

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, August 26, 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. RESCISSION OF RESOLUTION

- 1. SP 1927A** (No Variance Requested)
Applicant: Four Corners LLC
Location: Squankum Road and Park Place
Block 169 Lots 33 & 34
Amended Clarify Resolution for Preliminary and Final Major Site Plan for catering kitchen and office space

5. MEMORIALIZATION OF RESOLUTIONS

- 1. SD 1951** (No Variance Requested)
Applicant: Mr San, LLC
Location: Cathedral Street
Block 25.02 Lots 11 & 12
Minor Subdivision to realign lot line
- 2. SD 1955** (No Variance Requested)
Applicant: Reuven Richter
Location: 23 & 27 Twelfth Street
Block 150.01 Lots 20 & 21
Minor Subdivision to create 3 lots
- 3. SD 1946** (Variance Requested)
Applicant: H & H, LLC
Location: New Hampshire Avenue & Kenyon Drive
Block 1603 Lot 2.02
Preliminary & Final Major Subdivision to create 42 duplex units, 4 single-family, and one clubhouse

- 4. SD 1947** (Variance Requested)
Applicant: Warren Avenue LLC
Location: 419 Warren Avenue
Block 768 Lot 74
Preliminary & Final Major Subdivision to create 6 fee simple duplex units
- 5. SP 2072AA** (No Variance Requested)
Applicant: David Sebbag
Location: 402 & 444 Hope Chapel Road
Block 2 Lot 109 & 112
Change of Use/Site Plan Exemption from residence to congregate housing
- 6. SP 2067** (No Variance Requested)
Applicant: Yeshiva Gedolah of South Jersey, Inc.
Location: North side of Cross Street
Block 457, Lots 2, 4, & 6; Block 458, Lots 1-6
Block 466, Lots 1-3, 7, 10, & 11; Block 467, Lots 1, 2, 5, & 6
Block 468, Lot 1; Block 469, Lots 1, 5-7
Preliminary and Final Major Site Plan for a proposed school campus, consisting of 3 story school, 3 multi-family campus housing buildings, 5 townhouses, a mikvah, and a gym
- 7. SP 2077** (No Variance Requested)
Applicant: Yeshiva Kol Torah
Location: Oak Street
Block 1009 Lot 1.01
Preliminary and Final Major Site Plan for a boys elementary school

6. PUBLIC HEARING

- 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. 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)
- 3. 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

- 4. 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)
- 5. 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
- 6. 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
- 7. 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
This project will be carried to the September 9th meeting as the applicant did not provide adequate public notice for August 26th.
- 8. SD 1957** (Variance Requested)
Applicant: Mark Moskovitz
Location: Central Avenue & Bradshaw Road
Block 83 Lot 7
Minor Subdivision to create 2 lots
- 9. 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
- 10. SD 1956** (*Variance Requested*)
Applicant: *Benjamin Loeb*
Location: *Ridge Avenue*
Block 223 Lots 89 & 90
Preliminary & Final Major Subdivision to create 7 lots
This project will be carried to the September 23rd meeting per the applicant's request.

- 11. 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
- 12. 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

7. CORRESPONDENCE

- **SD 1892** – Yeshiva Yesodei Hatorah – Request to remove conditions in the Resolution

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the August 12, 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.**