

LAKESWOOD 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 & 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 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; 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.**