

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, May 26, 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 2109** (Variance Requested)
Applicant: RD Lakewood LLC
Location: Boulevard of the Americas
Block 961.01 Lots 2.02 & 2.03
Preliminary & Final Major Site Plan for a bank and a hotel
2. **SD 2006** (No Variance Requested)
Applicant: Chateau Holdings LLC
Location: River Ave & Edgecomb Ave
Blocks 1021; 1040 Lots 4; 1.02
Preliminary and Final Major Subdivision to create 22 fee-simple duplex lots and 1 commercial lot
3. **SD 2014** (Variance Requested)
Applicant: Eliezer Kleinman
Location: Towers Street
Block 855.04 Lot 32
Minor Subdivision to create two lots
4. **SD 2028** (Variance Requested)
Applicant: Michael & Riva Wenger
Location: Princeton Avenue & 14th Street
Block 147 Lot 1
Minor Subdivision to create two fee-simple duplex lots
5. **SP 2110** (No Variance Requested)
Applicant: Imrai Kohain Congregation Inc
Location: Miller Road
Block 12.02 Lots 17, 21.01, & 21.02
Preliminary and Final Major Site Plan for a synagogue

- 6. SP 2105** (Variance Requested)
Applicant: Andres Estronza
Location: Ocean Avenue
Block 536 Lot 154
Preliminary & Final Major Site Plan for a building addition
- 7. SP 2106** (Variance Requested)
Applicant: Mordechai Zafrani
Location: Monmouth Avenue
Block 127 Lot 7
Preliminary & Final Major Site Plan for a synagogue
- 8. SD 2026** (Variance Requested)
Applicant: ARM Land Group, LLC
Location: Clover Street and Ocean Avenue
Block 538 Lots 15-18
Preliminary & Final Major Subdivision to create twelve fee-simple duplex lots
- 9. SD 2027** (Variance Requested)
Applicant: ARM Land Group, LLC
Location: Ocean Avenue
Block 246 Lots 36, 37, 64
Preliminary & Final Major Subdivision to create eight fee-simple duplex lots
- 10. SD 2024** (Variance Requested)
Applicant: Prospect 54 LLC
Location: Prospect Street
Block 411 Lots 30, 35, 36, 40, & 43
Preliminary & Final Major Subdivision to create 78 lots (74 fee simple duplexes, 1 house of worship, 2 basin lots, 1 open space lot, and 1 commercial lot)
- 11. SD 1895A** (Variance Requested)
Applicant: Ocean Avenue Property Holdings LLC
Location: Ocean Avenue
Block 536 Lots 1, 2, & 4
Amended Preliminary & Final Major Subdivision to create 20 fee-simple duplex lots, 1 remaining lot, and 1 open space lot
- 12. SD 2029** (Variance Requested)
Applicant: Somerset Development
Location: Towers Street & Pine Street
Blocks 824; 824.01; 825; 828; 829; 830; 853
Lots 1; 1; 1; 1; 1, 3, & 5; 1.05; 1
Preliminary & Final Major Subdivision to create 21 residential lots, 48 townhouses, a community building, and a vacant lot (74 lots)

5. PUBLIC HEARING

- 1. SP 2112** (Variance Requested)
Applicant: Monlu LLC – Stuart Lubowsky
Location: Princeton Avenue
Block 162 Lots 2 & 4
Preliminary and Final Major Site Plan for a building addition
The applicant has requested to carry this application to the June 9th meeting to ensure proper notification to the neighboring property owners has been established. This project will not be heard tonight.
- 2. SD 2034** (Variance Requested)
Applicant: Rivka Herskovits
Location: Read Place
Block 855.02 Lot 33
Minor Subdivision to create two lots
- 3. SP 2114** (Variance Requested)
Applicant: Chateau Holdings LLC
Location: River Avenue
Block 1040 (Future Block 1021) Lot 1.01 (Future Lot 4.23)
Preliminary & Final Major Site Plan for a commercial building
- 4. SD 2037** (Variance Requested)
Applicant: Yehuda Gelbfish
Location: Monmouth Avenue
Block 139 Lots 3 & 5
Minor Subdivision to create four fee-simple duplex lots
- 5. SD 2038** (Variance Requested)
Applicant: Irving Heilbrun
Location: 7th Street
Block 46 Lot 9
Minor Subdivision to create two lots
Applicant has requested to carry this item to the July 7, 2015 meeting. This project will not be heard.
- 6. SD 2040** (Variance Requested)
Applicant: Yehoshua Frenkel
Location: Cross Street
Block 439 Lot 7
Preliminary & Final Major Subdivision to create eight fee-simple duplex lots
- 7. SD 2041** (Variance Requested)
Applicant: Yehoshua Frenkel
Location: Gudz Road
Block 11.10 Lot 72.01, 72.02, & 76
Preliminary & Final Major Subdivision to create six lots

8. **SD 1692B** (Variance Requested)
Applicant: Mordechai Taub
Location: Leonard Street
Block 228 Lot 2
Amended Minor Subdivision to create two lots

6. **CORRESPONDENCE**

- **SD 1752** – change to original approval from townhouse units to duplex units
- **SD 1381** – removal of original condition of approval restricting driveway location
- **SP 2055** – adjustment to approved building locations and uses

7. **PUBLIC PORTION**

8. **APPROVAL OF MINUTES**

- Minutes from the May 12, 2015 Planning Board 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.**