LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, May 26, 2015

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, 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.*