LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, February 17, 2015 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 2095 (No Variance Requested)
   Applicant: Excel VII, LLC
   Location: 1790 Swarthmore Avenue
              Block 1603 Lot 2
   Preliminary and Final Major Site Plan for a building addition

2. SP 2097 (Variance Requested)
   Applicant: Monmouth Medical Center, Inc.
   Location: River Avenue
              Block 421 Lot 1
   Preliminary and Final Site Plan for alterations and improvements to the existing entrance and for additional parking at the existing hospital

3. SP 2098 (Variance Requested)
   Applicant: Cedarbridge Holdings, LLC
   Location: Cedarbridge Avenue
              Block 1603 Lot 1.04 (Approved Lot 1)
   Preliminary and Final Major Site Plan for a 4-story office building

4. SD 2002 (Variance Requested)
   Applicant: Sanz of Lakewood
   Location: River Avenue & Gila Place
              Block 423.14 Lot 13
   Minor Subdivision to create 4 fee-simple duplex lots
5. **SD 1989** (Variance Requested)
   **Applicant:** Robert Cormack
   **Location:** Seminole Drive
   Block 2.04        Lot 3.01
   Minor Subdivision to create 2 lots

6. **SD 1992** (Variance Requested)
   **Applicant:** Aaron Furst
   **Location:** Ocean Avenue
   Block 189        Lot 175
   Minor Subdivision to create 2 fee-simple duplex lots

7. **SD 1994** (Variance Requested)
   **Applicant:** Jonathan Schlesinger
   **Location:** Mountain View Drive
   Block 1077.03    Lot 21
   Minor Subdivision to create 2 lots

8. **SD 1997** (Variance Requested)
   **Applicant:** MNYK Developers at Prospect, LLC
   **Location:** Lewin & Rachel Avenues
   Block 472        Lots 1, 4, & 7
   Preliminary and Final Major Subdivision to create 20 fee simple duplex units

9. **SP 2099AA** (No Variance Requested)
   **Applicant:** Bais Medrash of Raintree, Inc
   **Location:** Newport Avenue
   Block 187.04     Lot 18
   Change of Use/Site Plan Exemption to convert an existing residence into a synagogue and study hall (kollel) with an addition

10. **SP 2096** (Variance Requested)
    **Applicant:** Bais Kaila Torah Preparatory School for Girls
    **Location:** Spruce Street & Washington Avenue
    Block 778.01     Lot 1
    Preliminary and Final Major Site Plan for a building addition, 2 houses, and a gym

11. **SD 1968** (Variance Requested)
    **Applicant:** Barbara Flannery
    **Location:** James Street
    Block 375; 377; 378  Lots 1; 26 & 26.01; 1
    Amended Final Major Subdivision (Phases 1 & 2) to create 20 duplex buildings and 1 single-family lot

12. **SD 2019** (Variance Requested)
    **Applicant:** Central Oasis, LLC
    **Location:** Gudz Road and Lakewood New Egypt Road
    Block 11.30       Lot 4, 18.01, 18.02, & 18.03
    Minor Subdivision to create 5 lots
5. **PLAN REVIEW ITEMS***

1. **SP 2057A**  (Variance Requested)
   **Applicant:** Congregation Satmar of Lakewood  
   **Location:** Nussbaum & Amsterdam Avenues  
   Block 174.11  Lots 38.02, 39.01, & 39.02  
   Amended Preliminary and Final Major Site Plan for proposed synagogue, addition to existing residence, and Minor Subdivision to adjust lot line  
   *This applicant did not submit plans for the application to be deemed complete at least 10 days prior to the meeting. This application will not be heard.*

2. **SP 2102**  (No Variance Requested)
   **Applicant:** Congregation Zichron Binyamin  
   **Location:** 701 Princeton Avenue  
   Blocks 165  Lots 19.01, 19.02, & 19.03  
   Preliminary and Final Major Site Plan for a building addition  
   *Applicant is requesting plan review and public hearing in one meeting.*

6. **PUBLIC HEARING**

1. **SD 1998**  (Variance Requested)
   **Applicant:** MNYK Developers at Prospect, LLC  
   **Location:** Nussbaum & Amsterdam Avenues  
   Block 461  Lots 1, 4, & 5  
   Preliminary and Final Major Subdivision to create 20 fee simple duplex units

2. **SD 1999**  (Variance Requested)
   **Applicant:** Charles Aderet  
   **Location:** Cedarbridge Avenue & Arlington Avenue  
   Block 762  Lots 20 & 21  
   Minor Subdivision to create 4 fee-simple duplex lots

3. **SD 2000**  (Variance Requested)
   **Applicant:** Chaim Abadi for Ohel Torah  
   **Location:** 2nd Street  
   Block 73  Lot 2  
   Preliminary and Final Major Subdivision to create 7 lots (2 duplexes and 1 triplex)

4. **SD 2003**  (Variance Requested)
   **Applicant:** Imants Smildzins  
   **Location:** Lakewood-New Egypt Road & Miller Road  
   Block 11.03  Lot 3  
   Minor Subdivision to create two lots

5. **SP 2100**  (No Variance Requested)
   **Applicant:** Legacy Lakewood LLC  
   **Location:** 999 Airport Road  
   Block 1160.01  Lot 221  
   Site Plan for a building addition
6. **SD 2005**  (Variance Requested)
   **Applicant:** River Avenue Holding LLC  
   **Location:** River Ave & Edgecomb Ave  
   Block 1020 Lot 1  
   Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots  
   Applicant has requested to carry this application to the March 17, 2015, meeting.  
   This project will not be heard.

7. **SD 2007**  (Variance Requested)
   **Applicant:** Times Square Holdings, LLC  
   **Location:** Basswood Drive  
   Block 431 Lots 13 & 14  
   Preliminary and Final Major Subdivision to create 26 fee-simple duplex lots  
   Applicant has requested to carry this application to the March 17, 2015, meeting.  
   This project will not be heard.

8. **SD 2010**  (No Variance Requested)
   **Applicant:** Joseph Lipschitz  
   **Location:** Oak Street  
   Block 782.01 Lots 2, 5, 11, 16.01, & 16.02  
   Preliminary and Final Major Subdivision to create 17 lots (14 fee-simple duplex lots and 3 remainder parcels)

9. **SD 2011**  (No Variance Requested)
   **Applicant:** Bais Yaakov High School of Lakewood, Inc.  
   **Location:** James Street  
   Block 321, 339, 340, & 341 Lots 1, 1, 1, & 1  
   Amended Preliminary and Final Major Subdivision to create 51 lots (50 residential lots and 1 stormwater management lot)  
   Applicant has requested to carry this application until further notice.  
   This project will not be heard.

7. **PUBLIC PORTION**

8. **APPROVAL OF MINUTES**
   - Minutes from the February 3, 2015 meeting

9. **APPROVAL OF BILLS**

10. **ADJOURNMENT**

    *The public is advised that the Board has the authority to hold plan review and public hearing for any project 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.*