

# LAKWOOD 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: *7<sup>th</sup> Street & 8<sup>th</sup> 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.**