

LAKWOOD PLANNING BOARD

AGENDA

Tuesday, November 18, 2014

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. **SD 1964** (Variance Requested)
Applicant: Arlington Heights, LLC
Location: John Street & Lincoln Street
Block 769 Lots 18, 19, 19.01, 19.02, 19.06, & 19.07
Minor Subdivision to create 9 lots
2. **SD 1965** (Variance Requested)
Applicant: Arlington Heights, LLC
Location: Arlington Avenue
Block 769 Lots 16.03, 18.01, & 19.03
Minor Subdivision to realign lot lines
3. **SD 1970** (Variance Requested)
Applicant: Yisroel Oelbaum
Location: Linden & Bergen Avenues
Block 189.02 Lot 155
Minor Subdivision to create 2 lots
4. **SD 1971** (Variance Requested)
Applicant: Naftoli Eisen
Location: Ashley Avenue
Block 774.04 Lot 14.04
Minor Subdivision to create 2 lots

- 5. SP 2085** (Variance Requested)
Applicant: 236 4 Street Limited Liability
Location: Fourth Street
Block 119 Lot 12.01
Preliminary & Final Major Site Plan to construct a 3 story mixed-use building (retail and offices)
- 6. SP 2073** (Variance Requested)
Applicant: Mordechai Fligman
Location: Lanes Mill Road
Block 189.15 Lot 47
Preliminary and Final Major Site Plan for an office building
- 7. SD 1988** (No Variance Requested)
Applicant: White Street Developers, LLC
Location: White Street & Olive Court
Block 251 Lots 1.22 & 1.23
Minor Subdivision to create three lots
- 8. SD 1967** (No Variance Requested)
Applicant: Accurate Builders
Location: Amsterdam Ave, Blanche Street, and Nussbaum Ave
Block 445 Lot 13
Preliminary and Final Major Subdivision to create 8 lots (4 duplex buildings)
- 9. SD 1978** (No Variance Requested)
Applicant: Accurate Builders
Location: Prospect Street
Block 473 Lots 2, 3, 8, & 10
Preliminary and Final Major Subdivision to create 20 lots
- 10. SD 1979** (No Variance Requested)
Applicant: 126 Forest Developers LLC
Location: Prospect Street
Block 462 Lots 1, 4, 5, & 6
Preliminary and Final Major Subdivision to create 22 lots
- 11. SP 2094AA** (No Variance Requested)
Applicant: Sammy A. Hutman
Location: East County Line Road
Block 142 Lot 5
Change of Use/Site Plan Exemption to convert an existing residence into an office
- 12. SD 1926** (No Variance Requested)
Applicant: S&M Investors, LLC
Location: New Hampshire Ave & Cedarbridge Ave
Block 1603 Lot 1.04
Amended Resolution for Preliminary and Final Major Subdivision

5. PLAN REVIEW ITEMS*

1. **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

2. **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
Applicant has requested to carry this project to the 12/2 meeting. This
application will not be heard.*

3. **SD 2001** (Variance Requested)
Applicant: Joseph & Renee Klein
Location: East Eighth Street
Block 166 Lot 2.44
Minor Subdivision to create two fee-simple duplex lots. Applicant is requesting
plan review and public hearing in one meeting.

6. PUBLIC HEARING

1. **SD 1956** (Variance Requested)
Applicant: Benjamin Loeb
Location: Ridge Avenue
Block 223 Lots 89 & 90
Preliminary & Final Major Subdivision to create 7 lots

2. **SP 2092AA** (No Variance Requested)
Applicant: Beth Medrash Govoha
Location: 7th Street & 8th Street
Block 46 Lots 5, 23, & 24
Change of Use/Site Plan Exemption to convert 3 homes into dormitories and add
a parking lot

3. **SP 2080** (*No Variance Requested*)
Applicant: Erez Holdings, LLC
Location: Boulevard of Americas & New Hampshire Avenue
Block 961.01 Lots 2.03 & 2.06
*Preliminary and Final Major Site Plan for a two story office building
Adequate notice was not provided for this project. This application will not be
heard.*

- 4. SD 1977** (Variance Requested)
Applicant: Shimshon Bandman
Location: Linden Avenue
Block 189.01 Lot 53
Minor Subdivision to create 3 lots
- 5. SD 1980** (Variance Requested)
Applicant: Apple 25, LLC
Location: Hope Chapel Road & Hope Hill Lane
Block 11 Lot 4
Minor Subdivision to create 2 lots
- 6. SD 1981** (Variance Requested)
Applicant: Times Square Homes, LLC
Location: 1957 & 1963 Central Avenue
Block 11 Lots 116.01 & 118.01
Preliminary & Final Major Subdivision to create 4 lots
- 7. SP 2088** (No Variance Requested)
Applicant: Yeshiva Mayan Hatorah
Location: Milton Avenue
Block 104 Lots 23.01, 24, & 34
Preliminary & Final Major Site Plan for a new school building with dormitory rooms
- 8. SD 1982** (Variance Requested)
Applicant: 1260 ECL, LLC
Location: County Line Road
Block 187 Lot 100
Preliminary & Final Major Subdivision to create 4 lots and a cul-de-sac
- 9. SD 1983** (Variance Requested)
Applicant: Hendi Friedman
Location: Towers Street
Block 855.03 Lot 25
Minor Subdivision to create 2 lots
- 10. SD 1984** (Variance Requested)
Applicant: Hendi Friedman
Location: East Spruce Street
Block 855.02 Lot 30
Minor Subdivision to create 2 lots
- 11. SD 1987** (No Variance Requested)
Applicant: Fourth Street Properties, LLC
Location: Cross Street
Block 434 Lots 1 & 2
Preliminary and Final Major Subdivision to create 7 lots

7. PUBLIC PORTION

- **SD 1962 – Hudson Street:** Clarification on the requested and approved lot coverage percentage
- **SP 2025AA – Neiman Road:** Request to post bond instead of install curb and sidewalk, as a full site plan application is forthcoming
- **SP 1839 – 401 Madison LLC:** Request to allow multiple tenants

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the October 21, 2014 Planning Board Meeting
- Minutes from the October 28, 2014 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.**