

# LAKWOOD PLANNING BOARD AGENDA

Tuesday, August 20, 2013

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*, and *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. **SD 1550a** Seymour Investments / Cross Trade LLC  
Denial of request to remove a condition of approval
2. **SD 1883** (Variance Requested)  
Applicant: Boneh Builders LLC  
Location: East Kennedy Boulevard  
Block 174                      Lots 17, 18, 50  
Amended Resolution - Major Subdivision to create thirteen lots
3. **SD 1886** (No Variance Requested)  
Applicant: Yaakov Klugman  
Location: Marlin Avenue  
Block 1159.02              Lot 30  
Minor Subdivision to create 2 lots
4. **SD 1891** (Variance Requested)  
Applicant: 11 Clover LLC  
Location: Clover Street  
Block 539                      Lots 1, 2, 17, & 18  
Minor Subdivision to create 7 lots

5.     **SP 2011**     (Variance Requested)  
Applicant:     Sudler Lakewood Land, LLC  
Location:     Route 70, Paco Way  
                       Block 1160.04     Lot 49  
                       Site Plan for a proposed warehouse and office space
  
6.     **SD 1894**     (Variance Requested)  
Applicant:     School Gardens Realty, LLC  
Location:     School Garden Street  
                       Block 243             Lots 6-8, 26, 27.01 & 27.02  
                       Major Subdivision for thirteen lots (6 fee-simple duplexes and one single family)
  
7.     **SP 2023AA** (No Variance Requested)  
Applicant:     Shiras Chaim Inc  
Location:     Albert Avenue  
                       Block 854             Lot 3  
                       Change of Use/Site Plan Exemption from single-family residence to supplemental school building for after hours activities
  
8.     **SP 2030AA** (No Variance Requested)  
Applicant:     Congregation Noam Hatalmud  
Location:     Lanes Mill Road  
                       Block 187             Lot 6  
                       Change of Use/Site Plan Exemption to convert existing house into a school
  
9.     **SP 2025AA** (No Variance Requested)  
Applicant:     Mesivta Ohr Yisrael  
Location:     Nieman Road  
                       Block 251.02     Lot 30  
                       Change of Use/Site Plan Exemption from single-family residence to boys' high school

## 5. PROPOSED ORDINANCES FOR DISCUSSION

- Creation of a new R-10A Zone; re-zoning of some properties to R-10A

## 6. PUBLIC HEARING

1.     **SD 1897**     (Variance Requested)  
Applicant:     David Rothenberg and Associates Inc  
Location:     Third Street  
                       Block 70             Lot 2  
                       Minor Subdivision to create four fee-simple duplex units  
                       Applicant has requested to carry this application to the September 10<sup>th</sup> meeting. This project will not be heard.

- 2. SD 1905** (Variance Requested)  
Applicant: Bergen Equities, LLC  
Location: Bergen Avenue  
Block 246 Lot 66 & 69  
Minor Subdivision to create 4 fee simple duplex units
- 3. SP 2026AA** (No Variance Requested)  
Applicant: Bais Medrash of Central Jersey  
Location: Marlin Avenue  
Block 1159.02 Lot 7  
*Change of Use/Site Plan Exemption from single-family residence to boys' college and future dormitory (Phase I) with plans for Bais Medrash building and trailers (Phase II)*  
*Applicant has requested to carry this application to the September 10<sup>th</sup> meeting. This project will not be heard.*
- 4. SP 2034AA** (Variance Requested)  
Applicant: Me'Ohr Hatalmud, Inc  
Location: Chestnut St & Caldwell Avenue  
Block 1097 Lot 2  
Change of Use/Site Plan Exemption from single-family residence to boys' high school
- 5. SD 1892** (No Variance Requested)  
Applicant: Yeshiva Yesodei Hatorah  
Location: Bellinger St, South Bell Ave, South Lafayette Ave, Read Pl  
Block 804 Lots 1 & 2  
Block 823 Lot 1  
Block 830 Lots 40 & 41  
*Major Subdivision for 41 townhouses and associated site improvements*  
*Applicant has requested to carry this application to the September 10<sup>th</sup> meeting. This project will not be heard.*
- 6. SD 1895** (Variance Requested)  
Applicant: Ocean Ave Property Holdings, LLC  
Location: Ocean Avenue  
Block 536 Lots 1, 2, & 4  
*Major Subdivision for 19 lots (9 duplex units, 1 existing dwelling to remain)*  
*Applicant has requested to carry this application to the \_\_\_\_\_ meeting.*  
*This project will not be heard.*
- 7. SP 1954A** (No Variance Requested)  
Applicant: Harley Davidson of Ocean County  
Location: Route 70  
Block 1086 Lot 16  
*Amended Preliminary & Final Site Plan for proposed addition to existing motorcycle dealership building with associated site improvements.*  
*Proof of notice has not been provided. This application will not be heard.*

**7. PUBLIC PORTION**

**8. APPROVAL OF MINUTES**

- Minutes from the August 6, 2013 Planning Board Meeting

**9. APPROVAL OF BILLS**

**10. ADJOURNMENT**