LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, April 28, 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 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

2. SD 2030 (No Variance Requested)
   Applicant: Joseph Lipschitz
   Location: Elm Street & Vine Avenue
              Block 764 Lot 13.01
   Minor Subdivision to create two lots

3. 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

4. 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

5. SD 2018 (Variance Requested)
   Applicant: David Kahan
   Location: White Road
              Block 251 Lot 8.02
   Minor Subdivision to create 2 lots
6. **SP 2104** (No Variance Requested)
   **Applicant:** Kennedy County Line Realty, LLC  
   **Location:** Kennedy Boulevard and County Line Road  
   Block 141  Lots 3 & 12

Preliminary and Final Major Site Plan for an office building

5. **PLAN REVIEW ITEMS**

1. **SP 2108** (Variance Requested)
   **Applicant:** Toras Imecha Inc  
   **Location:** East County Line Road  
   Block 208.01  Lot 18

   Preliminary & Final Major Site Plan for a girls’ school and Minor Subdivision to convey land to a neighboring parcel  
   Applicant has requested to carry this project to a later agenda. This application will not be heard until further notice.

6. **PUBLIC HEARING**

1. **SD 2014** (Variance Requested)
   **Applicant:** Eliezer Kleinman  
   **Location:** Towers Street  
   Block 855.04  Lot 32

   Minor Subdivision to create two lots

2. **SD 2028** (Variance Requested)
   **Applicant:** Michael & Rivka Wenger  
   **Location:** Princeton Avenue & 14th Street  
   Block 147  Lot 1

   Minor Subdivision to create two fee-simple duplex lots

3. **SP 2110** (No Variance Requested)
   **Applicant:** Imrai Kohain Congregation Inc  
   **Location:** Miller Road  
   Block 12.02  Lots 17, 21.01, & 21.02

   Preliminary and Final Major Site Plan for a synagogue

4. **SP 2105** (Variance Requested)
   **Applicant:** Andres Estronza  
   **Location:** Ocean Avenue  
   Block 536  Lot 154

   Preliminary & Final Major Site Plan for a building addition

5. **SP 2112** (Variance Requested)
   **Applicant:** Monlu LLC – Stuart Lubowsky  
   **Location:** Princeton Avenue  
   Block 162  Lots 2 & 4

   Preliminary and Final Major Site Plan for a building addition  
   Applicant has requested to carry this project to the May 12th, 2015, agenda. This application will not be heard tonight.
6. **SP 2106** (Variance Requested)  
   **Applicant:** Mordechai Zafrani  
   **Location:** Monmouth Avenue  
   Block 127 Lot 7  
   Preliminary & Final Major Site Plan for a 5 story office building

7. **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 a later agenda. This application will not be heard until further notice.

8. **SD 2007** (Variance Requested)  
   **Applicant:** Times Square Holdings, LLC  
   **Location:** Basswood Drive  
   Block 431 Lots 13 & 14  
   Preliminary and Final Major Subdivision to create 26 fee-simple duplex lots  
   Applicant has requested to carry this project to a later agenda. This application will not be heard until further notice.

9. **SD 2026** (Variance Requested)  
   **Applicant:** ARM Land Group, LLC  
   **Location:** Clover Street and Ocean Avenue  
   Block 538 Lots 15-18  
   Preliminary & Final Major Subdivision to create twelve fee-simple duplex lots

10. **SD 2027** (Variance Requested)  
    **Applicant:** ARM Land Group, LLC  
    **Location:** Ocean Avenue  
    Block 246 Lots 36, 37, 64  
    Preliminary & Final Major Subdivision to create eight fee-simple duplex lots

11. **SD 2024** (Variance Requested)  
    **Applicant:** Prospect 54 LLC  
    **Location:** Prospect Street  
    Block 411 Lots 30, 35, 36, 40, & 43  
    Preliminary & Final Major Subdivision to create 78 lots (74 fee simple duplexes, 1 house of worship, 2 basin lots, and 1 remainder lot)

12. **SD 1895A** (Variance Requested)  
    **Applicant:** Ocean Avenue Property Holdings LLC  
    **Location:** Ocean Avenue  
    Block 536 Lots 1, 2, & 4  
    Amended Preliminary & Final Major Subdivision to create 20 fee-simple duplex lots, 1 remaining lot, and 1 open space lot
13. **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

14. **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

15. **SD 2029** (Variance Requested)  
**Applicant:** Somerset Development  
**Location:** Towers Street & Pine Street  
Blocks 824; 824.01; 825; 828; 829; 830; 853  
Lots 1; 1; 1; 1, 3, & 5; 1.05; 1  
Preliminary & Final Major Subdivision to create 21 residential lots, 48 townhouses, and a community building (74 lots)

7. **CORRESPONDENCE**
   - **SD 1428** – removal of deed restriction from original approval
   - **SP 1856** – removal of curbing, sidewalk, and landscaping from the original approval

8. **PUBLIC PORTION**

9. **APPROVAL OF MINUTES**
   - Minutes from the April 14, 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.*