

# LAKWOOD PLANNING BOARD

## AGENDA

Tuesday, March 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. **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
2. **SP1860A** (Variance Requested)  
Applicant: Congregation Avreichim  
Location: Tenth Street  
Block 112 Lot 11.02  
Amended Preliminary and Final Major Site Plan for a synagogue
3. **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
4. **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
5. **SD 2000** (Variance Requested)  
Applicant: Chaim Abadi for Ohel Torah  
Location: 2<sup>nd</sup> Street  
Block 73 Lot 2  
Preliminary and Final Major Subdivision to create 7 lots (2 duplexes and 1 triplex)

6. **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
7. **SP 2100** (No Variance Requested)  
Applicant: Legacy Lakewood LLC  
Location: 999 Airport Road  
Block 1160.01 Lot 221  
Site Plan for a building addition
8. **SD 2010** (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. **SP 2102** (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
10. **SP 2107** (Variance Requested)  
Applicant: Congregation Ohr Yaakov c/o Yehuda Lench  
Location: Laguna Ave and Long Beach Ave  
Block 189.11 Lot 22  
Preliminary & Final Major Site Plan for an addition to existing for a synagogue

## 5. PLAN REVIEW

1. **SP 2108** (Variance Requested)  
Applicant: Toras Imecha Inc  
Location: East County Line Road  
Block 208.01 Lot 18  
Preliminary & Final Major Site Plan for a girls' school and Minor Subdivision to convey land to a neighboring parcel
2. **SP 2113** (Variance Requested)  
Applicant: Yeshiva Shaar Hatalmud of Lakewood  
Location: 120 Edgecomb Avenue, off Argyle Avenue  
Blocks 1009, 1019, 1022, 1023 Lots 1.06, 2.01, 3, 1  
Preliminary and Final Major Site Plan for a school  
*Applicant is requesting a combined plan review and public hearing on this date.*

## 6. PUBLIC HEARING

- 1. SD 2020** (Variance Requested)  
Applicant: FSBS Investments, LLC  
Location: 150 Locust Street  
Block 1081 Lot 5.01  
Preliminary and Final Major Subdivision to create 37 lots to contain 64 duplex units, a private road, a synagogue, a tot lot, a stormwater management basin, and an open space lot  
This project requires Zoning Board approval and will not be heard by the Planning Board
- 2. 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
- 3. SD 2006** (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
- 4. 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
- 5. SD 2008** (No Variance Requested)  
Applicant: Berkshire Investment Holdings, LLC  
Location: Elmhurst Boulevard  
Block 431 Lot 15  
Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots
- 6. SP 2103** (No Variance Requested)  
Applicant: Cedarbridge Properties, LLC  
Location: Cedarbridge Avenue  
Blocks 1608; 1609 Lots 1 & 2; & 28.01  
Preliminary and Final Major Site Plan for two office buildings
- 7. SD 2017** (No Variance Requested)  
Applicant: David Kahan  
Location: Cedar Street and West Spruce Street  
Block 423.01 Lots 8 & 20  
Minor Subdivision to create 3 lots

8. **SD 2018** (Variance Requested)  
Applicant: David Kahan  
Location: White Road  
Block 251 Lot 8.02  
Minor Subdivision to create 2 lots
9. **SP 2104** (No Variance Requested)  
Applicant: Kennedy County Line Realty, LLC  
Location: Kennedy Boulevard and County Line Road  
Block 141 Lots 3 & 12  
Preliminary and Final Major Site Plan for an office building
10. **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
11. **SD 2032** (Variance Requested)  
Applicant: Michael Fish  
Location: Maplehurst Avenue  
Block 494 Lots 52 & 53  
Preliminary & Final Major Subdivision to create 20 fee-simple duplex lots

## 7. CORRESPONDENCE

- **SP 2098** – adjustment to approved building height
- **SP 2075AA** – addition of a pool to the previously approved change of use/site plan exemption
- **SP 1856** – removal of curbing, sidewalk, and landscaping along the rear of the property from the original approval
- **SD 1728** – change to original approval from single-family units to duplex units

## 8. PUBLIC PORTION

## 9. APPROVAL OF MINUTES

- Minutes from the March 3, 2015 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 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.**