

## **1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE**

Chairman Yechiel Herzl called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Ally Morris read the Certification of Compliance with the NJ Open Public Meetings Act:

“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 reasonable comprehensive minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

## **2. ROLL CALL**

Mr. Jackson announced there will not be a quorum, therefore, all matters will be carried administratively to the May 9, 2017 meeting.

## **3. SWEARING IN OF PROFESSIONALS**

Mr. Terrance Vogt, P.E., P.P., C.M.E. was sworn in.

## **4. MEMORIALIZATION OF RESOLUTIONS**

### **1. SP 2206 Congregation Dover Sholom, Inc**

Squankum Road Block 104, Lot 18

Preliminary and Final Major Site Plan for a dwelling with a house of worship (correcting resolution)

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

### **2. SD 2176 Tovia Halpern**

Woodland Drive Block 12.07, Lot 28

Denial of a Minor Subdivision to create two lots

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

### **3. SP 2220 Pine Holdings, LLC**

Pine Street Block 961.01, Lot 5

Preliminary and Final Major Site Plan for a daycare and offices

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

### **4. SP 2226 Bnos Devorah**

Oak Street Block 1154, Lot 1.01

Preliminary and Final Major Site Plan for a day care

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

- 5. SP 1957A Beth Medrash Govoha of America**  
Forest Ave & Carey Street Block 63, Lots 1 & 4  
Extension of Preliminary and Final Major Site Plan for a school campus

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

- 6. SP 2214 Torah Temimah of Lakewood Inc**  
Lanes Mill Road Block 187.15, Lot 14  
Preliminary and Final Major Site Plan for a school and gym

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

- 7. SP 2222AA Saul Gray**  
Pawnee Road Block 2, Lot 52  
Change of Use/Site Plan Exemption to convert existing house to a school

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

- 8. SP 2150A Wawa Lakewood LLC**  
Route 9 and Prospect Street Block 420; 420.01, Lots 16; 12, 14, & 23  
Amended Preliminary & Final Major Site Plan and Minor Subdivision for a convenience store and gas station

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

- 9. 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

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

- 10. SD 2187 Mural Holdings, LLC, c/o Jacob Muller**  
Turin Avenue Block 1043, Lots 5 & 7  
Minor Subdivision to create two lots

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

- 11. SD 2192 Claire Drive LLC**  
Claire Drive Block 430, Lots 13-16  
Denial of a Minor Subdivision to create six lots

Due to the lack of a quorum, this resolution was carried to the May 9, 2017 meeting.

## **5. ORDINANCES FOR DISCUSSION & CORRESPONDENCE**

- **Zoning Districts and Regulations (re: woodworking and cabinetry shops in the B-4 Zone)**

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

- **Transportation Improvement District, Impact Fees**

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

- **SP 2221AA Congregation Bais Yesocher Tiferes Aryeh** – request to permit temporary trailers on the site

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

- **SD 1939, SD 1967, SD 1978, SD 1979, SD 1997, SD 1998 (Prospect Square)** – request for landscaping revisions

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

## **6. PUBLIC HEARING**

1. **SD 2182 BBC Capital Group, LLC**  
Central Avenue Block 79, Lot 10  
Minor Subdivision to create 2 lots

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

2. **SD 2200 Aaron Mansour**  
Audubon Avenue Block 1016, Lot 3  
Minor Subdivision to create four lots

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

3. **SD 2207 Spring 48, LLC**  
Sims Avenue Blocks 803 & 804, Lots 1 & 2  
Preliminary and Final Major Subdivision to create 10 lots

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

4. **SD 2208 Prospect St. Holdings, LLC**  
Blanche Street Block 445, Lots 9 & 19  
Preliminary and Final Major Subdivision to create 9 lots

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

5. **SP 2231 Prospect St Holdings, LLC**  
Blanche Street Block 445, Lots 9 & 19  
Preliminary and Final Major Site Plan for a synagogue

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

- 6. SP 2237AA Congregation Ohr Mattisyahu**  
East County Line Road Block 174.04, Lot 59  
Change of Use/Site Plan Exemption to convert existing house into a synagogue

Due to the lack of a quorum, this matter was carried to the May 9, 2017 meeting.

- 7. SD 2188 Aaron Sperber**  
Locust Street Block 1083, Lot 7  
Minor Subdivision to create three lots

Applicant has requested to carry this project to a future meeting date.

- 8. SP 2224 Cong Satmar of Lakewood**  
Kennedy Boulevard EastBlock 104.02, Lots 14 & 15  
Preliminary and Final Major Site Plan for a house of worship

Applicant has requested to carry this project to the May 9, 2017 meeting.

- 9. SP 2227 Yerek, LLC**  
Airport Road Block 1160.01, Lots 242.01 & 242.02  
Preliminary and Final Major Site Plan for warehouse storage units

Applicant has requested to carry this project to the May 9, 2017 meeting.

- 10. SP 2228 Brooks Developers, LLC c/o Noach Schon**  
East County Line Road Block 208.01, Lots 33, 75.01, & 75.02  
Preliminary and Final Major Site Plan and Minor Subdivision for a retail building

Applicant has requested to carry this project to the May 9, 2017 meeting.

- 11. SP 2229 Adil Homes, LLC**  
East County Line Road Block 190, Lots 73.25-73.27  
Preliminary and Final Major Site Plan for a retail and office building

Applicant has requested to carry this project to the May 9, 2017 meeting.

- 12. SP 2230 Summit Court Shul**  
Summit Court Block 423, Lot 38  
Preliminary and Final Major Site Plan for a synagogue

Applicant has requested to carry this project to the May 9, 2017 meeting.

- 13. SP 2233 Zichron Chaim Inc.**  
New Hampshire AvenueBlock 1159.03, Lot 13  
Preliminary and Final Major Site Plan for a school

Applicant has requested to carry this project to the May 9, 2017 meeting.

- 7. PUBLIC PORTION**
- 8. APPROVAL OF MINUTES**
- 9. APPROVAL OF BILLS**
- 10. ADJOURNMENT**

The meeting was hereby adjourned. All were in favor.

Respectfully submitted,  
Sarah L. Forsyth  
Planning Board Recording Secretary