

Please Note: This agenda is in draft format only. It is subject to change prior to the meeting of March 20, 2007

**LAKWOOD PLANNING BOARD MEETING
AGENDA
MARCH 20, 2007 • 6:00 PM**

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

“The time, date and location of this meeting was published in the Ocean County Observer 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 Ocean County Observer, 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. NEW BUSINESS

- 1. SD # 1542 (VARIANCE REQUESTED)**
APPLICANT: RYE OAKS LLC
Location: Ocean Avenue (Route 88) east of railroad
Block 536 Lots 1, 2 & 4
Preliminary & Final Major Subdivision for 40 townhouses and 1 retail center
- 2. SP # 1851 (VARIANCE REQUESTED)**
APPLICANT: CONDOR JACKSON LLC
Location: West Kennedy Boulevard @ east corner of Forest Avenue
Block 57 Lot 1
Preliminary & Final Major Site Plan for 2 story office building
- 3. SD # 1569 (NO VARIANCE REQUESTED)**
APPLICANT: FAIRMONT INVESTMENTS LLC
Location: Hope Hill Lane
Blocks 11 Lot 90
Minor Subdivision to create 2 lots

- 4. SD # 1571 (VARIANCE REQUESTED)**
APPLICANT: WALTER LUCAS
Location: Newport Avenue @ corner of Bellevue Avenue
Block 499 Lot 19
Minor Subdivision to create four lots
- 5. SD # 1563 (VARIANCE REQUESTED)**
APPLICANT: MOSHE ARYEH
Location: Lanes Mill Road- east of Barrymor Drive
Block 187.15 Lot 12
Minor Subdivision to create two lots
- 6. SD # 1568 (VARIANCE REQUESTED)**
APPLICANT: ISAAC GREENWALD
Location: River Avenue, between Halsey Avenue & Edgcomb Avenue
Block 1019 Lot 2
Minor Subdivision to create 2 lots
- 7. SP # 1856 (NO VARIANCE REQUESTED)**
APPLICANT: CONGREGATION TORES EMES
Location: Atlantic Avenue, James Street & Ridgeway Avenue
Block 370 Lots 1 & 3
Preliminary & Final Site Plan and proposed addition to existing school
- 8. SP # 1859 (VARIANCE REQUESTED)**
APPLICANT: BATIM MANAGEMENT/MICHAEL BURZTYN
Location: Sixth Street
Block 130 Lots 11, 12
Preliminary & Final Site Plan for multi family dwelling with 4 dwellings
- 9. SD # 1570 (VARIANCE REQUESTED)**
APPLICANT: SHIMSHON BANDMAN
Location: corner of Melville Avenue and Elm Street
Block 762 Lot 4
Minor Subdivision to create 3 lots
- 10. SD # 1572 (NO VARIANCE REQUESTED)**
APPLICANT: TRACHS INC.
Location: East End Avenue at corner of East Eighth Street
Block 208 Lot 139
Minor Subdivision to create 2 lots

- 11. SD # 1573 (VARIANCE REQUESTED)**
APPLICANT: PROSPECT BUSINESS PARK 3 C/O CHARLES FERGUSON
Location: Prospect Street, south of Railroad Street
Block 386 Lot 17
Minor Subdivision to create 2 lots
- 12. SP # 1857 (NO VARIANCE REQUESTED)**
APPLICANT: PROSPECT BUSINESS PARK 3 C/O CHARLES FERGUSON
Location: Prospect Street, south of Railroad Street
Block 386 Lot 17.02
Preliminary and Final Site Plan for 2 warehouse/office buildings
- 13. SD # 1574 (VARIANCE REQUESTED)**
APPLICANT: PINE PROJECTS LLC
Location: corner of Netherwood Drive and Bellecourt Boulevard
Block 431 Lot 1.02
Minor Subdivision to create 3 lots
- 14. SP # 1858 (NO VARIANCE REQUESTED)**
APPLICANT: NEW CEDAR HOLDING LLC
Location: Oberlin Avenue at northwest corner of New Hampshire Avenue and
Cedar Bridge Avenue
Block 1603 Lots 1.02, 2.02
Preliminary & Final Site Plan-proposed shopping center
- 15. SD # 1575 (VARIANCE REQUESTED)**
APPLICANT: KENNEDY INVESTORS LLC
Location: West County Line Road and cul de sac of Kennedy Boulevard West
Block 27 Lot 47
Minor Subdivision to create 2 lots
- 16. SD # 1366C (NO VARIANCE REQUESTED)**
APPLICANT: RALPH CLAYTON & SONS – JULE ESTATES
Location: Gudz Road and Lakewood New Egypt Road
Block 11.05 Lots 13-17,19, 19.01, 84 & 85
Preliminary & Final Major Subdivision – 36 lots

5. MEMORIALIZATION OF RESOLUTIONS

- 1. SP # 1833 (NO VARIANCE REQUESTED)**
APPLICANT: CLIFTON REDEVELOPMENT LLC
Location: Clifton Avenue @ corner of First Street
Block 121 Lot 29
Preliminary and Final Site Plan to construct 3 story retail/office building - previously approved. Applicant proposes to construct 5 stories with penthouse office in lieu of 3 story building
- 2. SD # 1549 (VARIANCE REQUESTED)**
APPLICANT: MORRIS WEINBERG
Location: Spruce Street, between Funston Avenue and Caryl Avenue
Block 842 Lot 3
Original denial Minor Subdivision to create two lots. Applicant requests reconsideration of prior denial.
- 3. SP # 1853 (VARIANCE REQUESTED)**
APPLICANT: K'HAL CHASDIM INC.
Location: corner of 14th Street and Cedar Row
Block 25.11 Lot 18.01
Preliminary & Final Site Plan for 2 story synagogue
- 4. SD # 1564 (NO VARIANCE REQUESTED)**
APPLICANT: H&C DEVELOPMENT
Location: Lanes Mill Road, between Barrymor Drive and Malibu Drive
Block 187.15 Lot 9
Preliminary & Final Major Subdivision – 15 lots
- 5. SD # 1565 (VARIANCE REQUESTED)**
APPLICANT: NATHAN SCHLESINGER
Location: Gudz Road, between Central Avenue & Lakewood New Egypt Road
Block 11.05 Lot 18
Preliminary & Final Major Subdivision – 5 lots
- 6. SP # 1855 (VARIANCE REQUESTED)**
APPLICANT: LAKEWOOD AFFORDABLE HOUSING CORP. "CYPRESS COVE"
Location: Oak Street between Caldwell Avenue & Rockaway Avenue
Blocks 1135,1142,1150,1151 Lot 1
Block 1143 Lots 1 & 9
Preliminary & Final Site Plan for affordable housing project

6. CORRESPONDENCE

7. PUBLIC PORTION

8. APPROVAL OF BILLS

9. APPROVAL OF MINUTES

- Minutes from March 6, 2007 Plan Review Meeting

10. ADJOURNMENT

DRAFT