I. 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."

II. SWEARING IN OF PROFESSIONALS

III. PLAN REVIEW ITEMS

1. **SD # 1519**  
   (No variance requested)  
   **Applicant:** Lakewood Equities  
   **Location:** River Avenue, south of Oak Street, across from Cushman Street  
   Block 1040 Lot 1  
   Preliminary & Final Major Subdivision- 66 lots and 1 community building

2. **SP # 1808A**  
   **Applicant:** Bais Rivka Rochel  
   **Location:** Route 9, between Spruce Street & High Street  
   Block 782 Lot 7  
   Informal Review of proposed pool addition and Minor Site Plan modifications. Request to obtain administrative Site Plan sign off in lieu of Site Plan approval

3. **SP # 1832**  
   (Variance requested)  
   **Applicant:** Bnos Yisroel School  
   **Location:** Bruce Street, between South Park Avenue and Congress Street  
   Block 250 Lots 10 & 11  
   Preliminary & Final Site Plan for proposed auto dealership

4. **SP # 1825**  
   (Variance requested)  
   **Applicant:** 216 River Avenue Assoc.  
   **Location:** Route 9 (River Avenue), north of Manetta Place  
   Block 413 Lots 3, 4 & 6  
   Preliminary & Final Site Plan for proposed addition to existing office building
5. **SD # 1378A**  
   (No variance requested)  
   **Applicant:** MAZ East Coast Division  
   **Location:** Kennedy Boulevard, east of North Apple Street  
   Block 172   Lot 12  
   Extension of Major Subdivision approval

6. **SD # 1516**  
   (No variance requested)  
   **Applicant:** Benjamin Parnes  
   **Location:** Cedar Avenue, south of Lafayette Boulevard  
   Block 262   Lots 7 & 8  
   Preliminary & Final Subdivision to create 2 lots and extend improvements

7. **SD # 1521**  
   (Variance requested)  
   **Applicant:** SRS Ventures LLC  
   **Location:** Cushman Street, off River Avenue, south of Pine Boulevard  
   Block 430.04   Lot 22  
   Preliminary & Final Major Subdivision- 8 townhouse units

8. **SD # 1522**  
   (Variance requested)  
   **Applicant:** Uman Holdings LLC  
   **Location:** River Avenue, south of Chestnut Street  
   Block 534   Lot 18  
   Preliminary & Final Major Subdivision- 25 townhouse units

9. **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 4 story retail/office building

10. **SP # 1834**  
    (Variance requested)  
    **Applicant:** River Equities LLC  
    **Location:** River Avenue, south of High Street  
    Block 782   Lot 35  
    Minor Site Plan and Change of Use Site Plan

11. **SP # 1835**  
    **Applicant:** Lakewood Affordable Housing -"Cypress Cove"  
    **Location:** Caldwell & Rockaway Avenues, between Oak Street & Turin Avenue  
    Blocks 1135, 1142, 1143, 1150 & 1151   Lots all  
    Informal Review for proposed residential housing
12. **SD # 1524**  (Variance requested)
   Applicant:  MTR Ventures
   Location:   East Harvard Street, west of East End Avenue
               Block 227        Lot 3
   Minor Subdivision to create 2 lots

13. **SD # 1525**  (No variance requested)
   Applicant:  Sarah Bodek
   Location:   New York Avenue, between Ridge Avenue & East Seventh Street
               Block 223        Lot 95
   Minor Subdivision to create 2 lots

14. **DISCUSSION**  - Re-Adoption of the Municipal Stormwater Master Plan

**IV. PUBLIC PORTION**

**V. APPROVAL OF MINUTES**

**VI. ADJOURNMENT**