

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, March 3, 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. ORDINANCE FOR DISCUSSION

- Reduction in side yard setback requirements in the R-40 zone

5. PLAN REVIEW ITEMS*

- 1. SD 2024** (Variance Requested)
Applicant: Prospect 54 LLC
Location: Prospect Street
Block 411 Lots 30, 35, 36, 40, & 43
Preliminary & Final Major Subdivision to create 78 lots (74 fee simple duplexes, 1 house of worship, 2 basin lots, and 1 remainder lot)
- 2. SD 2014** (Variance Requested)
Applicant: Eliezer Kleinman
Location: Towers Street
Block 855.04 Lot 32
Minor Subdivision to create two lots
- 3. SD 2028** (Variance Requested)
Applicant: Michael & Rivka Wenger
Location: Princeton Avenue & 14th Street
Block 147 Lot 1
Minor Subdivision to create two fee-simple duplex lots
- 4. SP 2108** (Variance Requested)
Applicant: Toras Imecha Inc
Location: East County Line Road
Block 208.01 Lot 18
Preliminary & Final Major Site Plan for a girls' school and Minor Subdivision to convey land to a neighboring parcel

- 5. SP 2110** (No Variance Requested)
Applicant: Imrai Kohain Congregation Inc
Location: Miller Road
Block 12.02 Lots 17, 21.01, & 21.02
Preliminary and Final Major Site Plan for a synagogue
- 6. SP 2107** (Variance Requested)
Applicant: Congregation Ohr Yaakov c/o Yehuda Lench
Location: Laguna Ave and Long Beach Ave
Block 189.11 Lot 22
Preliminary & Final Major Site Plan for an addition to existing for a synagogue
Applicant is requesting a combined plan review and public hearing on this date.
- 7. SD 2032** (Variance Requested)
Applicant: Michael Fish
Location: Maplehurst Avenue
Block 494 Lots 52 & 53
Preliminary & Final Major Subdivision to create 20 fee-simple duplex lots
- 8. SP 2105** (Variance Requested)
Applicant: Andres Estronza
Location: Ocean Avenue
Block 536 Lot 154
Preliminary & Final Major Site Plan for a building addition
- 9. SD 2029** (Variance Requested)
Applicant: Somerset Development
Location: Towers Street & Pine Street
Blocks 824; 824.01; 825; 828; 829; 830; 853
Lots 1; 1; 1; 1; 1, 3, & 5; 1.05; 1
Preliminary & Final Major Subdivision to create 21 residential lots, 48 townhouses, and a community building (74 lots)
- 10. SD 2025** (Variance Requested)
Applicant: 319 Cedarbridge, LLC
Location: Shenandoah Drive
Block 548 Lot 170.47
Preliminary & Final Major Subdivision to create 8 fee simple duplex lots, 2 open space lots, and 1 commercial lot
- 11. SD 2033** (Variance Requested)
Applicant: 319 Cedarbridge LLC
Location: Boulevard of the Americas
Block 548 Lot 170.49 & 170.32
Preliminary & Final Major Subdivision to create 8 lots

- 12. SD 1895A** (Variance Requested)
Applicant: Ocean Avenue Property Holdings LLC
Location: Ocean Avenue
 Block 536 Lots 1, 2, & 4
 Preliminary & Final Major Subdivision to create 20 fee-simple duplex lots, 1 remaining lot, and 1 open space lot
- 13. SP 2111** (Variance Requested)
Applicant: Ocean Care Realty LLC
Location: Boulevard of the Americas
 Block 961.01 Lots 2.03 & 2.05
 Preliminary and Final Major Site Plan for an office building
- 14. 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
- 15. 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
- 16. SP 2106** (Variance Requested)
Applicant: Mordechai Zafrani
Location: Monmouth Avenue
 Block 127 Lot 7
 Preliminary & Final Major Site Plan for a 5 story office building
- 17. SD 2026** (Variance Requested)
Applicant: ARM Land Group, LLC
Location: Shenandoah Drive
 Block 538 Lots 15-18
 Preliminary & Final Major Subdivision to create twelve fee-simple duplex lots
- 18. SD 2027** (Variance Requested)
Applicant: ARM Land Group, LLC
Location: Ocean Avenue
 Block 246 Lots 36, 37, 64
 Preliminary & Final Major Subdivision to create eight fee-simple duplex lots

6. PUBLIC HEARING

- 1. SD 2021** (No Variance Requested)
Applicant: Fourth Street Properties, LLC
Location: 500 Prospect Street
 Block 445 Lot 17
 Preliminary and Final Major Subdivision to create 12 fee simple duplex lots

2. **SD 2030** (No Variance Requested)
Applicant: Joseph Lipschitz
Location: Elm Street & Vine Avenue
Block 764 Lot 13.01
Minor Subdivision to create two lots

7. CORRESPONDENCE

- **SP 2010 Congregation Mikvah Tahara** – Replacement of existing above-ground pool with in-ground pool

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the February 17, 2015 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.**