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. 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 Asbury Park Press* and *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. **CLOSED SESSION**

5. **MEMORIALIZATION OF RESOLUTIONS**

   1. **SP 2056** (No Variance Requested)
      Applicant: Yeshiva Chemdat Hatorah
      Location:  Massachusetts Avenue
                 Block 440  Lots 27 & 44
      Site Plan for addition to existing school

   2. **SP 2060AA** (No Variance Requested)
      Applicant: Toms River Torah Center
      Location: 185 Seminole Drive
                 Block 2  Lot 38
      Change of Use/Site Plan Exemption to convert existing house into a school

6. **DISCUSSION**
   - Ordinances
     - 18-901.A. Zoning Districts and Map – Oak Street Core Neighborhood
     - 18-910 Basement Apartments
   - Update to the Land Use Element of the Master Plan
7. PLAN REVIEW ITEMS

1. **SP 2058** (Variance Requested)
   - **Applicant:** Simon Soloff
   - **Location:** 926 & 930 East County Line Road
     - Block 208 Lot 7 & 162
   - Preliminary and Final Major Site Plan for new office building

2. **SD 1939** (Variance Requested)
   - **Applicant:** Brava Land, LLC
   - **Location:** Rachel Avenue
     - Block 463 Lot 2
   - Preliminary and Final Major Subdivision to create 9 duplexes

3. **SP 2061** (Variance Requested)
   - **Applicant:** Congregation of Chestnut, Inc
   - **Location:** Chestnut Street
     - Block 1051.07 Lot 51
   - Preliminary and Final Major Site Plan for addition to existing synagogue

4. **SP 2062** (No Variance Requested)
   - **Applicant:** Yeshiva Ruach Hatorah Inc
   - **Location:** Ridge Avenue
     - Block 189.03 Lot 35
   - Preliminary and Final Major Site Plan for school campus with dormitory and residential units

8. PUBLIC HEARING

1. **SP 2055** (Variance Requested)
   - **Applicant:** New Hampshire Holdings, LLC
   - **Location:** New Hampshire & America Ave
     - Block 549.02 Lot 2
   - Preliminary and Final Major Site Plan for retail buildings

2. **SD 1934** (No Variance Requested)
   - **Applicant:** Benjamin Weber
   - **Location:** East County Line Road & Brook Road
     - Block 175.02 Lot 1, 2, & 4
   - Preliminary and Final Major Subdivision to create 8 single-family lots and 1 commercial lot
3. **SP 2063**  
   **Applicant:** Benjamin Weber  
   **Location:** East County Line Road & Brook Road  
   Block 175.02 Lot 1, 2, & 4  
   Preliminary and Final Major Site Plan for a combined retail and office building

4. **SP 2052**  
   **Applicant:** Congregation Sarah Faiga, Inc  
   **Location:** 1518 Tanglewood Ave  
   Block 25.06 Lot 17  
   Preliminary and Final Major Site Plan for proposed synagogue

9. **CORRESPONDENCE**
   - **SP 1941** – Major Site Plan – modification to approved building footprint

10. **PUBLIC PORTION**

11. **APPROVAL OF MINUTES**
   - Minutes from the March 18, 2014 Planning Board Meeting

12. **APPROVAL OF BILLS**

13. **ADJOURNMENT**