LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, February 3, 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 1993 (Variance Requested)
      Applicant: Yehuda Lench
      Location: Alamitos Drive
               Block 189.11 Lot 3
      Minor Subdivision to create 2 lots

5. PLAN REVIEW ITEMS*

   1. SP 2102 (No 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
      Applicant did not submit required information in time for this meeting. This project will be carried to the February 17, 2015 meeting.

   2. 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

   3. 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
4. **SP 2103** (No Variance Requested)
   **Applicant:** Cedarbridge Properties, LLC  
   **Location:** Cedarbridge Avenue  
   Block 1608 & 1609  
   Lot 2 & 28.01  
   Preliminary and Final Major Site Plan for two office buildings

5. **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

6. **SD 2018** (Variance Requested)
   **Applicant:** David Kahan  
   **Location:** White Road  
   Block 251  
   Lot 8.02  
   Minor Subdivision to create 2 lots

7. **SD 2019** (No Variance Requested)
   **Applicant:** Central Oasis, LLC  
   **Location:** Gudz Road and Lakewood New Egypt Road  
   Block 11.30  
   Lot 4, 18.01, 18.02, & 18.03  
   Minor Subdivision to create 5 lots

8. **SD 2020** (Variance Requested)
   **Applicant:** FSBS Investments, LLC  
   **Location:** 150 Locust Street  
   Block 1081  
   Lot 5.01  
   Preliminary and Final Major Subdivision to create 32 residential lots

9. **SD 2021** (No Variance Requested)
   **Applicant:** Fourth Street Properties, LLC  
   **Location:** 500 Prospect Street  
   Block 445  
   Lot 17  
   Preliminary and Final Major Subdivision to create 12 fee simple duplex lots

10. **SP 2104** (No Variance Requested)
    **Applicant:** Kennedy County Line Realty, LLC  
    **Location:** Monmouth Avenue  
    Block 141  
    Lots 3 & 12  
    Preliminary and Final Major Site Plan for an office building

11. **SP 1860A** (Variance Requested)
    **Applicant:** Congregation Avreichim  
    **Location:** Tenth Street  
    Block 112  
    Lot 11.02  
    Amended Preliminary and Final Major Site Plan for a synagogue
6. PUBLIC HEARING

1. **SD 2001**  (Variance Requested)
   
   **Applicant:** Joseph & Renee Klein  
   **Location:** East Eighth Street  
   Block 166   Lot 2.44

   Minor Subdivision to create two fee-simple duplex lots. Applicant has requested to table this application until further notice.

2. **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

7. CORRESPONDENCE

   • **SD 1576 and SD 1598** – Albert Ave Flag Lots, discussion on landscaping requirements

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

   • Minutes from the January 20, 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.*