

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

Chairman Yechiel Herzl called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Ally Morris read the Certification of Compliance with the NJ Open Public Meetings Act:

“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 reasonable comprehensive minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

2. ROLL CALL

Mr. Franklin, Mr. Sabel, Mr. Flancbaum, Mr. Herzl, Mr. Rennert, Mr. Meyer

3. SWEARING IN OF PROFESSIONALS

Mr. Terrance Vogt, P.E., P.P., C.M.E. was sworn.

4. MEMORIALIZATION OF RESOLUTIONS

- 1. SP 2294AA Minyan Ashenaz of Chestnut**
1150 Mackenzie Court Block 1051, Lot 50.05
Change of Use/Site Plan Exemption to convert a house to a synagogue

A motion was made and seconded to approve the resolution.

- 2. SP 2109 RD Lakewood, LLC**
New Hampshire Avenue and Pine St Block 961.01, Lots 2.02 & 2.03
Extension of a Preliminary and Final Major Site Plan for a bank and a hotel

A motion was made and seconded to approve the resolution.

5. PUBLIC HEARING

- 1. SP 2293 Kneseth Bais Yaakov of Lakewood**
James Street Block 338, Lot 1
Preliminary and Final Major Site Plan for a synagogue

Ms. Morris said this is a continuation from a previous meeting where the board had requested specific revisions but to date she has not seen those, therefore, she anticipates this application will not be heard tonight.

A motion was made and seconded to carry the application to the November 27, 2018 meeting.

- 2. SP 2089AA Bais Medrash of Albert Corp**
699 Albert Avenue Block 855.06, Lot 15
Change of Use/Site Plan Exemption for a synagogue

Ms. Morris said the applicant has asked to table this project as they are currently in the process of submitting a full site plan application.

- 3. SD 2342 Jacob Mermelstein**
87 Lucy Road Block 1248.01, Lot 44
Minor Subdivision to create two lots

A review letter prepared by Remington & Vernick Engineers dated September 10, 2018 was entered as an exhibit.

Mr. Vogt said relief is being sought for minimum lot width.

Mr. Glenn Lines, P.E., P.P. was sworn. This application is to create two lots on Lucy Road. It is near a development with 75 ft wide lots and this happens to be the only wider lot in the area. The only variance being requested is for minimum lot width of 67.50 ft whereas 75 ft is required. Exhibit A-1 is the subdivision map submitted and A-2 is a copy of the tax map showing the subject property.

Mr. Herzl opened to the public, seeing no one come forward, he closed to the public.

A motion was made and seconded to approve the application.

Affirmative: Mr. Franklin, Mr. Sabel, Mr. Flancbaum, Mr. Herzl, Mr. Meyer

Abstain: Mr. Rennert

- 4. SD 2088A Ephraim Steinberg**
Peach Tree Court Block 11.04, Lots 10.03 & 10.04
Amended Preliminary and Final Major Subdivision to remove retaining wall

A review letter prepared by Remington & Vernick Engineers dated September 27, 2018 was entered as an exhibit.

Mr. Isaacson arrived at the meeting.

Mr. Vogt said he has spoken with the applicant's professionals and they would work with them during resolution compliance concerning the drainage design.

Mr. Glenn Lines, P.E., P.P. said he would address any comments in the engineer's review letter.

A motion was made and seconded to approve the application.

All were in favor.

5. SP 2145 & SD 2089 Somerset New Hampshire LLC

570 Route 70 Block 1248, Lot 2

Extension of a Preliminary and Final Major Subdivision and Preliminary and Final

Major Site Plan to create thirty-seven duplex buildings, two retail buildings, and a community building

Mr. Flannery said they are currently working on obtaining outside agency approvals. He requested two (2) one year extensions.

A motion was made and seconded to approve two (2) one year extensions.

All were in favor.

6. SD 2322 Ave of the States Office, LLC

Cedarbridge Ave and Ave of the States Block 961.02, Lot 1

Extension of Minor Subdivision to create four lots

Mr. Glenn Lines, P.E., P.P. was sworn. He requested a one year extension in order to obtain any outside agency approvals required.

A motion was made and seconded to approve a one year extension.

All were in favor.

6. APPROVAL OF MINUTES

7. APPROVAL OF BILLS

8. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth
Planning Board Recording Secretary