LAKEWOOD 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