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. ORDINANCES FOR DISCUSSION

   • Stormwater Management/Residential Site Improvement Standards
   • HD-6 and HD-7 – new requirement for residential development

5. PLAN REVIEW ITEMS

   1. SD 1917  (No Variance Requested)
      Applicant:  Appolo Homes, LLC
      Location:  Appolo Road
                 Block 104 Lot 53.16 & 60
      Preliminary and Final Major Subdivision to create 8 lots

   2. SP 2040  (No Variance Requested)
      Applicant:  Woodhaven Lumber & Millwork
      Location:  200 James Street
                 Block 345 Lot 11
      Preliminary and Final Major Site Plan for a proposed 1,800 square foot storage building.
3. SP 1838B  (No Variance Requested)
   Applicant:  NJ Hand
   Location:  Towers Street & Vine Avenue
              Blocks 815, 815.01, 818, 819, 831, 832
              Lots 1, 1, 1, 1, 3 & 5, 3

   Site Plan for Phase III of the Lakewood Commons for 62 Affordable units

4. SP 2041  (Variance Requested)
   Applicant:  Quick Chek Corporation
   Location:  New Hampshire Ave & Cedarbridge Ave
              Block 1603  Lot 1.02

   Preliminary and Final Major Site Plan for a proposed service station

5. SP 2042  (Variance Requested)
   Applicant:  210 Ocean Ave, LLC
   Location:  208 Ocean Avenue
              Block 536  Lot 12

   Preliminary and Final Major Site Plan for a proposed office building

6. SD 1692A  (Variance Requested)
   Applicant:  Mordechai Yaakov & Chaya Taub
   Location:  Leonard Street & Park Avenue
              Block 228  Lots 2.01 & 2.02

   Amended Minor Subdivision to add building coverage variance to prior approval

6. PUBLIC HEARING

1. SP 2038  (No Variance Requested)
   Applicant:  Yeshiva Tifereth Torah
   Location:  Vine Street
              Block 1147; 1156  Lot 1; 1

   Site Plan for proposed school building

7. PUBLIC PORTION

8. APPROVAL OF MINUTES
   •  Minutes from the October 29, 2013 Planning Board Meeting

9. APPROVAL OF BILLS

10. ADJOURNMENT