 5  
    Change of Use/Site Plan Exemption to convert an existing residence into an office

12. **SD 1926** (No Variance Requested)  
    **Applicant:** S&M Investors, LLC  
    **Location:** New Hampshire Ave & Cedarbridge Ave  
    Block 1603 Lot 1.04  
    Amended Resolution for Preliminary and Final Major Subdivision
5. PLAN REVIEW ITEMS*

1. **SD 1997** (Variance Requested)
   
   **Applicant:** MNYK Developers at Prospect, LLC  
   **Location:** Lewin & Rachel Avenues  
   Block 472  Lots 1, 4, & 7  
   Preliminary and Final Major Subdivision to create 20 fee simple duplex units

2. **SD 1998** (Variance Requested)
   
   **Applicant:** MNYK Developers at Prospect, LLC  
   **Location:** Nussbaum & Amsterdam Avenues  
   Block 461  Lots 1, 4, & 5  
   Preliminary and Final Major Subdivision to create 20 fee simple duplex units  
   Applicant has requested to carry this project to the 12/2 meeting. This application will not be heard.

3. **SD 2001** (Variance Requested)
   
   **Applicant:** Joseph & Renee Klein  
   **Location:** East Eighth Street  
   Block 166  Lot 2.44  
   Minor Subdivision to create two fee-simple duplex lots. Applicant is requesting plan review and public hearing in one meeting.

6. PUBLIC HEARING

1. **SD 1956** (Variance Requested)
   
   **Applicant:** Benjamin Loeb  
   **Location:** Ridge Avenue  
   Block 223  Lots 89 & 90  
   Preliminary & Final Major Subdivision to create 7 lots

2. **SP 2092AA** (No Variance Requested)
   
   **Applicant:** Beth Medrash Govoha  
   **Location:** 7th Street & 8th Street  
   Block 46  Lots 5, 23, & 24  
   Change of Use/Site Plan Exemption to convert 3 homes into dormitories and add a parking lot

3. **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  
   Adequate notice was not provided for this project. This application will not be heard.
4. **SD 1977** (Variance Requested)  
**Applicant:** Shimshon Bandman  
**Location:** Linden Avenue  
    Block 189.01   Lot 53  
Minor Subdivision to create 3 lots

5. **SD 1980** (Variance Requested)  
**Applicant:** Apple 25, LLC  
**Location:** Hope Chapel Road & Hope Hill Lane  
    Block 11   Lot 4  
Minor Subdivision to create 2 lots

6. **SD 1981** (Variance Requested)  
**Applicant:** Times Square Homes, LLC  
**Location:** 1957 & 1963 Central Avenue  
    Block 11   Lots 116.01 & 118.01  
Preliminary & Final Major Subdivision to create 4 lots

7. **SP 2088** (No Variance Requested)  
**Applicant:** Yeshiva Mayan Hatorah  
**Location:** Milton Avenue  
    Block 104   Lots 23.01, 24, & 34  
Preliminary & Final Major Site Plan for a new school building with dormitory rooms

8. **SD 1982** (Variance Requested)  
**Applicant:** 1260 ECL, LLC  
**Location:** County Line Road  
    Block 187   Lot 100  
Preliminary & Final Major Subdivision to create 4 lots and a cul-de-sac

9. **SD 1983** (Variance Requested)  
**Applicant:** Hendi Friedman  
**Location:** Towers Street  
    Block 855.03   Lot 25  
Minor Subdivision to create 2 lots

10. **SD 1984** (Variance Requested)  
**Applicant:** Hendi Friedman  
**Location:** East Spruce Street  
    Block 855.02   Lot 30  
Minor Subdivision to create 2 lots

11. **SD 1987** (No Variance Requested)  
**Applicant:** Fourth Street Properties, LLC  
**Location:** Cross Street  
    Block 434   Lots 1 & 2  
Preliminary and Final Major Subdivision to create 7 lots
7. PUBLIC PORTION

- **SD 1962 – Hudson Street**: Clarification on the requested and approved lot coverage percentage
- **SP 2025AA – Neiman Road**: Request to post bond instead of install curb and sidewalk, as a full site plan application is forthcoming
- **SP 1839 – 401 Madison LLC**: Request to allow multiple tenants

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the October 21, 2014 Planning Board Meeting
- Minutes from the October 28, 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.*