LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, September 9, 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 2034AA (Variance Requested)
   Applicant: Me’Ohr Hatalmud, Inc
   Location: Chestnut St & Caldwell Avenue
   Block 1097  Lot 2
   Amended Change of Use/Site Plan Exemption from single-family residence to boys’ high school; Chestnut Street pull-off no longer proposed

2. SD 1948 (No Variance Requested)
   Applicant: Yeshiva Shvilay Hatalmud, Inc.
   Location: 961 East County Line Road and Kennedy Boulevard East
   Block 174.04  Lot 57
   Preliminary & Final Major Subdivision to create 5 lots

3. SP 2065 (Variance Requested)
   Applicant: Yeshiva Shvilay Hatalmud, Inc.
   Location: 961 East County Line Road
   Block 174.04  Lot 57
   Preliminary & Final Major Site Plan for addition to existing school and a new dormitory building

4. SD 1892 (No Variance Requested)
   Applicant: Yeshiva Yesodei Hatorah
   Location: Bellinger St, South Bell Ave, South Lafayette Ave, Read Pl
   Block 804  Lots 1 & 2
   Block 823  Lot 1
   Block 830  Lots 40 & 41
   Amended Resolution - Site Plan for 41 rental townhouses and associated site improvements
## 5. PLAN REVIEW ITEMS*

<table>
<thead>
<tr>
<th>Item</th>
<th>SD 1964</th>
<th>(Variance Requested)</th>
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</thead>
<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>Arlington Heights, LLC</td>
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| **Location:** | John Street & Lincoln Street  
Block 769  
Lots 18, 19, 19.01, 19.02, 19.06, & 19.07 |
| Minor Subdivision to create 9 lots |

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<tr>
<th>Item</th>
<th>SD 1965</th>
<th>(Variance Requested)</th>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Arlington Heights, LLC</td>
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</table>
| **Location:** | Arlington Avenue  
Block 769  
Lots 19.03, 19.04, & 19.05 |
| Minor Subdivision to create 9 lots  
Applicant has requested to carry this application to a future meeting date. This project will not be heard tonight. |

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<tr>
<th>Item</th>
<th>SD 1966</th>
<th>(Variance Requested)</th>
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<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>Yehuda Ehrman</td>
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| **Location:** | Lanes Mill Road  
Block 189.16  
Lot 50.01 & 50.02 |
| Minor Subdivision to create 3 lots |

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<tr>
<th>Item</th>
<th>SD 1967</th>
<th>(No Variance Requested)</th>
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<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>Accurate Builders</td>
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</table>
| **Location:** | Amsterdam Ave, Blanche Street, and Nussbaum Ave  
Block 445  
Lot 155 |
| Preliminary and Final Major Subdivision to create 8 lots (4 duplex buildings)  
Applicant did not provide adequate public notice. This application will not be heard. |

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<thead>
<tr>
<th>Item</th>
<th>SD 1970</th>
<th>(Variance Requested)</th>
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<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>Yisroel Oelbaum</td>
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</table>
| **Location:** | Linden & Bergen Avenues  
Block 189.02  
Lot 13 |
| Minor Subdivision to create two lots |

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<tr>
<th>Item</th>
<th>SD 1971</th>
<th>(Variance Requested)</th>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Naftoli Eisen</td>
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</table>
| **Location:** | Ashley Avenue  
Block 774.04  
Lot 14.04 |
| Minor Subdivision to create two lots |

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<tr>
<th>Item</th>
<th>SD 1972</th>
<th>(No Variance Requested)</th>
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<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>Sabrina Mermelstein</td>
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</table>
| **Location:** | Hope Chapel & Tori Drive  
Block 2  
Lot 22 & 135 |
| Minor Subdivision to realign lot line |
8. **SP 2082** (No Variance Requested)  
**Applicant:** JRK Properties LLC  
**Location:** Oberlin Avenue  
Block 1609 Lot 6  
Minor Site Plan for parking lot addition  
Applicant is requesting plan review and public hearing in one meeting.

9. **SP 2083** (No Variance Requested)  
**Applicant:** Component Hardware Group  
**Location:** Lehigh Avenue  
Block 1606 Lot 5  
Minor Site Plan for parking lot addition  
Applicant is requesting plan review and public hearing in one meeting.

10. **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)

11. **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  
Applicant is requesting to hold a plan review meeting and public hearing at this time.

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 lots

2. **SD 1958** (No Variance Requested)  
**Applicant:** Paramount Developers, LLC  
**Location:** East Fourth Street  
Block 243 Lots 28 & 29  
Preliminary & Final Major Subdivision to create 8 lots

3. **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
4. **SD 1956** (Variance Requested)
   - **Applicant:** Benjamin Loeb
   - **Location:** Ridge Avenue
     - Block 223
     - Lots 89 & 90
   - Preliminary & Final Major Subdivision to create 7 lots

7. **CORRESPONDENCE**
   - **SD 1852** – Removal of one lot from previously approved subdivision

8. **PUBLIC PORTION**

9. **APPROVAL OF MINUTES**
   - Minutes from the August 26, 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 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.*