LAKEWOOD 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.*