

LAKEWOOD PLANNING BOARD

AGENDA

Tuesday, September 11, 2012 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. **SD 1853** (Variance Requested)
Applicant: HK Investment Holdings, LLC
Location: Ridge Avenue, south of Lanes Mill Road
Block 190 Lots 67, 70.01 & 70.29
Minor Subdivision to adjust lot line to create 1 additional lot for a total of 4 Lots

2. **SP 1991AA** (No Variance Requested)
Applicant: Avi Verschleiser
Location: Kingsfield Drive
Block 11.12 Lot 35
Change of Use Site Plan to convert existing basement to a shul

3. **SD 1836** (Variance Requested)
Applicant: Homes For All, Inc.
Location: Vine Avenue, south of Oak Street
Block 1146 Lot 1
Block 1147 Lot 1
Block 1154 Lot 1
Block 1155 Lot 1
Block 1156 Lot 1

Maple Tree Village – Preliminary & Final Major Subdivision to create 71 residential single family dwellings & duplex affordable housing

5. DISCUSSION

1. **Review of the Smart Growth Plan by T&M Associates**
 - Proposed for formal adoption into the Master Plan as a land use element.
2. **Ordinance Amendments & Supplements**
 - Impact Fees (18-706)
 - Establishment of Zoning Districts & Zoning Map (18-901)
 - Residential Office Park (18-903)
 - Hospital Support Zone (18-903)

6. PUBLIC HEARING

1. **SD 1852** (Variance Requested)
Applicant: Rachel Friedman
Location: Corner of Hope Chapel Road & Van Buren Avenue
Block 3 Lots 8, 9 & 12
Minor Subdivision to adjust lot lines to form three new lots
2. **SD 1855** (No Variance Requested)
Applicant: Open Apple, LLC
Location: Thorndike Avenue
Block 266 Lot 4.01
Minor Subdivision to create two lots
3. **SD 1857** (No Variance Requested)
Applicant: Platinum Developers & Tall Oaks, LLC
Location: Warren Avenue & Dr. Martin Luther King Drive
Block 775 Lot 5
Minor Subdivision to create two lots

- 4. SD 1858** (Variance Requested)
Applicant: 23 Miller Road, LLC
Location: Miller Road
Block 11.03 Lots 1 & 92
Preliminary & Final Major Subdivision to create five lots
- 5. SD 1860** (No Variance Requested)
Applicant: Rabbi Jack Lebovic
Location: Melville Avenue
Block 763 Lot 7
Minor Subdivision to create three lots, and Change of Use/Site Plan Exemption to permit a synagogue in the basement of a new single-family dwelling.
- 6. SP 1995AA** (No Variance Requested)
Applicant: Zalman Lebovic
Location: Melville Avenue
Block 763 Lot 7 (proposed Lot 7.01)
Change of Use/Site Plan Exemption to permit a synagogue in the basement of a new single-family dwelling.
- 7. SP 1993AA** (No Variance Requested)
Applicant: Congregation Khal Bais Avrohom Inc
Location: 2 Poplar Street
Block 1.05 Lot 12
Change of Use/Site Plan Exemption to convert existing single-family home into house of worship
- 8. SP 1992** (No Variance Requested)
Applicant: Mikor Hatorah c/o Jeffrey Schron
Location: Massachusetts Avenue
Block 524.28 Lot 73.01
Preliminary & Final Site Plan to construct a gymnasium for an existing school
- 9. SP 1975** (Variance Requested)
Applicant: Lakewood Housing Partners
Location: Southeast corner of Vermont Avenue & Oak Street
Block 1154 Lots 1 & 10
Block 1155 Lots 1 & 6
Amended Preliminary & Final Site Plan for sixty-five affordable housing rental units

7. CORRESPONDENCE

1. SD 1603A

Applicant: Joseph Rosenbaum

Location: River Avenue

Block 415 Lots 10, 11, & 12

Request to remove a portion of condition 14 of the Resolution of Approval that requires the Homeowners Association documents to be filed with the Department of Community Affairs

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the August 21, 2012 Planning Board Meeting
- Minutes from the August 28, 2012 Planning Board Meeting

10. APPROVAL OF BILLS

11. ADJOURNMENT