

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, February 17, 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 2095** (No Variance Requested)
Applicant: Excel VII, LLC
Location: 1790 Swarthmore Avenue
Block 1603 Lot 2
Preliminary and Final Major Site Plan for a building addition
2. **SP 2097** (Variance Requested)
Applicant: Monmouth Medical Center, Inc.
Location: River Avenue
Block 421 Lot 1
Preliminary and Final Site Plan for alterations and improvements to the existing entrance and for additional parking at the existing hospital
3. **SP 2098** (Variance Requested)
Applicant: Cedarbridge Holdings, LLC
Location: Cedarbridge Avenue
Block 1603 Lot 1.04 (Approved Lot 1)
Preliminary and Final Major Site Plan for a 4-story office building
4. **SD 2002** (Variance Requested)
Applicant: Sanz of Lakewood
Location: River Avenue & Gila Place
Block 423.14 Lot 13
Minor Subdivision to create 4 fee-simple duplex lots

- 5. SD 1989** (Variance Requested)
Applicant: Robert Cormack
Location: Seminole Drive
Block 2.04 Lot 3.01
Minor Subdivision to create 2 lots
- 6. SD 1992** (Variance Requested)
Applicant: Aaron Furst
Location: Ocean Avenue
Block 189 Lot 175
Minor Subdivision to create 2 fee-simple duplex lots
- 7. SD 1994** (Variance Requested)
Applicant: Jonathan Schlesinger
Location: Mountain View Drive
Block 1077.03 Lot 21
Minor Subdivision to create 2 lots
- 8. SD 1997** (Variance Requested)
Applicant: MNYK Developers at Prospect, LLC
Location: Lewin & Rachel Avenues
Block 472 Lots 1, 4, & 7
Preliminary and Final Major Subdivision to create 20 fee simple duplex units
- 9. 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
- 10. 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
- 11. SD 1968** (Variance Requested)
Applicant: Barbara Flannery
Location: James Street
Block 375; 377; 378 Lots 1; 26 & 26.01; 1
Amended Final Major Subdivision (Phases 1 & 2) to create 20 duplex buildings and 1 single-family lot
- 12. SD 2019** (Variance Requested)
Applicant: Central Oasis, LLC
Location: Gudz Road and Lakewood New Egypt Road
Block 11.30 Lot 4, 18.01, 18.02, & 18.03
Minor Subdivision to create 5 lots

5. PLAN REVIEW ITEMS*

1. **SP 2057A** (Variance Requested)
Applicant: Congregation Satmar of Lakewood
Location: Nussbaum & Amsterdam Avenues
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
This applicant did not submit plans for the application to be deemed complete at least 10 days prior to the meeting. This application will not be heard.

2. **SP 2102** (No Variance Requested)
Applicant: Congregation Zichron Binyamin
Location: 701 Princeton Avenue
Blocks 165 Lots 19.01, 19.02, & 19.03
Preliminary and Final Major Site Plan for a building addition
Applicant is requesting plan review and public hearing in one meeting.

6. PUBLIC HEARING

1. **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

2. **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

3. **SD 2000** (Variance Requested)
Applicant: Chaim Abadi for Ohel Torah
Location: 2nd Street
Block 73 Lot 2
Preliminary and Final Major Subdivision to create 7 lots (2 duplexes and 1 triplex)

4. **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

5. **SP 2100** (No Variance Requested)
Applicant: Legacy Lakewood LLC
Location: 999 Airport Road
Block 1160.01 Lot 221
Site Plan for a building addition

6. **SD 2005** (Variance Requested)
Applicant: River Avenue Holding LLC
Location: River Ave & Edgcomb Ave
Block 1020 Lot 1
Preliminary and Final Major Subdivision to create 20 fee-simple duplex lots
Applicant has requested to carry this application to the March 17, 2015, meeting.
This project will not be heard.
7. **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
Applicant has requested to carry this application to the March 17, 2015, meeting.
This project will not be heard.
8. **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)
9. **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)
Applicant has requested to carry this application until further notice. This project
will not be heard.

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

- Minutes from the February 3, 2015 meeting

9. APPROVAL OF BILLS

10. 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.**