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: 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. PLAN REVIEW ITEMS*

1. **SP 2125** (No Variance Requested)
Applicant: Gary R. Huhn
Location: 760 Vassar Avenue
Block 1602 Lot 5
Preliminary & Final Major Site Plan for a building addition
Applicant is requesting combined plan review and public hearing at this meeting.

7. 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

8. 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

9. PUBLIC PORTION

10. APPROVAL OF MINUTES

- Minutes from the June 9, 2015 Planning Board Meeting

11. APPROVAL OF BILLS

12. 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.**