LAKEWOOD PLANNING BOARD
AGENDA

Tuesday, December 20, 2016 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, CONFIRMATION OF RECORDING STATUS

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

   1. SD 2025 – Amending Resolution clarifying landscaping requirements
   2. SP 2205 New Jersey American Water Co.
      Sunset Road  Block 290, Lot 1.02
      Preliminary and Final Site Plan for building addition and site improvements
   3. SD 2149 Flowing White Milk, LLC, & Township of Lakewood
      Shemen Street  Block 190, Lot 58.13
      Denial of Minor Subdivision to create two lots
   4. SD 2153 Meir S Kaufman
      South Street  Block 855.06, Lots 26 & 32
      Minor Subdivision to create three lots
   5. SD 2154 Bais Rivka Rochel
      4th Street  Block 127, Lot 4
      Denial of Preliminary and Final Major Subdivision to create 5 lots
   6. SP 2198 ARM Land Group, LLC
      Lanes Mill Road  Block 189.04, Lot 196
      Preliminary and Final Major Site Plan to convert an existing house to a school and build a new dormitory
   7. SD 2164 Barbara Flannery
      Atlantic Avenue  Block 377, Lots 26.04-26.08
      Minor Subdivision to adjust lot lines (no additional lots)
   8. SD 2146 Mordechai Eichorn
      Central Avenue  Block 12.04, Lot 48
      Minor Subdivision to create three lots
9. **SP 2144 Yosef Hirsch**  
   East County Line Road  
   Block 208.01, Lots 14 & 15  
   Denial of Preliminary and Final Major Site Plan for a mixed use site (retail, office, shul)

10. **SD 2163 ARM Developers, LLC**  
    Prospect Street  
    Block 445, Lots 17.01-17.12 & 18  
    Preliminary and Final Major Subdivision to create thirty-two lots

11. **SP 2199 Harold Herskowitz**  
    Third Street  
    Block 91, Lot 6  
    Administratively Dismissed without Prejudice: Preliminary and Final Major Site Plan for a 5 story office and retail building

12. **SD 2165 Isaac Anemar**  
    Gudz Road  
    Block 11.02, Lot 15  
    Minor Subdivision to create two lots

13. **SD 2170 Thomas Rosenberg**  
    Ridge Avenue  
    Block 223, Lots 83.03 (future 83.05) & 89  
    Minor Subdivision to create three lots

5. **PUBLIC HEARING**

1. **SP 2215 886 River LLC**  
   River Avenue  
   Block 1069, Lots 2 & 3  
   Preliminary and Final Major Site Plan to renovate existing site and expand parking lot (continued from December 6th)

2. **SD 2160 Madison Holdings LLC**  
   East Fifth Street  
   Block 236, Lots 23, 24, & 29  
   Minor Subdivision to realign lot lines for three lots

3. **SP 2208 Lakeside Holdings, LLC**  
   Airport Road  
   Block 1160.01, Lot 2  
   Preliminary and Final Major Site Plan for an office building

4. **SD 2168 Aharon Mansour**  
   Park Avenue  
   Block 232, Lot 12  
   Preliminary and Final Major Subdivision to create six lots

5. **SD 2172 Mark Properties, LLC**  
   Pine Boulevard  
   Block 423, Lots 29, 30, 31, & 76  
   Minor Subdivision to create two lots

6. **SD 2169 Locust Holdings, LLC**  
   Evergreen Boulevard  
   Block 1086, Lots 9-14  
   Preliminary and Final Major Subdivision to create twenty lots
7. **SD 1735A Chaim Greenes**  
Twelfth Street  
Block 109, Lots 5 & 6  
Amended Minor Subdivision to create three lots

8. **SP 2181 River 1161, LLC**  
River Avenue  
Block 1064, Lot 4  
Preliminary and Final Major Site Plan for an addition to an existing grocery store

9. **SD 2161 Aaron Finkelstein**  
Central Avenue  
Block 77, Lot 2  
Minor Subdivision to create two lots

10. **SP 2210 First Lakewood Forest Associates**  
Clifton Avenue  
Block 90, Lot 8  
Preliminary and Final Major Site Plan for an office and retail building

11. **SP 2211 Bnos Melech of Lakewood Inc**  
James Street  
Block 364, Lot 1  
Preliminary and Final Major Site Plan for a girls high school

12. **SP 2217AA Yosef Tress**  
Spruce Street  
Block 778.05, Lot 27  
Change of Use/Site Plan Exemption to convert existing house into a synagogue

13. **SD 2162 LS Holdings, LLC**  
Locust Street  
Block 1083, Lot 1  
Preliminary and Final Major Subdivision to create nine lots  
Applicant has requested to carry this project to a future meeting. This application will not be heard.

14. **SD 2173 Shulem Illowitz**  
Joe Parker Road  
Block 189.04, Lots 188-190  
Minor Subdivision to create four lots  
Applicant has requested to carry this project to a future meeting. This application will not be heard.

15. **SD 2176 Tovia Halpern**  
Woodland Drive  
Block 12.07, Lot 28  
Minor Subdivision to create two lots  
Applicant has requested to carry this project to a future meeting. This application will not be heard.

16. **SD 2177 Vermont Management, LLC**  
Squankum Road  
Block 172, Lot 5  
Preliminary and Final Major Subdivision to create eleven lots  
Applicant has requested to carry this project to a future meeting. This application will not be heard.
6. **PLAN REVIEW ITEMS**

1. **SP 2219 Congregation Mishkan Hatorah Inc**  
   East County Line Road  
   Block 174, Lots 20.02 & 20.03  
   Preliminary and Final Major Site Plan for a school with a dorm  
   Applicant is requesting a combined plan review and public hearing

2. **SD 2181 Cedarwood Hills Homeowners Association**  
   Flannery Avenue & Quick Chek Drive  
   Block 1603.01, Lot 21  
   Preliminary and Final Major Subdivision to create 2 lots  
   Applicant has requested to carry this project to a future meeting. This application will not be heard.

7. **OAK STREET CORE RESIDENTIAL DEVELOPMENT SUBDIVISIONS**

1. **SD 2167AO Vine Audubon LLC**  
   Edgecomb and Audubon Avenues  
   Block 1016, Lot 1  
   Minor Subdivision to create fourteen lots

8. **CORRESPONDENCE**

   • **SP 2059AA Congregation Tiferes Shmuel Corp** – request to utilize synagogue full time rather than weekends only as originally proposed

9. **PUBLIC PORTION**

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.*