

*Please Note: This agenda is in draft format only. It is subject to change prior to the meeting of October 3, 2006*

**LAKWOOD PLANNING BOARD  
PLAN REVIEW MEETING AGENDA  
TUESDAY, OCTOBER 3, 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 # 1855**

**Applicant: Lakewood Affordable Housing Corp. “Cypress Cove”**

Location: Oak Street between Caldwell Avenue & Rockaway Avenue  
Blocks 1135,1142,1150,1151 Lot 1  
Block 1143 Lots 1 & 9

Preliminary & Final Site Plan for affordable housing project

Waiver request from checklist items:

- #B-2 – topography within 200 feet of site
- #C-2 – location of existing and proposed easements
- #C-6 – plans and profiles of proposed utility layouts
- #C-11 – proposed or existing easements
- #C-13 – environmental impact statement
- #C-14 - tree protection management plan

**2. SP # 1856**

**Applicant: Congregation Toras Emes**

Location: Atlantic Avenue, James Street and Ridgeway Avenue  
Block 370 Lots 1 & 3

Preliminary & Final Site Plan/Change of Use Site Plan from residence to school

Waiver request from checklist items:

- #B-2 – topography within 200 feet of site
- #B-6 - man made features within 200 feet

#### 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 # 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
- 5. SD # 1535 (Variance requested)**  
**Applicant: Moshe Mendelwitz**  
Location: Miller Road, between Central Avenue & Lakewood New Egypt Road  
Block 11.03 Lot 90.03  
Preliminary & Final Major Subdivision – 7 lots
- 6. 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
- 7. 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

**8. 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

**9. 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

**10. SD # 1562 (No variance requested)**

**Applicant: Homes for All (STEPS Inc.)**

Location: South of Oak Street, on Vermont Avenue, between Beekman Street  
and Lambert Street (paper streets)  
Blocks 1146, 1147, 1154, 1155, 1156 Lot 1

Preliminary and Final Subdivision-56 affordable housing residential lots and  
1 stormwater basin

**11. SD # 1563 (Variance requested)**

**Applicant: Moshe Aryeh**

Location: Lanes Mill Road- east of Barrymor Drive  
Block 187.15 Lot 12

Minor Subdivision to create two lots

**12. SP # 1854 (No variance requested)**

**Applicant: Harrogate**

Location: Locust Street and Vermont Avenue  
Block 1082 Lots 1 & 10.01

Preliminary & Final Major Site Plan for expansion of existing senior life care facility

**13. SD # 1566 (Variance requested)**

**Applicant: David Herzog**

Location: Miller Road, south of Shady Lane  
Block 12.02 Lot 21

Minor Subdivision to create two lots

**VI. PUBLIC PORTION**

**VII. APPROVAL OF BILLS**

**VIII. ADJOURNMENT**