LAKEWOOD PLANNING BOARD
PLAN REVIEW MEETING AGENDA
TUESDAY, SEPTEMBER 5, 2006 • 6:00 P.M.

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. WAIVER REQUEST

1. SP # 1851
   Applicant: Condor Jackson LLC
   Location: West Kennedy Boulevard at east corner of Forest Avenue
             Block 57 Lot 1
   Preliminary & Final Site Plan for two story office building
   
   Waiver request from checklist items:
   #B-2 – topography within 200 feet of site
   #B-10 – man made features within 200 feet of site

2. SP # 1852
   Applicant: Isser Kotler
   Location: Laurelwood Avenue at southeast corner of Tuxedo Terrace
             Block 32 Lot 1
   Preliminary & Final Site Plan – residence with synagogue in basement

   Waiver request from checklist items:
   #B-2 – topography within 200 feet of site
3. **SP # 1853**  
**Applicant:** Khal Chasidim Inc.  
**Location:** corner of Fourteenth Street and Cedar Row  
Block 25.11 Lot 18.01  
Preliminary & Final Site Plan  
Waiver request from checklist items:  
#B-2 – topography within 200 feet of site  
#C-13 – environmental impact statement

4. **SD # 1564**  
**Applicant:** H&C Development  
**Location:** County Line Road, west of Barrymor Park  
Block 187.15 Lot 9  
Preliminary & Final Subdivision – 15 proposed lots  
Waiver request from checklist items:  
#B-2 – topography within 200 feet of site  
#B-10 – man made features within 200 feet

5. **SD # 1565**  
**Applicant:** Nathan Schlesinger  
**Location:** Güdz Road, north of Central Avenue  
Block 11.05 Lot 18  
Preliminary & Final Subdivision – 5 proposed lots  
Waiver request from checklist items:  
#B-2 – topography within 200 feet of site

**IV. PLAN REVIEW ITEMS**

1. **SP # 1824** *(Variance requested)*  
**Applicant:** BYR Co. LLC/Cabinetics  
**Location:** corner of Route 9 and Yale Drive  
Block 1051 Lot 29  
Preliminary and Final Site Plan – proposed addition to retail building

2. **SD # 1545** *(No variance requested)*  
**Applicant:** 319 Prospect LLC  
**Location:** Prospect Street, west of Massachusetts Avenue  
Block 445 Lot 1  
Preliminary & Final Major Subdivision for 53 townhouses and 1 community center
3. SD # 1542  (No variance requested)  
Applicant: Rye Oaks LLC  
Location: Ocean Avenue (Route 88), east of railroad  
Block 536 Lots 1, 2 & 4  
Preliminary & Final Major Subdivision- 40 townhouses and 1 retail center

4. SD # 1543  (Variance requested)  
Applicant: Batim Management LLC/Michael Burstyn  
Location: Sixth Street, between Lexington Avenue & Monmouth Avenue  
Block 130 Lots 11 & 12  
Preliminary and Final Major Subdivision – 4 townhouse units

5. SD # 1551  (No variance requested)  
Applicant: Hope Hill Lane  
Location: Hope Chapel Road, between McKinley Avenue & Shonny Court  
Block 11 Lots 5, 16-32, 35, 87-93, 95-98, 100, 101  
Preliminary & Final Major Subdivision-38 residential lots and 1 open space

6. SD # 1509A  (Variance requested)  
Applicant: Majestic Contracting LLC  
Location: Massachusetts Avenue, south of Prospect Street  
Block 445 Lot 18  
Preliminary & Final Major Subdivision – 17 two family townhouses

7. SD # 1549  (Variance requested)  
Applicant: Morris Weinberg  
Location: Spruce Street, between Funston Avenue and Caryl Avenue  
Block 842 Lot 3  
Minor Subdivision to create two lots

8. SD # 1550  (No variance requested)  
Applicant: Seymour Investments LLC  
Location: Cross Street, west of River Avenue (Calgo Gardens Nursery)  
Block 533 Lots 3 & 10  
Preliminary & Final Major Subdivision-74 townhouse units, community center and tot lot

9. SD # 1552  (Variance requested)  
Applicant: Moshe Mendlowitz  
Location: end of cul de sac of Sherie Court  
Block 26 Lots 6, 13 & 26  
Minor Subdivision to re-align property lines of existing 3 lots
10. **SD # 1554  (No variance requested)**  
    **Applicant:** Marielle Aryeh LLC  
    **Location:** East County Line Road, between Park Place and Apple Street  
    Block 171 Lot 3  
    Minor Subdivision to create two lots

11. **SP # 1850  (No variance requested)**  
    **Applicant:** 212 Second Street Holdings LLC  
    **Location:** Second Street, west of Lexington Avenue  
    Block 121 Lots 12 & 13  
    Preliminary and Final Site Plan for proposed retail and office building

12. **SD # 1559  (No variance requested)**  
    **Applicant:** Volodimir & Alla Kurteev  
    **Location:** Albert Avenue, south of Oak Street  
    Block 1159 Lot 73  
    Minor Subdivision to create two lots

13. **SD # 1560  (Variance requested)**  
    **Applicant:** Bais Tova Inc.  
    **Location:** East County Line Road  
    Block 174.04 Lot 57  
    Preliminary & Final Major Subdivision-recreation center and 7 single family dwellings

VI. **PUBLIC PORTION**

VII. **APPROVAL OF MINUTES**

VIII. **ADJOURNMENT**