

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

Chairman Neiman called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and read the Certification of Compliance with the NJ Open Public Meetings Act:

“The time, date and location of this meeting was published in the Asbury Park Press and The Star Ledger, posted on the bulletin board in the office of the Township of Lakewood, and published on the Township website at least 48 hours in advance. The public has the right to attend this meeting, and reasonable, comprehensive minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

2. ROLL CALL & SWEARING IN OF PROFESSIONALS

Roll call

Present: Mr. Flancbaum, Mr. Neiman, Mr. Herzl, Mr. Helmreich, Mr. Weiss

Mr. Terence Vogt, P.E., P.P., C.M.E. was sworn.

3. RESOLUTIONS

- 1. SD 2627 Zev Reisman**
8 South Oakland Street Block 548, Lot 38
Extension of Minor Subdivision to create two lots

A motion was made and seconded to approve. All were in favor.

- 2. SD 2655 Moshe Birnbaum**
40 Clear Stream Road Block 2.01, Lot 30
Minor Subdivision to create two lots

A motion was made and seconded to approve. All were in favor.

- 3. SD 2585 Keypoint Equity LLC**
Massachusetts Avenue Block 423, Lot 156.01
Preliminary and Final Major Subdivision to create 75 lots

A motion was made and seconded to approve. All were in favor.

4. ORDINANCE

- **Ordinance 2026-022 Medical Village in ABC Zone**

The Board did not have a quorum, this was carried to the next meeting.

5. CORRESPONDENCE

- **SP 2419 Bnos Devorah** – request to modify approved landscaping

Mr. Hudi Back appeared and said they are looking to make changes to some of the approved landscaping.

Mr. Flancbaum said I was there recently and it looks very nice as is.

Mr. Neiman made a motion to approve.

Mr. Herzl seconded.

All were in favor.

- **SD 1680 24 Riverside, corner of Old Brook Road** – request to modify approved landscaping

Ms. Shava Shapira appeared and was affirmed. She spoke about trees that were originally approved by that they don't want to install.

Mr. Flancbaum made a motion to approve.

Mr. Herzl seconded.

All were in favor.

- **SP 1957 BMG, 400 Carey Street** – request to modify phasing, including modifications to building footprint and infrastructure

Mr. Brian Flannery said the changes are de minimis. I think the parking lot has 2 extra spaces, and they are squaring off the building. The parking lot is already being done and they have a soil conservation district approval for that. They'd like to start putting footings in, and will get soils for the entire thing before the building is finished.

Mr. Vogt asked if the stormwater improvements would be done to stay ahead of the building.

Mr. Flannery said yes, and the parking lot stormwater is already done.

Mr. Neiman made a motion to approve.

The motion was seconded.

All were in favor.

6. PUBLIC HEARING

1. SP 2634 Bais Reuven Kamenitz
831 Ridge Avenue Block 190.04, Lots 8.17 & 8.18
Preliminary and Final Major Site Plan for a school addition

Mrs. Miriam Weinstein, Esquire, appeared on behalf of the applicant and summarized the application. We are reaffirming variances, with the only new one being the garbage in the buffer area. To comply with that we would have to lose 2 parking spaces and we thought those were more important.

Mr. Brian Flannery, professional engineer and professional planner, appeared and was affirmed. He introduced exhibits. There are currently 27 classrooms, 23 of which have students in them, and we will have 36 after the addition.

Mr. Neiman asked if this changes the bus circulation.

Mr. Flannery said no, it works as it is. He read through the RV report and referred to the buffer variance needed.

Mr. Neiman asked who owns on the other side of the buffer.

Mr. Flannery said it's residential.

Mr. Neiman said I wouldn't want garbage right next to my house. I would lose the two spots and move it back.

Mrs. Weinstein said ok, that's fine.

Mr. Flannery confirmed they have excess parking compared to what's required by Ordinance and to what's functionally needed. We are adding all that is needed for the hall. He referenced the Master Plan and Municipal Land Use Law to support the relief requested. There are 605 students, with a maximum down the road of 950. We have a parking requirement of 86, now 104. HVAC will be rooftop and shielded. Stormwater management will be privately maintained. And we will address all other comments in the report.

Mr. Neiman asked if the simcha hall would be attached to the existing one in the basement. He said I don't want to see two occasions there in one night.

Mrs. Weinstein said the new basement is for a gym and a breakfast room. It will not be rented out. All that you see on the plans is the existing simcha hall. There will not be two simchas in one night.

Mr. Vogt said our review comment 2, page 5, talks about circulation.

Mrs. Weinstein said Scott Kennel is here to discuss that.

Mr. Neiman said we want to hear the circulation pattern.

Mr. Scott Kennel, traffic engineer, appeared and was affirmed. He said they have extensive stagger start and end times for the grades, on a rolling basis. A max of 7-8 buses is on site at a time, and it can accommodate 10-11 buses. I was there on a Friday. He illustrated the bus circulation and confirmed they do not cross through the parking lot.

Mr. Vogt said if the buses are stacked, anyone in the peripheral spaces will wait until the buses clear?

Mr. Kennel said correct. There were very few cars parked there during our observations, it is kind of self-regulated.

Mr. Vogt asked the potential for access on Farmer's Drive was investigated.

Mr. Flannery said we looked at it and it wasn't needed. We didn't want to disrupt Farmer's Drive, we thought it would be a detriment.

Mr. Neiman said do you agree Terry?

Mr. Vogt said no, I just wanted to make sure it wasn't investigated.

Mr. Helmreich said that's an interesting idea.

Mrs. Weinstein spoke about the neighbors on Farmer's Drive not wanting it.

Mr. Neiman opened to the public.

Mr. Avrohom Schubert appeared and was affirmed. He spoke about the existing infrastructure being problematic, with bus overflow and endless traffic. It doesn't seem they are expanding anything in the parking lot to help that. I want to know if there is a turning lane coming from Brook Road. How do we prevent the new basement area from being turned into another hall? The resolution should restrict it from that. The busing is impossible, it's not going to work for 900 students. An access to Farmer's Drive or Brook Road might help. They said they might expand to next door for more parking, and I think that would help.

Mr. Neiman said we had testimony that 10-11 buses could stack on sight. Is that not true?

Mr. Schubert said it's maybe not buses, but traffic on the road. It's problematic right now. It should be done properly.

The Board spoke about restricting the new basement area from being used as a hall.

Mr. Schubert said and it shouldn't be a daycare.

Mrs. Weinstein said there is no daycare.

Mr. Helmreich said a daycare would be illegal without approval.

Mr. Kennel said 605 students at the school today, but the prior approval was for over 700. And the County Master Plan for Ridge is for a 3-lane cross section. We've given enough pavement for that, two lanes with a center turn lane.

Mr. Solomon Spira appeared and was affirmed. He said 950 students, you need like 20 buses. I have years of experience in busing. That would back up all the way to Raintree. Real circulation, like Cheder, going from Ridge to Brook, would help everyone out. Rabbi Gutman owns another property, he could make real circulation. It's simple. Regarding parking, when there is a simcha it's not enough parking.

Mr. Kennel said the busing is staggered and we are adding 23 new parking spaces.

Mr. Mordechi Israel appeared and was affirmed. He spoke about the increased traffic on this road already. Another Yeshiva was just built nearby, and another place is expanding. But this is one road. Keep this in mind.

Mr. Yitzchok Schmidt appeared and was affirmed. He asked the Chairman to not be condescending. He said the plans say there are 702 students currently.

Mr. Kennel said it was approved for that, but currently in practice there are 650. There will be 245 in the new addition.

Mr. Schmidt spoke about the architectural plans that show classrooms and some other rooms that could be used as classrooms. Will there be 12 classrooms or only 11?

Mr. Kennel said Mr. Flannery testified to number of classrooms, but I was provided the information of 245 additional students.

Mr. Flannery said there are 23 classrooms with 605 students, that's about 26 students per classroom. The total classrooms with the addition will be 36. 36 by 26 is about 936.

Mr. Schmidt asked about catering trucks for the catering hall. They take up a lot of parking spots, so you'll be losing those spots.

Mr. Kennel said I did not conduct observations in the evening because I was told the hall was not expanding, only the student use during the day.

Mr. Schmidt spoke about traffic concerns and suggested circulating around the building. We would like that.

Mr. Neiman asked how the students would get into the building then. We do want another entrance, we just aren't sure what's feasible.

Mr. Schmidt spoke about the additional parking spaces proposed. There was overflow parking of 20 spaces before. So really we are losing 20, only gaining 4. There are not enough spaces. The County has

told us, one of the conditions for this application, is that there will be 3 lanes so road parking will not be there.

The Board discussed potentially adding parking in some spaces, but didn't want to disturb the play area or the buffer.

Mr. Flannery said 87 spaces are required, we are providing 104.

Mr. Schmidt referred to a potential kollel.

Rumblings from the audience disagreed.

Mr. Schmidt spoke about the bus stacking and circulation. He contrasted it with Bais Yakkov that has curbs to separate the kids from the cars. This site should be safe. Scott said the Fire Department said this is ok, but there is a letter from them saying the plan as-is is not satisfactory. They want it re-drawn.

Mr. Flannery said we understand we need to satisfy the Fire Department, have spoken with them, and are confident we can satisfy them.

Mr. Yehuda Friedman appeared and was affirmed. A lot of the voices here had a lot worse things to say at the original application. I'm not going to say there is never an issue, but the site works and it's sorely needed.

Mr. Helmreich said I don't want to see them come back later under correspondence for the garbage fence. It should be cement block.

Mr. Neiman said and no rental of the gym. I wish we could come up with another street entrance, but I don't see how we can.

Mr. Neiman closed to the public.

Mr. Neiman made a motion to approve. The traffic on Ridge has to be looked at. They should work with the neighbors and the neighborhood to add parking and eventually open up to Brook Road. I'm not going to add that to the Resolution, but please consider that. He can do it. In the resolution, make sure there is no secondary rental there. The gym is a gym and that's it. There's no parking for night use. And the trash enclosure, it should be moved down to adhere to the buffer. And make it a cement enclosure.

Mr. Herzl seconded.

All were in favor.

The Board spoke about not wanting a daycare or anything else on those other lots owned by this school. They should be used to improve the traffic and parking for this school.

2. SD 2650 TDF Investment LLC

1362 Ridge Ave, 1143 East Co Line Rd Block 175.01, Lots 13, 16, 20-22
Minor Subdivision to realign lot lines

Mr. Michael R. Butler, Esquire, appeared on behalf of the applicant and summarized the application. There are no variances and no changes to existing structures.

Mr. Neiman said I think what they are doing is so needed.

Mr. Brian Flannery, professional engineer and professional planner, appeared and was affirmed. Nothing of any substance is changing on the site, we are just squaring off the lots in the back. This is one of the schools that works. He introduced exhibits and read through the RV report.

Mr. Neiman asked about the curb and sidewalk waiver.

Mr. Flannery said it's for the existing to be maintained. There are some sidewalks by the cemetery that are missing that we don't want to add. The church and school have frontage on County Line.

Mr. Neiman said ok that's fine, skip that. Talk about Lot 21.

Mr. Flannery said the Township owns that little lot. We are asking just to let us have the Minor Subdivision.

Mr. Vogt said we can't have an application on Lakewood property and just ignore it. We are saying address it, easement, purchase, whatever.

Mr. Flannery said we will address it during compliance. The apparent overlap, again during resolution compliance we will work it out. Same with the rest of the report, we will satisfy it during compliance.

Mr. Neiman opened to the public and no one came forward.

Mr. Flancbaum made a motion to approve.

Mr. Herzl seconded.

All were in favor.

3. SD 2663 Jonah M. Rosenbaum
6 & 10 11th Street Block 151, Lots 6 & 7
Minor Subdivision to create three lots

Mrs. Miriam Weinstein, Esquire, appeared on behalf of the applicant and summarized the application. The only new relief is for front and rear setbacks for the new duplex. If we fronted it on Princeton it would be substantially conforming. But we aren't because a wider unit is more favorable than a narrow, deep unit.

Mr. Hudi Back, professional engineer, appeared and was affirmed. He introduced exhibits and spoke about the existing site conditions and proposed changes. We could square off the rear lot line to make it look more normal, but that requires a lot area variance. He summarized the required variances.

Mr. Helmreich said I don't like the stacked parking. If you did it from 11th Street, you could do it way back and have a U driveway.

Mr. Back said it's too narrow to get the spaces you want. You could get more stacked, but not a U.

Mr. Helmreich said you combine the two lots together and do a cross access.

Mr. Back said we could do that with the current orientation. We can do 3 and 1.

Mr. Neiman opened to the public and no one came forward.

Was the Board ok with the new lot orientation we are proposing? Making a portion from Lot 6 to make the duplex conforming with lot area.

Mr. Neiman said no, cut it straight.

Mrs. Morris said what is happening. Are the plans in Terry's letter what you are going with?

Mrs. Weinstein said yes, keeping it as-is.

A motion was made to approve, with the 3 and 1.

Mrs. Morris asked for clarification.

Mr. Neiman said 3 parking spaces wide for each unit, and one space double stacked, instead of a square with 2 spaces double stacked.

The motion was seconded.

All were in favor.

7. APPROVAL OF MINUTES

- June 9, 2026 – Approved

8. APPROVAL OF BILLS - Approved

9. ADJOURNMENT - Meeting was adjourned with all in favor.

Respectfully submitted,

Ally Morris, Planning Board Administrator and Recording Secretary