

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, August 16, 2011

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*, or *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. **SP 1960** (No Variance Requested)
Applicant: Bais Medrash of Asbury Park, Inc.
Location: Southwest corner of Salvatore Drive & Vermont Avenue
Block 1081 Lot 14.01, 14.02 & 8
Conceptual change of use Site Plan to change from residential to proposed school, dormitory and parsonage

2. **SP 1961** (No Variance Requested)
Applicant: Lakewood Cheder School
Location: Vassar Avenue, south of South Oberlin Avenue
Block 1601 Lot 4
Conceptual change of use Site Plan to change from vacant warehouse to proposed school

- 3. SD 1525A**
Applicant: Levy Isaacson
Location: New York Avenue
Block 223 Lot 95.02
Second reconsideration of a condition of a prior minor subdivision approval
- 4. SP 1958** (No Variance Requested)
Applicant: Yeshiva Toras Menachem
Location: Swarthmore Avenue, west of Rutgers University Boulevard
Block 1606 Lot 16
Conceptual change of use Site Plan to change existing industrial building to a proposed school
- 5. SD 1808** (Variance Requested)
Applicant: SS&R Realty, LLC
Location: Northwest corner of Lanes Mill Road & Alvarado Avenue
Block 187.12 Lot 11
Minor Subdivision to create three (3) lots
- 6. SD 1809** (Variance Requested)
Applicant: Schlomo Wilner
Location: Albert Avenue, south of Oak Street
Block 1159 Lot 74
Minor Subdivision to create two (2) lots
- 7. SD 1810** (Variance Requested)
Applicant: Jonathan Rubin
Location: Ocean Avenue (Route 88) East of Clover Street
Block 244 Lots 11, 12, 13, 14 & 15
Preliminary & Final Major Subdivision for ten (10) zero lot line lots (5 duplexes)
- 8. SD 1811** (Variance Requested)
Applicant: Arm Realty & Construction Co.
Location: Whitmore Street, North of East 7th Street
Block 231 Lot 27
Minor Subdivision to create two (2) zero lot line lots-1 duplex (Resolution to deny)
- 9. SD 1812** (No Variance Requested)
Applicant: Jacob Lipschitz
Location: Vine Avenue, north of Elm Street
Block 763 Lot 4
Preliminary & Final Major Subdivision for six (6) zero lot line lots (3 duplexes)

10. **SD 1813** (No Variance Requested)
Applicant: Marcy Janora
Location: East Fifth Street, between Negba Street & Manetta Avenue
Block 236 Lots 44.01 & 44.02
Minor Subdivision to create four (4) zero lot line lots (2 duplexes)
11. **SD 1802** (Variance Requested)
Applicant: 283 Ridge Avenue, LLC
Location: Ridge Avenue between Nowlan Place & Westwood Avenue
Block 235 Lot 16
Minor Subdivision to create two (2) zero lot line lots & one (1) single family lot
12. **SD 1770** (No Variance Requested)
Applicant: North Lake Realty
Location: Frontage on Lafayette Boulevard, Thorndike Avenue & Cedar Drive
Block 265 Lot 1
Minor amendment to approved minor subdivision to reflect vacation of a portion of Lafayette Boulevard
13. **SP 1959** (Variance Requested)
Applicant: Rabbi Yerachmiel Milstein
Location: Northwest corner of Miller Road & New Central Avenue
Block 11.01 Lot 4.18
Conceptual change of use from existing residence to proposed synagogue
14. **SP 1962** (No Variance Requested)
Applicant: Moshe Wolfe
Location: New Central Avenue, east of Gudz Road
Block 11.01 Lot 10
Conceptual change of use site plan
15. **SD 1804** (Variance Requested)
Applicant: Tzvi Dessler
Location: Carey Street, west of Lexington Avenue
Block 111 Lot 11
Minor Subdivision to create two (2) lots (Resolution to deny)
16. **SP 1951** (No Variance Requested)
Applicant: Tova Trust
Location: Second Street, between Clifton Avenue & Lexington Avenue
Block 120 Lot 13
Preliminary & Final Site Plan proposed addition to existing retail/office building

17. **SP 1877** (No Variance Requested)
Applicant: K Land Corporation
Location: Route 70 & New Hampshire Avenue
Block 1077 Lot 21
Site Plan – proposed furniture store
Request to alter a condition of the previously approved site plan
18. **SD 1551A** (No Variance Requested)
Applicant: South Lake Park
Location: Hope Chapel Road
Block 11 New Lot 140
Reorient driveway by utilizing access easement to Garfield Street across adjoining property

5. NEW BUSINESS

1. **SD 1818** (No Variance Requested)
Applicant: Israel Klein
Location: Todd Court, north of E. County Line Road
Block 186.04 Lots 12 & 13
Minor Subdivision to realign existing two (2) lots
2. **SD 1815** (Variance Requested)
Applicant: John Sasooni
Location: Northwest corner of Central Avenue & Circle Place
Block 12.04 Lot 51
Minor Subdivision to create two (2) lots
3. **SD 1816** (Variance Requested)
Applicant: Iris Road, LLC
Location: Southeast corner of Iris Road & Arbutus Drive
Block 20 Lot 11
Minor Subdivision to create two (2) lots
4. **SD 1814** (Variance Requested)
Applicant: J & J Group, LLC
Location: Cushman Street, west of River Avenue (Route 9)
Block 430 Lot 60
Minor Subdivision to create four (4) zero lot line lots (2 duplexes)

6. CORRESPONDENCE

1. SD 1802

Applicant: 283 Ridge Avenue, LLC

Location: Ridge Avenue, between Nowlan Place & Westwood Avenue
Block 235 Lot 16

Correspondence received from Ron Gasiorowski (attorney for objector) for reconsideration of approval

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

Minutes from July 26, 2011 Planning Board Meeting

Minutes from August 2, 2011 Planning Board Meeting

9. APPROVAL OF BILLS

10. ADJOURNMENT