

**LAKWOOD PLANNING BOARD  
PLAN REVIEW MEETING AGENDA  
TUESDAY, JUNE 7, 2005 • 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 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.”

**II. REQUEST FOR SPECIAL MEETING**

**III. WAIVER REQUEST**

1. SP# 1817

Applicant: Bais Pinchos

Location: Central Avenue, west of Hillside Boulevard  
Block 11 Lot 117

Preliminary & Final Site Plan for proposed temporary trailer classrooms and permanent school building

Waiver request from checklist items:

#21 – topography within 200 feet

#29 – man made features within 200 feet

**IV. PLAN REVIEW ITEMS**

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# 1471** (Variance requested)  
Applicant: Shlomo Kanarek  
Location: Ridge Avenue @ terminus of New Hampshire Avenue  
Block 190 Lot 63  
Preliminary & Final Major Subdivision to create 14 lots
- 4. 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
- 5. 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
- 6. 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
- 7. 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
- 8. 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

**9. SD# 1477** (Variance requested)  
Applicant: Regency Row LLC  
Location: East 7th Street, west of Somerset Avenue  
Block 208 Lot 132  
Block 222 Lots 11-13  
Preliminary & Final Subdivision – 5 lots

**10. SD# 1478** (Variance requested)  
Applicant: Martin Lewin  
Location: corner of Cedarview Avenue and County Line Road West  
Block 39 Lot 4  
Minor Subdivision to create two lots

**11. SP# 1815** (Variance requested)  
Applicant: Sharon Tal  
Location: West County Line Road and Kennedy Boulevard West, east of  
Heathwood Avenue  
Block 42 Lot 1  
Preliminary and Final Site Plan - 9,970 square foot office building

**12. SD# 1430B** (No variance requested)  
Applicant: Pine River Village  
Location: Pine Street, across from corporate campus  
Block 830 Lot 1  
Amended Site Plan

**13. SD# 1481** (Variance requested)  
Applicant: Leonard Lebovics  
Location: Warren and Pine Streets  
Block 768 Lots 43, 82 & 83  
Preliminary & Final Major Subdivision – 11 lots

#### **14. DISCUSSION- Proposed Unified Development Ordinance**

**15. SD# 1418**  
Applicant: Elmhurst LLC  
Location: Route 9, Elmhurst Boulevard, Biltmore Avenue and Cross Street  
Block 439 Lots 2, 10 through 19  
Preliminary & Final Major Subdivision – 42 townhouses, synagogue and commercial site  
Request to modify prior approval resolution

**16.SD# 1441**

Applicant: Pol Wei LLC

Location: Route 9, across from Finchley Boulevard  
Block 1051.01 Lots 16, 17

Preliminary & Final Major Subdivision

Request to modify prior approval resolution

**V. PUBLIC PORTION**

**VI. APPROVAL OF MINUTES**

**VII.ADJOURNMENT**