LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, October 21, 2014 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. Franklin Street Redevelopment Area

2. SD 1972 (No Variance Requested)
   Applicant: Sabrina Mermelstein
   Location: Hope Chapel & Tori Drive
   Block 2 Lot 22 & 135
   Minor Subdivision to realign lot line

3. SP 2082 (No Variance Requested)
   Applicant: JRK Properties LLC
   Location: Oberlin Avenue
   Block 1609 Lot 6
   Minor Site Plan for parking lot addition

4. SP 2083 (No Variance Requested)
   Applicant: Component Hardware Group
   Location: Lehigh Avenue
   Block 1606 Lot 5
   Minor Site Plan for parking lot addition

5. SD 1958 (No Variance Requested)
   Applicant: Paramount Developers, LLC
   Location: East Fourth Street
   Block 243 Lots 28 & 29
   Preliminary & Final Major Subdivision to create 8 lots

6. SD 1968 (Variance Requested)
   Applicant: Barbara Flannery
   Location: James Street
   Block 375; 377; 378 Lots 1; 26 & 26.01; 1
   Amended Preliminary Major Subdivision to create 41 lots
7. **SD 1564A**  (Variance Requested)
   **Applicant:** Harvard Partners LLC
   **Location:** Lanes Mill Road & Hidden Lane
   Block 187.15 Lot 9
   Amended Preliminary and Final Major Subdivision to create 15 lots

8. **SD 1960**  (Variance Requested)
   **Applicant:** Joseph Goldberg
   **Location:** Delaware Trail
   Block 2.04 Lots 2.02 & 2.03
   Minor Subdivision to create 3 lots

9. **SD 1961**  (Variance Requested)
   **Applicant:** Rachel Reiner
   **Location:** 515, 521, & 533 Stirling Avenue
   Block 189.01 Lots 191, 194, & 195
   Preliminary and Final Major Subdivision to create 10 lots (5 duplex buildings)

10. **SD 1962**  (Variance Requested)
    **Applicant:** Ben Parnes
    **Location:** Hudson Street
    Block 107 Lot 8
    Minor Subdivision to create 2 lots

11. **SP 2078**  (No Variance Requested)
    **Applicant:** Park Lane Associates
    **Location:** New Hampshire Ave & Bellinger Street
    Block 1160.06 Lots 265 & 249.02
    Preliminary and Final Major Site Plan for expansion of an existing manufacturing building

12. **SP 2079**  (No Variance Requested)
    **Applicant:** Sudler Lakewood Land, LLC
    **Location:** Oak Street & Paco Way
    Block 1160 Lots 240 & 251
    Preliminary and Final Major Site Plan for 2 new buildings

13. **SD 1963**  (Variance Requested)
    **Applicant:** Nachman Taub
    **Location:** Read Place
    Block 855.02 Lot 26
    Minor Subdivision to create two lots

14. **SP 2089AA**  (Variance Requested)
    **Applicant:** Bais Medrash of Albert Corp
    **Location:** Albert Avenue
    Block 855.06 Lot 15
    Change of Use/Site Plan Exemption to put trailers on site for a synagogue
15. **SP 2090AA**  (Variance Requested)
   **Applicant:** Congregation Damesek Eliezer, Inc.
   **Location:** West County Line Road & Teaberry Court
   Block 27 Lot 1.26
   Change of Use/Site Plan Exemption to convert existing residence into a synagogue

16. **SP 2091AA**  (No Variance Requested)
   **Applicant:** Kehillas Yoel Yaakov, Inc.
   **Location:** Ridge Avenue & County Line Road East
   Block 186.03 Lot 1.06
   Change of Use/Site Plan Exemption for an addition to an existing house to be used as a synagogue

17. **SP 2093**  (Variance Requested)
   **Applicant:** Khal Skulen deLakewood
   **Location:** Park Avenue
   Block 238 Lot 5
   Preliminary & Final Major Site Plan for a synagogue

18. **SD 1892A**  (No Variance Requested)
   **Applicant:** Yeshiva Yesodei Hatorah
   **Location:** Bellinger Street, South Bell Ave, South Lafayette Ave, Read Place
   Block 804; 805; 822; 823; 830 Lots 1 & 2; 1; 1-3; 1; 40 & 41
   Amended Major Site Plan and Major Subdivision for 41 townhouses and site improvements on a total of 44 new lots, with a mikvah and school offices

5. **PLAN REVIEW ITEMS***

   1. **SD 1965**  (Variance Requested)
      **Applicant:** Arlington Heights, LLC
      **Location:** Arlington Avenue
      Block 769 Lots 16.03, 18.01, & 19.03
      Minor Subdivision to create 9 lots

   2. **SD 1996**  (Concept Plan Review)
      **Applicant:** 70 East, LLC
      **Location:** Locust Street
      Block 1081 Lot 4
      Concept Plan for 28 duplexes

6. **PUBLIC HEARING**

   1. **SD 1964**  (Variance Requested)
      **Applicant:** Arlington Heights, LLC
      **Location:** John Street & Lincoln Street
      Block 769 Lots 18, 19, 19.01, 19.02, 19.06, & 19.07
      Minor Subdivision to create 9 lots
2. **SD 1966** *(Variance Requested)*  
**Applicant:** Yehuda Ehrman  
**Location:** Lanes Mill Road  
Block 189.16  Lot 50.01 & 50.02  
Minor Subdivision to create 3 lots  
Applicant is requesting to carry to the 10/28 meeting. This project will not be heard.

3. **SD 1970** *(Variance Requested)*  
**Applicant:** Yisroel Oelbaum  
**Location:** Linden & Bergen Avenues  
Block 189.02  Lot 13  
Minor Subdivision to create 2 lots

4. **SD 1971** *(Variance Requested)*  
**Applicant:** Naftoli Eisen  
**Location:** Ashley Avenue  
Block 774.04  Lot 14.03 & 14.04  
Minor Subdivision to create 2 lots

5. **SP 2085** *(Variance Requested)*  
**Applicant:** 236 4 Street Limited Liability  
**Location:** Fourth Street  
Block 119  Lot 12.01  
Preliminary & Final Major Site Plan to construct a 3 story mixed-use building (retail and offices)

6. **SP 2073** *(Variance Requested)*  
**Applicant:** Mordechai Fligman  
**Location:** Lanes Mill Road  
Block 189.15  Lot 47  
Preliminary and Final Major Site Plan for an office building

7. **SD 1988** *(No Variance Requested)*  
**Applicant:** White Street Developers, LLC  
**Location:** White Street & Olive Court  
Block 251  Lots 1.22 & 1.23  
Minor Subdivision to create five lots

8. **SD 1995** *(No Variance Requested)*  
**Applicant:** 475 Oberlin Avenue South, LLC  
**Location:** Oberlin Avenue  
Block 1601  Lots 3 & 4  
Minor Subdivision to realign lot lines

9. **SD 1967** *(No Variance Requested)*  
**Applicant:** Accurate Builders  
**Location:** Amsterdam Ave, Blanche Street, and Nussbaum Ave  
Block 445  Lot 13  
Preliminary and Final Major Subdivision to create 8 lots (4 duplex buildings)
10. **SD 1978** (No Variance Requested)
   **Applicant:** Accurate Builders  
   **Location:** Prospect Street  
   Block 473  Lots 2, 3, 8, & 10  
   Preliminary and Final Major Subdivision to create 20 lots

11. **SD 1979** (No Variance Requested)
    **Applicant:** 126 Forest Developers LLC  
    **Location:** Prospect Street  
    Block 462  Lots 1, 4, 5, & 6  
    Preliminary and Final Major Subdivision to create 22 lots

12. **SP 2092AA** (No Variance Requested)
    **Applicant:** Beth Medrash Govoha  
    **Location:** 7th Street & 8th Street  
    Block 46  Lots 5, 23, & 24  
    Change of Use/Site Plan Exemption to convert 3 homes into dormitories and add a parking lot  
    Applicant has requested to carry this project to the 10/28 meeting. This application will not be heard.

13. **SP 2094AA** (No Variance Requested)
    **Applicant:** Sammy A. Hutman  
    **Location:** East County Line Road  
    Block 142  Lot 37  
    Change of Use/Site Plan Exemption to convert an existing residence into an office

7. **PUBLIC PORTION**

8. **APPROVAL OF MINUTES**
   - Minutes from the September 23, 2014 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.*