LAKEWOOD PLANNING BOARD

AGENDA

Tuesday, August 16, 2011  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. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to the following newspapers: The Asbury Park Press, or The Tri-Town News at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

2. ROLL CALL

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

1. SP 1960  (No Variance Requested)
   Applicant:  Bais Medrash of Asbury Park, Inc.
   Location:  Southwest corner of Salvatore Drive & Vermont Avenue
   Block 1081   Lot 14.01, 14.02 & 8
   Conceptual change of use Site Plan to change from residential to proposed school, dormitory and parsonage

2. SP 1961  (No Variance Requested)
   Applicant:  Lakewood Cheder School
   Location:  Vassar Avenue, south of South Oberlin Avenue
   Block 1601   Lot 4
   Conceptual change of use Site Plan to change from vacant warehouse to proposed school
3. **SD 1525A**  
   **Applicant:** Levy Isaacson  
   **Location:** New York Avenue  
   Block 223 Lot 95.02  
   Second reconsideration of a condition of a prior minor subdivision approval

4. **SP 1958**  
   **Applicant:** Yeshiva Toras Menachem  
   **Location:** Swarthmore Avenue, west of Rutgers University Boulevard  
   Block 1606 Lot 16  
   Conceptual change of use Site Plan to change existing industrial building to a proposed school

5. **SD 1808**  
   **Applicant:** SS&R Realty, LLC  
   **Location:** Northwest corner of Lanes Mill Road & Alvarado Avenue  
   Block 187.12 Lot 11  
   Minor Subdivision to create three (3) lots

6. **SD 1809**  
   **Applicant:** Schlomo Wilner  
   **Location:** Albert Avenue, south of Oak Street  
   Block 1159 Lot 74  
   Minor Subdivision to create two (2) lots

7. **SD 1810**  
   **Applicant:** Jonathan Rubin  
   **Location:** Ocean Avenue (Route 88) East of Clover Street  
   Block 244 Lots 11, 12, 13, 14 & 15  
   Preliminary & Final Major Subdivision for ten (10) zero lot line lots (5 duplexes)

8. **SD 1811**  
   **Applicant:** Arm Realty & Construction Co.  
   **Location:** Whitmore Street, North of East 7th Street  
   Block 231 Lot 27  
   Minor Subdivision to create two (2) zero lot line lots-1 duplex (Resolution to deny)

9. **SD 1812**  
   **Applicant:** Jacob Lipschitz  
   **Location:** Vine Avenue, north of Elm Street  
   Block 763 Lot 4  
   Preliminary & Final Major Subdivision for six (6) zero lot line lots (3 duplexes)
10. **SD 1813**  (No Variance Requested)
   **Applicant:** Marcy Janora
   **Location:** East Fifth Street, between Negba Street & Manetta Avenue
   Block 236 Lots 44.01 & 44.02
   Minor Subdivision to create four (4) zero lot line lots (2 duplexes)

11. **SD 1802**  (Variance Requested)
   **Applicant:** 283 Ridge Avenue, LLC
   **Location:** Ridge Avenue between Nowlan Place & Westwood Avenue
   Block 235 Lot 16
   Minor Subdivision to create two (2) zero lot line lots & one (1) single family lot

12. **SD 1770**  (No Variance Requested)
   **Applicant:** North Lake Realty
   **Location:** Frontage on Lafayette Boulevard, Thorndike Avenue & Cedar Drive
   Block 265 Lot 1
   Minor amendment to approved minor subdivision to reflect vacation of a portion of Lafayette Boulevard

13. **SP 1959**  (Variance Requested)
   **Applicant:** Rabbi Yerachmiel Milstein
   **Location:** Northwest corner of Miller Road & New Central Avenue
   Block 11.01 Lot 4.18
   Conceptual change of use from existing residence to proposed synagogue

14. **SP 1962**  (No Variance Requested)
   **Applicant:** Moshe Wolfe
   **Location:** New Central Avenue, east of Gudz Road
   Block 11.01 Lot 10
   Conceptual change of use site plan

15. **SD 1804**  (Variance Requested)
   **Applicant:** Tzvi Dessler
   **Location:** Carey Street, west of Lexington Avenue
   Block 111 Lot 11
   Minor Subdivision to create two (2) lots (Resolution to deny)

16. **SP 1951**  (No Variance Requested)
   **Applicant:** Tova Trust
   **Location:** Second Street, between Clifton Avenue & Lexington Avenue
   Block 120 Lot 13
   Preliminary & Final Site Plan proposed addition to existing retail/office building
17. **SP 1877** (No Variance Requested)  
   **Applicant:** K Land Corporation  
   **Location:** Route 70 & New Hampshire Avenue  
   Block 1077 Lot 21  
   Site Plan – proposed furniture store  
   Request to alter a condition of the previously approved site plan

18. **SD 1551A** (No Variance Requested)  
   **Applicant:** South Lake Park  
   **Location:** Hope Chapel Road  
   Block 11 New Lot 140  
   Reorient driveway by utilizing access easement to Garfield Street across adjoining property

5. **NEW BUSINESS**

1. **SD 1818** (No Variance Requested)  
   **Applicant:** Israel Klein  
   **Location:** Todd Court, north of E. County Line Road  
   Block 186.04 Lots 12 & 13  
   Minor Subdivision to realign existing two (2) lots

2. **SD 1815** (Variance Requested)  
   **Applicant:** John Sasooni  
   **Location:** Northwest corner of Central Avenue & Circle Place  
   Block 12.04 Lot 51  
   Minor Subdivision to create two (2) lots

3. **SD 1816** (Variance Requested)  
   **Applicant:** Iris Road, LLC  
   **Location:** Southeast corner of Iris Road & Arbutus Drive  
   Block 20 Lot 11  
   Minor Subdivision to create two (2) lots

4. **SD 1814** (Variance Requested)  
   **Applicant:** J & J Group, LLC  
   **Location:** Cushman Street, west of River Avenue (Route 9)  
   Block 430 Lot 60  
   Minor Subdivision to create four (4) zero lot line lots (2 duplexes)
6. CORRESPONDENCE

1. SD 1802
   Applicant: 283 Ridge Avenue, LLC
   Location: Ridge Avenue, between Nowlan Place & Westwood Avenue
             Block 235      Lot 16
   Correspondence received from Ron Gasiorowski (attorney for objector) for reconsideration of approval

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

   Minutes from July 26, 2011 Planning Board Meeting
   Minutes from August 2, 2011 Planning Board Meeting

9. APPROVAL OF BILLS

10. ADJOURNMENT