

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, January 6, 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. REORGANIZATION

A. OATH OF OFFICE

- Class I Member-one year appointment to December 31, 2015
- Class II Member-one year appointment to December 31, 2015
- Mayor’s Designee to serve to December 31, 2015
- Class III Member-one year appointment to December 31, 2015
- Class IV Member-four year appointment
- Planning Board Member alternates

B. ELECTION OF OFFICERS FOR THE CALENDAR YEAR OF 2015

- Chairman
- Vice Chairman
- Secretary
- Recording Secretary

C. SELECTION OF CONSULTANTS AND OTHER PERSONNEL

- Attorney
- Planner
- Engineer

3. ROLL CALL

4. SWEARING IN OF PROFESSIONALS

5. MEMORIALIZATION OF RESOLUTIONS

1. 2015 Meeting Dates

2. **SD 1956** (Variance Requested)
Applicant: Benjamin Loeb
Location: Ridge Avenue
Block 223 Lots 89 & 90
Preliminary & Final Major Subdivision to create 7 lots

3. **SD 1966** (Variance Requested)
Applicant: Yehuda Ehrman
Location: Lanes Mill Road
Block 189.16 Lot 50.01 & 50.02
Minor Subdivision to create 3 lots

4. **SP 2092AA** (No Variance Requested)
Applicant: Beth Medrash Govoha
Location: 7th Street & 8th Street
Block 46 Lots 5, 23, & 24
Change of Use/Site Plan Exemption to convert 3 homes into dormitories and add a parking lot

5. **SD 1987** (No Variance Requested)
Applicant: Fourth Street Properties, LLC
Location: Cross Street
Block 434 Lots 1 & 2
Preliminary and Final Major Subdivision to create 7 lots

6. **SP 2088** (No Variance Requested)
Applicant: Yeshiva Mayan Hatorah
Location: Milton Avenue
Block 104 Lots 23.01, 24, & 34
Preliminary & Final Major Site Plan for a new school building with dorm rooms

7. **SD 1892A** (No Variance Requested)
Applicant: Yeshiva Yesodei Hatorah
Location: Bellinger Street, South Bell Ave, South Lafayette Ave, Read Place
Block 804; 805; 822; 823; 830 Lots 1 & 2; 1; 1-3; 1; 40 & 41
Amended Major Site Plan and Major Subdivision for 41 townhouses and site improvements on a total of 44 new lots, with a mikvah and school offices – removal of one lot from subdivision

6. PLAN REVIEW ITEMS*

1. **SD 2006** (Variance Requested)
Applicant: Chateau Holdings LLC
Location: River Ave & Edgcomb Ave
Blocks 1021; 1040 Lots 4; 1.02
Preliminary and Final Major Subdivision to create 22 fee-simple duplex lots and 1 commercial lot
Applicant has requested to carry this project to the 2/3/15 agenda. This project will not be heard.

- 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
Applicant has requested to carry this project to the 2/3/15 agenda. This project will not be heard.
- 3. SD 1998** (Variance Requested)
Applicant: MNYK Developers at Prospect, LLC
Location: Nussbaum & Amsterdam Avenues
Block 461 Lots 1, 4, & 5
Preliminary and Final Major Subdivision to create 20 fee simple duplex units
- 4. SD 1999** (Variance Requested)
Applicant: Charles Aderet
Location: Cedarbridge Avenue & Arlington Avenue
Block 762 Lots 20 & 21
Minor Subdivision to create 4 fee-simple duplex lots
- 5. SD 2000** (Variance Requested)
Applicant: Chaim Abadi for Ohel Torah
Location: 2nd Avenue
Block 73 Lot 2
Preliminary and Final Major Subdivision to create 7 lots (2 duplexes and 1 triplex)
- 6. SD 2003** (Variance Requested)
Applicant: Imants Smildzins
Location: Lakewood-New Egypt Road & Miller Road
Block 11.03 Lot 3
Minor Subdivision to create two lots
- 7. SP 2100** (No Variance Requested)
Applicant: Legacy Lakewood LLC
Location: 999 Airport Road
Block 1160.01 Lot 221
Site Plan for a building addition
- 8. 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
- 9. 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

- 10. SD 2010** (No Variance Requested)
Applicant: Joseph Lipschitz
Location: Oak Street
 Block 782.01 Lots 2, 5, 11, 16.01, & 16.02
 Preliminary and Final Major Subdivision to create 17 lots (14 fee-simple duplex lots and 3 remainder parcels)
- 11. SD 2011** (No Variance Requested)
Applicant: Bais Yaakov High School of Lakewood, Inc.
Location: James Street
 Block 321, 339, 340, & 341 Lots 1, 1, 1, & 1
 Amended Preliminary and Final Major Subdivision to create 51 lots (50 residential lots and 1 stormwater management lot)

7. PUBLIC HEARING

- 1. SP 2099AA** (No Variance Requested)
Applicant: Bais Medrash of Raintree, Inc
Location: Newport Avenue
 Block 187.04 Lot 18
 Change of Use/Site Plan Exemption to convert an existing residence into a synagogue and study hall (kollel) with an addition
- 2. SP 2096** (Variance Requested)
Applicant: Bais Kaila Torah Preparatory School for Girls
Location: Spruce Street & Washington Avenue
 Block 778.01 Lot 1
 Preliminary and Final Major Site Plan for a building addition, 2 houses, and a gym

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the December 2, 2014 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.**