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November 10, 2005

Honorable Mayor Charles Cunliffe
Township of Lakewood
231 Third Street
Lakewood, NJ 08701

Re: Draft Initial Plan Endorsement Petition

Dear Mayor Cunliffe,

Please be advised that I have had an opportunity to review the Draft Initial Plan Endorsement Petition and have discussed same with Stanley Slachetka and Vanessa Morin from T&M Associates and have the following comments:

1. I was not provided with a copy of where the environmentally sensitive planning are a (PA5) and would like a copy of same.
2. I disagree with Page 5, IV the paragraph regarding Brick Township, Ocean County ".....Lakewood Township is zoned for primarily low density residential development.....and a commercially developed B-5 Zone (Home Depot) in this area." In that there is a lot more development over in that area such as all of the senior villages; the B5 Zone has more commercial development as well; I am not familiar with any rezoning for open space.
3. Page 6, the Jackson Township paragraph "...maintains some sporadic residential development, however, is largely undeveloped." There is more development in that area to include the 1000 units of Westgate; there is no age restricted community located there.
4. Page 7 "In actuality, many.....(1) unit to the acre." Some parts are 10 units to the acre.
5. Page 8 are we the largest foreign trade zone in the state? I thought Mount Olive was.

6. Page 12 I would list other senior citizens villages even though they were built before 1990.
7. Page 21 under the Franklin Street paragraph please check if multi-family dwelling units are prohibited, I believe they are permitted.
8. Page 24 #2 there is a misspelling
9. Pages 28-29 the Endangered Species List should be amended
10. Please review the checklist under housing Paragraph 3.1-3.5.

If you have any questions please advise. Thank you.

Respectfully,



Abraham M. Penzer
AMP/cab