

# LAKESWOOD PLANNING BOARD PLAN REVIEW AGENDA

Tuesday, July 15, 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. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to the following newspapers: *The Asbury Park Press* and *The Tri-Town News* at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

## 2. ROLL CALL

## 3. SWEARING IN OF PROFESSIONALS

## 4. DISCUSSION

- Ordinance Amending and Supplementing Chapter 18.901 Zoning Districts and Maps – Cross Street, James Street, White Street, and Nieman Road
- Ordinance Amending and Supplementing Chapter 18.901 and 18.902 Zoning Districts, Zoning Map, and Residential Zoning Districts – Oak Street Core Neighborhood Overlay Zone-2

## 5. PUBLIC HEARING

1. **SP 2071AA** (No Variance Requested)  
Applicant: Bais Medrash of Coughlin Street  
Location: 1201 Manor Drive  
Block 1051 Lot 90  
Change of Use/Site Plan Exemption to convert an existing dwelling into a house of worship, with a building addition

## 6. PLAN REVIEW ITEMS

1. **SD 1948** (No Variance Requested)  
Applicant: Yeshiva Shvilay Hatalmud, Inc.  
Location: 961 East County Line Road and Kennedy Boulevard East  
Block 174.04 Lot 57  
Preliminary & Final Major Subdivision to create 5 lots

- 2. SP 2065** (Variance Requested)  
Applicant: Yeshiva Shvilay Hatalmud, Inc.  
Location: 961 East County Line Road  
Block 174.04 Lot 57  
Preliminary & Final Major Site Plan for addition to existing school and a new dormitory building
- 3. SP 2066** (Variance Requested)  
Applicant: Dakos, Inc.  
Location: 1303 River Avenue  
Block 1077 Lot 39.01  
Preliminary & Final Major Site Plan to replace existing diner (Copper Kettle)
- 4. SD 1951** (No Variance Requested)  
Applicant: Mr San, LLC  
Location: Cathedral Street  
Block 25.02 Lots 11 & 12  
Minor Subdivision to realign lot line
- 5. SP 2069** (No Variance Requested)  
Applicant: Pine Belt Enterprises, LLC  
Location: 1400-1480 Ocean Avenue  
Block 669 Lots 10, 23, & 91  
Preliminary and Final Major Site Plan to replace existing car dealership
- 6. SD 1953** (No Variance Requested)  
Applicant: Lakewood Investments, LLC  
Location: Williams Street  
Block 420 Lot 23.01  
Preliminary & Final Major Subdivision to create 6 fee simple duplex units (3 buildings)
- 7. SP 2070** (Variance Requested)  
Applicant: Lakewood Equity, LLC  
Location: America Avenue  
Block 549.01 Lot 2  
Preliminary & Final Major Site Plan to construct an office building
- 8. SP 2073** (No Variance Requested)  
Applicant: Mordechai Fligman  
Location: 1382 Lanes Mill Road  
Block 189.15 Lot 47  
Conceptual Plan for an office building
- 9. SD 1954** (Variance Requested)  
Applicant: Eli Schwab  
Location: Grandview Drive  
Block 189.03 Lots 171 & 37.10  
Preliminary & Final Major Subdivision to create 3 lots

10. **SD 1955** (No Variance Requested)  
Applicant: Reuven Richter  
Location: 23 & 27 Twelfth Street  
 Block 150.01 Lots 20 & 21  
 Minor Subdivision to create 3 lots  
 \*Applicant is requesting a technical review hearing and public hearing in one meeting
11. **SD 1956** (Variance Requested)  
Applicant: Benjamin Loeb  
Location: Ridge Avenue  
 Block 223 Lots 89 & 90  
 Preliminary & Final Major Subdivision to create 7 lots
12. **SD 1957** (Variance Requested)  
Applicant: Mark Moskovitz  
Location: Central Avenue & Bradshaw Road  
 Block 83 Lot 7  
 Minor Subdivision to create 2 lots
13. **SP 2074** (No Variance Requested)  
Applicant: HAEI Holdings, LLC  
Location: East County Line Road  
 Block 190 Lot 155  
 Preliminary and Final Major Site Plan for a three-story commercial office building
14. **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

## 7. CORRESPONDENCE

- SP 1839 – request for administrative approval to eliminate restriction prohibiting rentals and change in ownership
- SP 1927 – request for clarification on Resolution intent with regards to restriction of building use as a restaurant

## 8. PUBLIC PORTION

## 9. APPROVAL OF MINUTES

- Minutes from the June 24, 2014 Planning Board Meeting

## 10. APPROVAL OF BILLS

## **11. ADJOURNMENT**