1. **FLAG SALUTE & CERTIFICATION OF COMPLIANCE**
   “The time, date and location of this meeting was published in the Ocean County Observer and 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 at least two of the following newspapers: The Asbury Park Press, 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. **NEW BUSINESS**

   1. **SP# 1814** (No variances requested)
      Applicant: Bais Tova Inc.
      Location: Oak Street and Funston Avenue
      Blocks 792, 793 & 794  Lots all
      Preliminary & Final Site Plan for proposed school

   2. **SP# 1813** (No variance requested)
      Applicant: Shlomo Meyer
      Location: Lexington Avenue, north of Fourth Street
      Block 118  Lot 12
      Preliminary & Final Site Plan – 2,732 square foot, two story retail building

   3. **SD# 1473** (Variance requested)
      Applicant: Pine Belt NH LLC
      Location: corner of New Hampshire Avenue and Route 70
      Block 1160.03  Lot 47
      Minor Subdivision to create two lots

   4. **SD# 1480** (No variance requested)
      Applicant: Mordechai Rozansky
      Location: corner of Hope Chapel Road and Hope Hill Lane
      Block 11  Lot 3
      Minor Subdivision to create two lots
5. **SP # 1714A**  (Variance requested)  
Applicant: Garden State Hotel (Hilton Garden Inn, Ruby Tuesday’s & Longhorn Steakhouse)  
Location: Route 70 and Garden State Parkway  
Block 1160.07 Lots 193, 194  
Block 1235 Lots 33, 36 & 44  
Block 1241 Lot 1  
Block 1240 Lot 1  
Block 1239 Lot 1  
Preliminary & Final Site Plan

6. **SP# 1790**  (Variance requested)  
Applicant: Excel Corporate Park II LLC  
Location: Prospect Street, east of Cross Street  
Block 391 Lot 9  
Preliminary & Final Major Site Plan for proposed warehouse

7. **SD# 1476**  (Variance requested)  
Applicant: J Wei Assoc LLC  
Location: Pine Boulevard and River Avenue  
Block 423 Lots 20, 21, 22, 28 & 75  
Preliminary & Final Major Subdivision-39 townhouse units and 1 clubhouse

4. **MEMORIALIZATION OF RESOLUTIONS**

1. **SD# 1468**  (Variance requested)  
Applicant: 319 Prospect St. LLC  
Location: Prospect Street, west of Massachusetts Avenue  
Block 445 Lot 1  
Preliminary & Final Major Subdivision – 27 lots

2. **SD# 1470**  (Variance requested)  
Applicant: MLJR LLC  
Location: County Line Road East, between Brook Road & Somerset Avenue  
Block 174.04 Lots 54 & 55  
Preliminary & Final Major Subdivision – 9 lots

3. **SP# 1811**  (No variances requested)  
Applicant: Yeshiva Nesivos Ohr Inc.  
Location: corner of Oberlin Avenue South & Vassar Avenue  
Block 1602 Lot 1  
Change of Use Site Plan from existing manufacturing and warehouse to proposed school
4. **SD# 1475** (Variance requested)
   
   **Applicant:** Sean Kohn for Congregation Bnei Moishe  
   **Location:** Shafto Avenue, south of County Line Road  
   Block 148 Lot 2  
   Preliminary & Final Major Subdivision – 3 lots

5. **SD# 1446A** (No variance requested)
   
   **Applicant:** Joseph Gutterman  
   **Location:** Miller Road, between Shady Lane & Carasaljo Drive  
   Block 12.02 Lot 18  
   Extension of previously approved Minor Subdivision

6. **SD# 1467** (Variance requested)
   
   **Applicant:** Karl Hanson  
   **Location:** Eleventh Street, east of Clifton Avenue  
   Block 111 Lot 9  
   Minor Subdivision to create two lots

7. **SP # 1809** (Variance requested)
   
   **Applicant:** Toyota World of Lakewood  
   **Location:** Route 88, east of New Hampshire Avenue  
   Block 569 Lot 110  
   Amended Site Plan to replace existing free standing sign and addition of driveway entry direction signs

8. **SD# 1474** (No variance requested)
   
   **Applicant:** Pine Projects LLC  
   **Location:** County Line Road East & Lanes Mill Road, east of Joe Parker Road  
   Block 187 Lots 53.01 & 53.02  
   Minor Subdivision to create two lots

9. **SD# 1472** (Variance requested)
   
   **Applicant:** Yosef Lipschitz  
   **Location:** corner of Vine Avenue & Elm Street  
   Block 764 Lots 12 & 13  
   Minor Subdivision to re-align two existing lots
10. SP# 1812 (Variance requested)
   Applicant: Stratford Holdings 101 LLC
   Location: corner of Fourth Street & Monmouth Avenue
             Block 128 Lot 7
   Preliminary & Final Site Plan for 3,080 square feet addition to existing commercial building

5. APPROVAL OF MINUTES

6. CORRESPONDENCE

7. PUBLIC PORTION

8. ADJOURNMENT