

# LAKEWOOD PLANNING BOARD

## AGENDA

**Tuesday, April 25, 2017**

**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. 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  
(correcting resolution)
- 2. SD 2176 Tovia Halpern**  
Woodland Drive Block 12.07, Lot 28  
Denial of a Minor Subdivision to create two lots
- 3. SP 2220 Pine Holdings, LLC**  
Pine Street Block 961.01, Lot 5  
Preliminary and Final Major Site Plan for a daycare and offices
- 4. SP 2226 Bnos Devorah**  
Oak Street Block 1154, Lot 1.01  
Preliminary and Final Major Site Plan for a day care
- 5. SP 1957A Beth Medrash Govoha of America**  
Forest Ave & Carey Street Block 63, Lots 1 & 4  
Extension of Preliminary and Final Major Site Plan for a school campus
- 6. SP 2214 Torah Temimah of Lakewood Inc**  
Lanes Mill Road Block 187.15, Lot 14  
Preliminary and Final Major Site Plan for a school and gym
- 7. SP 2222AA Saul Gray**  
Pawnee Road Block 2, Lot 52  
Change of Use/Site Plan Exemption to convert existing house to a school

8. **SP 2150A Wawa Lakewood LLC**  
Route 9 and Prospect Street Block 420; 420.01, Lots 16; 12, 14, & 23  
Amended Preliminary & Final Major Site Plan and Minor Subdivision for a  
convenience store and gas station
9. **SD 2181 Cedarwood Hills Homeowners Association**  
Flannery Avenue & Quick Chek Drive Block 1603.01, Lot 21  
Preliminary and Final Major Subdivision to create 2 lots
10. **SD 2187 Mural Holdings, LLC, c/o Jacob Muller**  
Turin Avenue Block 1043, Lots 5 & 7  
Minor Subdivision to create two lots
11. **SD 2192 Claire Drive LLC**  
Claire Drive Block 430, Lots 13-16  
Denial of a Minor Subdivision to create six lots

## 5. ORDINANCES FOR DISCUSSION & CORRESPONDENCE

- **Zoning Districts and Regulations** (re: woodworking and cabinetry shops in the B-4 Zone)
- **Transportation Improvement District, Impact Fees**
- **SP 2221AA Congregation Bais Yesocher Tiferes Aryeh** – request to permit temporary trailers on the site
- **SD 1939, SD 1967, SD 1978, SD 1979, SD 1997, SD 1998 (Prospect Square)** – request for landscaping revisions

## 6. PUBLIC HEARING

1. **SD 2182 BBC Capital Group, LLC**  
Central Avenue Block 79, Lot 10  
Minor Subdivision to create 2 lots
2. **SP 2224 Cong Satmar of Lakewood**  
Kennedy Boulevard East Block 104.02, Lots 14 & 15  
Preliminary and Final Major Site Plan for a house of worship
3. **SD 2200 Aaron Mansour**  
Audubon Avenue Block 1016, Lot 3  
Minor Subdivision to create four lots
4. **SP 2227 Yerek, LLC**  
Airport Road Block 1160.01, Lots 242.01 & 242.02  
Preliminary and Final Major Site Plan for warehouse storage units
5. **SD 2207 Spring 48, LLC**  
Sims Avenue Blocks 803 & 804, Lots 1 & 2  
Preliminary and Final Major Subdivision to create 10 lots

6. **SD 2208 Prospect St. Holdings, LLC**  
Blanche Street Block 445, Lots 9 & 19  
Preliminary and Final Major Subdivision to create 9 lots
7. **SP 2231 Prospect St Holdings, LLC**  
Blanche Street Block 445, Lots 9 & 19  
Preliminary and Final Major Site Plan for a synagogue
8. **SP 2237AA Congregation Ohr Mattisyahu**  
East County Line Road Block 174.04, Lot 59  
Change of Use/Site Plan Exemption to convert existing house into a synagogue
9. **SD 2188 Aaron Sperber**  
Locust Street Block 1083, Lot 7  
Minor Subdivision to create three lots
10. **SP 2228 Brooks Developers, LLC c/o Noach Schon**  
East County Line Road Block 208.01, Lots 33, 75.01, & 75.02  
*Preliminary and Final Major Site Plan and Minor Subdivision for a retail building  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.*
11. **SP 2229 Adil Homes, LLC**  
East County Line Road Block 190, Lots 73.25-73.27  
*Preliminary and Final Major Site Plan for a retail and office building  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.*
12. **SP 2230 Summit Court Shul**  
Summit Court Block 423, Lot 38  
*Preliminary and Final Major Site Plan for a synagogue  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.*
13. **SP 2233 Zichron Chaim Inc.**  
New Hampshire Avenue Block 1159.03, Lot 13  
*Preliminary and Final Major Site Plan for a school  
Applicant has requested to carry this project to a future meeting date. This application will not be heard.*

## 7. OAK STREET CORE RESIDENTIAL DEVELOPMENT SUBDIVISIONS

- **SD 2228AO Mark Properties, LLC**, Block 1048, Lots 1 & 5
- **SD 2237AO SGKL, LLC**, Block 1045, Lot 3
- **SD 2238AO SGKL, LLC**, Block 1026, Lot 8
- **SD 2239AO SGKL, LLC**, Block 1037, Lot 7
- **SD 2240AO Oak Street 2B, LLC**, Block 1042, Lots 4 & 5
- **SD 2241AO Yosef Rabinowitz**, Block 1027, Lot 7
- **SD 2244AO Richard Krupnick**, Block 1025, Lot 3
- **SD 2245AO Richard Krupnick**, Block 1026, Lot 6

- SD 2246AO Richard Krupnick, Block 1036, Lot 6
- SD 2247AO Mark Properties, LLC, Block 1036, Lot 3
- SD 2248AO Mark Properties, LLC, Block 1035 ,Lots 1, 3, & 7
- SD 2249AO Whiting Pines Realty Corp, Block 1049, Lot 6
- SD 2250AO Suburban Agency, Inc, Block 1025, Lot 5

**8. PUBLIC PORTION**

**9. APPROVAL OF MINUTES**

- Minutes from the April 4, 2016 Meeting

**10. APPROVAL OF BILLS**

**11. ADJOURNMENT**

DRAFT