

# LAKWOOD 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: Lakwood 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: Rive 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 & Edgcomb 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: 4<sup>th</sup> 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.**