

LAKWOOD PLANNING BOARD AGENDA

Tuesday, July 23, 2013

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. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to the following newspapers: *The Asbury Park Press*, and *The Tri-Town News* at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

2. ROLL CALL

3. SWEARING IN OF PROFESSIONALS

4. PROPOSED ORDINANCE REVIEW

1. **18-903.R. B-6 Zone** – revision to restrict residential uses to all areas *except fronting on Cedarbridge or that portion of New Hampshire that is within 350’ of the intersection with Cedarbridge*
2. **18-1008 Conditional Uses, Service Stations and Public Garages** – revise *driveway widths to be no more than thirty-six feet wide*, and change maximum size of a fast food store in conjunction with a gasoline service stations from *2,400 gross floor area to a maximum floor area ratio (FAR) of 0.12.*
3. **18-200 Definitions, Sign Types** – add *“Digital Billboard”*; also add *conditional use for the same to the B-1, B-3, B-4, HD-6, HD-7, and M-1 zones*

5. DISCUSSION

1. **SP 1998 Congregation Birchas Chaim** – discussion of project approval and the Board’s intent regarding the inclusion/exclusion of clearing on Block 1130 Lot 1

6. MEMORIALIZATION OF RESOLUTIONS

1. **SD 1883** (Variance Requested)
Applicant: Boneh Builders LLC
Location: East Kennedy Boulevard
Block 174 Lots 17, 18, 50
Major Subdivision to create thirteen lots
2. **SD 1887** (Variance Requested)
Applicant: Harold Frankel
Location: County Line Road East & Clifton Avenue
Block 106 Lots 4 & 5
Minor Subdivision to create three lots (two duplex units and one synagogue).
3. **SP 2003** (No Variance Requested)
Applicant: Harold Frankel
Location: County Line Road East & Clifton Avenue
Block 106 Lot 5 (proposed Lot 5.03)
Site Plan to convert existing single-family residence to a synagogue with a building addition
4. **SD 1890** (Variance Requested)
Applicant: Spruce Investment LLC
Location: East Spruce Street
Block 855.02 Lot 28
Minor Subdivision to create 2 lots
5. **SP 2006** (Variance Requested)
Applicant: Congregation Bais Elimelech
Location: East Harvard Street
Block 226 Lots 16 & 17
Site Plan for addition to existing synagogue
6. **SP 2007** (Variance Requested)
Applicant: 40 Airport Acquisition LLC
Location: Airport Road
Block 1160.12 Lot 263
Site Plan for a second office building on the site
7. **SP 2018AA** (Variance Requested)
Applicant: Bnos Bracha Inc
Location: Paco Way and Corporate Road
Block 1160.05 Lot 49
Change of Use/Site Plan Exemption to convert existing warehouse into a school

7. PUBLIC HEARING

1. **SD 1886** (No Variance Requested)
Applicant: Yaakov Klugman
Location: Marlin Avenue
Block 1159.02 Lot 30
Minor Subdivision to create 2 lots
2. **SD 1891** (Variance Requested)
Applicant: 11 Clover LLC
Location: Clover Street
Block 539 Lots 1, 2, 17, & 18
Minor Subdivision to create 7 lots
3. **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
Major Subdivision for 41 townhouses and associated site improvements
4. **SP 2011** (Variance Requested)
Applicant: Sudler Lakewood Land, LLC
Location: Route 70, Paco Way
Block 1160.04 Lot 49
Site Plan for a proposed warehouse and office space
5. **SD 1894** (Variance Requested)
Applicant: School Gardens Realty, LLC
Location: School Garden Street
Block 243 Lots 6-8, 26, 27.01 & 27.02
Major Subdivision for thirteen lots (6 fee-simple duplexes and one single family)
6. **SD 1895** (Variance Requested)
Applicant: Ocean Ave Property Holdings, LLC
Location: Ocean Avenue
Block 536 Lots 1, 2, & 4
Major Subdivision for 19 lots (9 duplex units, 1 existing dwelling to remain)
7. **SP 2023AA** (No Variance Requested)
Applicant: Shiras Chaim Inc
Location: Albert Avenue
Block 854 Lot 3
Change of Use/Site Plan Exemption from single-family residence to supplemental school building for after hours activities

8. **SP 2024AA** (No Variance Requested)
Applicant: Shiras Chaim Inc, fbo Moreshes Bais Yaakov
Location: Albert Avenue
Block 855.01 Lot 1.01
Change of Use/Site Plan Exemption from single-family residence to girls' school
9. **SP 2030AA** (No Variance Requested)
Applicant: Congregation Noam Hatalmud
Location: Lanes Mill Road
Block 187 Lot 6
Change of Use/Site Plan Exemption to convert existing house into a school

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the July 9, 2013 Planning Board Meeting

10. APPROVAL OF BILLS

11. ADJOURNMENT