LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, June 23, 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. Court Room Recording Procedure

2. 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

3. SP 2109  (Variance Requested)
   Applicant: RD Lakewood LLC
   Location: Boulevard of the Americas
             Block 961.01  Lots 2.02 & 2.03
   Preliminary & Final Major Site Plan for a bank and a hotel

4. SP 2118  (No Variance Requested)
   Applicant: Lakewood Cheder School
   Location: 725 Vassar
             Block 1601  Lot 4
   Preliminary & Final Major Site Plan for a parking lot addition

5. SP 2119  (No Variance Requested)
   Applicant: Yeshiva Ohr Hatorah
   Location: 780 Vassar Avenue
             Block 1602  Lot 3
   Preliminary and Final Major Site Plan for an addition to the existing school
6. **SD 2025** (Variance Requested)  
**Applicant:** 319 Cedarbridge, LLC  
**Location:** Cedarbridge Avenue  
Block 548 Lot 170.47  
Preliminary & Final Major Subdivision to create 8 fee simple duplex lots, 2 open space lots, and 1 commercial lot

7. **SD 2033** (Variance Requested)  
**Applicant:** 319 Cedarbridge LLC  
**Location:** Boulevard of the Americas  
Block 548 Lot 170.49 & 170.32  
Preliminary & Final Major Subdivision to create 8 lots

8. **SD 2042** (No Variance Requested)  
**Applicant:** Joshua Goldstein  
**Location:** Thorndike Avenue  
Block 266 Lot 6  
Minor Subdivision to create two lots

9. **SD 1982A** (Variance Requested)  
**Applicant:** 1260 ECL, LLC  
**Location:** East County Line Road  
Block 187 Lots 7, 44, & 100  
Amended Preliminary & Final Major Subdivision to create seven lots

10. **SP 2115** (No Variance Requested)  
**Applicant:** Congregation Ateres Avrohom  
**Location:** East County Line Road  
Block 174 Lot 50.06  
Preliminary & Final Major Site Plan for a synagogue

11. **SD 2034** (Variance Requested)  
**Applicant:** Rivka Herskovits  
**Location:** Read Place  
Block 855.02 Lot 33  
Minor Subdivision to create two lots

12. **SP 2114** (Variance Requested)  
**Applicant:** Chateau Holdings LLC  
**Location:** River Avenue  
Block 1040 (Future Block 1021) Lot 1.01 (Future Lot 4.23)  
Preliminary & Final Major Site Plan for a commercial building

13. **SD 2037** (Variance Requested)  
**Applicant:** Yehuda Gelbfish  
**Location:** Monmouth Avenue  
Block 139 Lots 3 & 5  
Minor Subdivision to create four fee-simple duplex lots
14. **SD 2040**  (Variance Requested)
   **Applicant:** Yehoshua Frenkel
   **Location:** Cross Street
   Block 439   Lot 7
   Preliminary & Final Major Subdivision to create eight fee-simple duplex lots

15. **SD 1692B**  (Variance Requested)
   **Applicant:** Mordechai Taub
   **Location:** Leonard Street
   Block 228   Lot 2
   Amended Minor Subdivision to create two lots

16. **SD 1752**  (Variance Requested)
   **Applicant:** 1275 River Avenue LLC
   **Location:** River Avenue
   Block 1077   Lot 39.02
   Amended Preliminary & Final Major Subdivision to change from a combination of triplexes and duplexes to duplexes only

5. **PUBLIC HEARING ITEM**

   - **Franklin Street Study Area – Preliminary Investigation**
     Review/Determination to the Township Committee whether to recommend that the Franklin Street Study Area should be classified as a Condemnation Area in Need of Redevelopment

6. **PUBLIC HEARING**

   1. **SD 2045**  (No Variance Requested)
      **Applicant:** 902 Ocean Ave, LLC
      **Location:** Ocean Ave & Dr. Szold Way
      Block 548.01   Lot 288
      Minor Subdivision to create three lots
      Applicant has requested to carry this project to the July 7, 2015, meeting. This application will not be heard.

   2. **SD 2005**  (Variance Requested)
      **Applicant:** River Avenue Holding LLC
      **Location:** River Ave & Edgecomb Ave
      Block 1020   Lot 1
      Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots
      Applicant has requested to carry this project to the July 7, 2014 meeting. This application will not be heard.

   3. **SP 2117**  (No Variance Requested)
      **Applicant:** Congregation Bnai Torah
      **Location:** Kennedy Boulevard East
      Block 174.04   Lot 30.01
      Preliminary & Final Major Site Plan for a synagogue
4. **SP 1929B** (Variance Requested)
   **Applicant:** Bais Rivka Rochel
   **Location:** 4th Street and Monmouth Ave
   Block 160  Lot 1.01
   Amended Preliminary & Final Major Site Plan for retail and office buildings

5. **SP 2123** (Variance Requested)
   **Applicant:** Special Children’s Center
   **Location:** Prospect Street
   Block 490  Lot 13.01
   Block 486  Lots 3197-3199, 3215 & 3216
   Preliminary & Final Major Site Plan for a 50,432 sf addition, 3,150 sf group home
   and a 15,000 sf adult vocational school for future development

7. **CORRESPONDENCE**
   - Courtesy Review of subdivision of Township Property – SD 2060
     Block 961.01, Lots 2.02, 2.03, 2.05, 2.06
   - Seymour Investments vs The Enclave and Lakewood Township Planning Board

8. **PUBLIC PORTION**

9. **APPROVAL OF MINUTES**
   - Minutes from the June 9, 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.*