

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, June 9, 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. **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

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
- **Ordinance Discussion** – Chapter XVIII, New Section 802.S Single Family Residential (R-40B)

6. PLAN REVIEW ITEMS*

1. **SD 2043** (Variance Requested)
Applicant: Miklos Gottlieb
Location: Van Buren Avenue North
Block 3 Lot 12
Minor Subdivision to create two lots
2. **SD 2050** (Variance Requested)
Applicant: Joseph Singer
Location: Temple Avenue & Country Club Drive
Block 25.05 Lots 42 & 43
Minor Subdivision to realign lot lines

- 3. SD 2051** (Variance Requested)
Applicant: Lakewood Associates, LP
Location: Oberlin Avenue South
Block 1600 Lot 5
Minor Subdivision to create two lots
- 4. SD 2052** (Variance Requested)
Applicant: Jacob Mermelstein
Location: South Street
Block 855.06 Lot 28
Minor Subdivision to create two lots
- 5. SP 2122** (No Variance Requested)
Applicant: Bnos Esther Malka, Inc.
Location: Whitesville Road
Block 251 Lots 1.01 & 1.02
Preliminary & Final Major Site Plan for girl's school
Applicant is requesting a combined plan review and public hearing.
- 6. SD 2053** (Variance Requested)
Applicant: Ahuva Eisen
Location: New Central Avenue
Block 11.10 Lot 75
Preliminary & Final Major Subdivision to create 3 lots
- 7. SD 2049** (Variance Requested)
Applicant: Paramount Developers
Location: Ridge Avenue
Block 223 Lot 89 & 90
Preliminary & Final Major Subdivision to create 5 lots
- 8. SD 2055** (Variance Requested)
Applicant: 32 Cross, LLC
Location: Cross Street
Block 533 Lot 11
Preliminary & Final Major Subdivision to create 27 lots
- 9. SP 2057A** (Variance Requested)
Applicant: Congregation Satmar of Lakewood
Location: Kennedy Boulevard East
Block 174.11 Lots 38.02, 39.01, & 39.02
Amended Preliminary and Final Major Site Plan for proposed synagogue,
addition to existing residence, and Minor Subdivision to adjust lot line
- 10. 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

7. PUBLIC HEARING

1. **SP 2124AA** (Variance Requested)
Applicant: Moreshes Bais Yaakov
Location: Faraday Avenue & Esti Court
Block 508.02 Lot 1
Change of Use/Site Plan Exemption to convert existing garage/warehouse into a school
2. **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
3. **SD 2041** (Variance Requested)
Applicant: Yehoshua Frenkel
Location: Gudz Road
Block 11.10 Lot 72.01, 72.02, & 76
Preliminary & Final Major Subdivision to create six lots
4. **SP 2112** (Variance Requested)
Applicant: Monlu LLC – Stuart Lubowsky
Location: Princeton Avenue
Block 162 Lots 2 & 4
Preliminary and Final Major Site Plan for a building addition

8. PUBLIC PORTION

- **SP 1947** – request to remove condition of original approval regarding removal of existing residence

9. PUBLIC PORTION

10. APPROVAL OF MINUTES

- Minutes from the May 26, 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.**