LAKEWOOD PLANNING BOARD AGENDA

Wednesday, October 26, 2016

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, CONFIRMATION OF RECORDING STATUS

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

- 1. Resolution of Appointment Oak Street Core Residential Dev Subcommittee
- 2. SD 1410V Resolution Vacating Approval
- 3. SD 2025 Amending Resolution clarifying landscaping requirements
- 4. SD 2069A Sam Rabinowitz c/o Accurate Builders

Locust Street Block 1081, Lot 4
Amended Preliminary and Final Major Subdivision for 74 residential units

5. SP 2197 Sporrelli, LLC

Swarthmore Avenue Block 1609, Lot 16
Preliminary and Final Major Site Plan for an addition to an existing warehouse

6. SP 2200 Congregation Williams Street

Williams Street Block 411, Lots 12.01, 12.02, & 13 Preliminary and Final Major Site Plan for a synagogue

7. SP 2201 Congregation Rachmistrivka Inc

Delaware Trail Block 2.04, Lots 2.05, 2.06, 22, & 24 Preliminary and Final Major Site Plan for a school

8. SP 2203 Congregation Chabad of Lakewood

Central Avenue Block 12.04, Lot 46.02 Preliminary and Final Major Site Plan for a synagogue and mikva

9. SD 2147 DYA Investment & Development Group, LLC

Miller Road Block 11.03, Lots 2 & 90.03 Preliminary and Final Major Subdivision to create 6 lots

10. SP 2187 KG Investments

Chestnut and River Avenue Block 1070, Lots 1 & 3

Preliminary and Final Major Site Plan for a combined retail and office building, existing gas pumps to remain

11. SD 2145 ARM Realty & Construction

Netherwood Drive Blocks 433, 434, 435, & 436 Denial of a Preliminary and Final Major Subdivision to create 21 lots

12. SD 2150 Platinum Developers

South Bell Avenue Block 830, Lots 42 & 43 Preliminary and Final Major Subdivision to create eleven lots

13. SD 2152 JMR Enterprises, LLC

Henry Street Block 777, Lot 16

Minor Subdivision to create four lots

14. SP 2204AA Congregation Zichron Chazon Ish

Williams Street Block 420, Lot 31

Change of Use/Site Plan Exemption to convert existing house into a syngagogue

15. SP 2209AA Shmuel Pepper

30 Gudz Road Block 11.30, Lot 13

Change of Use/Site Plan Exemption to convert existing house into a school and syngagogue

5. CORRESPONDENCE

- SP 1856 Yeshiva Toras Emes request return of funds held for future sidewalks
- SP 2038 Yeshiva Tifereth Torah clarification on sidewalk waiver
- SD 2136 Aaron Finkelstein clarification on approved lot coverage
- SP 2059AA Congregation Tiferes Shmuel Corp request to utilize synagogue full time rather than weekends only as originally proposed
- SP 2167 Congregation Lutzk request to remove condition requiring fence installation
- SD 1958 Paramount Developers relocation of approved AC units from rear to side of dwellings

6. PLAN REVIEW ITEMS*

1. SD 2165 Isaac Anemar

Gudz Road Block 11.02, Lot 15

Minor Subdivision to create two lots

2. SP 2206 Congregation Dover Sholom, Inc.

Squankum Road Block 104, Lot 18

Preliminary and Final Major Site Plan for a dwelling with a house of worship

3. SD 2170 Thomas Rosenberg

Ridge Avenue Block 223, Lots 83.03 (future 83.05) & 89

Minor Subdivision to create three lots

4. SD 2160 Madison Holdings LLC

East Fifth Street Block 236, Lots 23, 24, & 29

Minor Subdivision to realign lot lines for three lots

7. PUBLIC HEARING

1. SP 2144 Yosef Hirsch

East County Line Road Block 208.01, Lots 14 & 15

Preliminary and Final Major Site Plan for a mixed use site (retail, office, shul)

2. SD 2119 1495 East Spruce, LLC

East Spruce Street Block 855.01, Lots 26 & 29

Preliminary and Final Major Subdivision to create five lots

3. SD 2142 Congregation Kol Aryeh

Hope Chapel Road Block 24.04, Lot 5

Minor subdivision to create two lots

Applicant has requested to table this item until further notice.

4. SP 2181 River 1161, LLC

River Avenue Block 1064, Lot 4

Preliminary and Final Major Site Plan for an addition to an existing grocery store Applicant has requested to table this item until further notice.

5. SD 2157 Dovid Berger

Second Street Block 72, Lot 7.01

Preliminary and Final Major Subdivision to create 5 lots

6. SD 2159 Mark Properties, LLC

Providence Avenue Block 1048, Lots 1 & 5

Preliminary and Final Major Subdivision to create 11 lots

7. SD 2161 Aaron Finkelstein

Central Avenue Block 77, Lot 2

Minor Subdivision to create two lots

8. SP 2198 ARM Land Group, LLC

Lanes Mill Road Block 189.04, Lot 196

Preliminary and Final Major Site Plan to convert an existing house to a school and build a new dormitory

9. SP 2199 Harold Herskowitz

Third Street Block 91, Lot 6

Preliminary and Final Major Site Plan for a 5 story office and retail building

10. SD 2162 LS Holdings, LLC

Locust Street Block 1083, Lot 1

Preliminary and Final Major Subdivision to create nine lots

11. SD 2163 ARM Developers, LLC

Prospect Street Block 445, Lots 17.01-17.12 & 18 Preliminary and Final Major Subdivision to create thirty-two lots

12. SD 2164 Barbara Flannery

Atlantic Avenue Block 377, Lots 26.04-26.08 Minor Subdivision to adjust lot lines (no additional lots)

13. SD 2146 Mordechai Eichorn

Central Avenue Block 12.04, Lot 48 Minor Subdivision to create three lots

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the September 6, 2016 Planning Board Meeting
- Minutes from the September 20, 2016 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.