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. B Stern, Mr. Neiman, Mr. Herzl, Mr. Helmreich, Mr. Weiss, Mr. Luwish

Mr. Dave Magno, P.E., P.P., C.M.E. was sworn.

3. RESOLUTIONS

1. **SD 2665 Brook Road BB, LLC**
   Brook Road Block 204, Lot 1
   Minor Subdivision to create three lots

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

4. CORRESPONDENCE

- **SP 2634 Bais Reuven Kamenitz, Block 190.04, Lots 8.17 & 8.18, 831 Ridge Avenue** – request to modify approved fencing

Mr. Brian Flannery appeared and was affirmed. He summarized the request. Instead of going behind this one lot because they now own it, it will go from the rear of the school out to Farmer's Drive. This is a better placement. The school bought the pink lot and they aren't going to build anything on the north side of that.

Mr. Magno asked if this lot is going to be consolidated with the school.

Mr. Flannery said no, the school isn't sure what they are doing with the lot yet.

The Board talked about how a house could be built without coming back to the Board.

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

Mr. Neiman made a motion to approve the 6' white vinyl fence.

Mr. Herzl seconded.

All were in favor.

5. PUBLIC HEARING

1. SP 2637 Bais Medrash Toldos Yehuda

1314 Madison Avenue Block 60, Lot 6
Preliminary and Final Major Site Plan for a shul

Mr. Helmreich stepped down.

Mr. Adam Pfeffer, Esquire, appeared on behalf of the applicant and summarized the application. There will not be a rental hall. There is a residence, but it is not for rent. It is for the rabbi's use only.

Mr. Brian Flannery, professional engineer and professional planner, appeared and was affirmed. He introduced exhibits and read through the RV report. He referenced the Master Plan and Municipal Land Use Law to support the relief requested, including setback variances to the canopy over the steps, building coverage, and building height, relief from buffer requirements, parking setback. Signage will comply with the Ordinance, no relief is requested. Number 10 in the letter, DPW said they would rather pick up garbage in the rear. I believe 3 cars could fit in the area near there, especially for a neighborhood shul. The shul will be used during the week.

Mr. B Stern said I don't think most of these people live in the area. When the rabbi comes to town, a lot of people will be driving to and parking here. 2 spaces won't be enough, practically speaking.

Mr. Neiman said we will discuss that.

Mr. Flannery finished up his testimony in support of the variances and relief requested.

Mr. Neiman said the RVE report talks about traffic and a traffic study…

Mr. Flannery said I have given traffic engineering testimony in the past. The Ordinance stipulates the parking requirements. A traffic study would just tell you these people are coming. With respect to the report, limiting to right-in and right-out, we agree to right-in, but coming out… If we restrict no left turns into the parking lot, the people that follow the rules will then find an alternate way. The left out we feel is important, so everyone leaving isn't forced out onto Route 9.

Mr. Neiman said Rabbi Blech has a shul on the corner and they turn left.

Mr. B Stern said I'm not worried about traffic, I'm concerned about parking.

Mr. Pfeffer said the Rebbe says he comes one Shabbos a year at this time.

Mr. Neiman opened to the public.

Mr. David Godin appeared and was affirmed. As of now when the Rebbe comes, it's about once a month in the evening and we only have a parking issue for a few hours. We haven't even used the shul for the one Shabbos event per year yet. When he comes, he rents a place. I have never seen a parking issue here. No one blocks driveways or anything.

Ms. Faiga Laskin appeared and was affirmed. 14th Street is completely full of cars in the morning, there's no way for me to park in front of my house. Cars coming in from Route 9, and they can't make a left on 14th, where are they going? There are a lot of children riding bikes and waiting for buses. I don't know how this will be manageable. She

asked where the garbages will be, and Mr. Pfeffer illustrated (not on the 14th side, but all the way in the back of the property.) Mr. Pfeffer also illustrated where the building setbacks are and confirmed the height of the building (3 stories). She said there should be no garbage left around because of animals, and the cars coming in around kids need to be careful. The cars on the street from BMG leave around 1:30. They come about 9:45.

Ms. Tziporah Lieberman appeared and was affirmed. She wanted to make it clear that the building setback will be 10' to her property, and only the canopy will go to 5'. And the same in the front.

Mr. Pfeffer said we agree.

Ms. Lieberman expressed concerns about the left turns in. They should have to go down another street, continue to County Line or 15th or something. Left turns out will also be an issue.

Ms. Liba Bleman appeared and was affirmed. She spoke about safety concerns for children in the area. Please don't restrict left hand turns. The empty parking lot will also be very enticing to park there, when it's not in use.

Mr. Pfeffer said he has endless people who would like to speak in support of the application, but in the interest of time the Board should just acknowledge their presence.

Mr. Neiman suggested non-mountable curbs to prevent left turns.

Mr. Pfeffer said I understand, but also weigh that against Brian's testimony.

Mr. Neiman said leaving, I think a left turn makes sense. But coming in…

Mr. Luwish asked about the triangular curb to direct the entrance maneuvers.

Mr. Magno spoke about his reasoning for suggesting right-in, right-out. And he questioned why a large trash enclosure was provided when DPW suggested cans.

Mr. Neiman said I prefer the enclosure to the cans.

Mr. Pfeffer said DPW will have to approve this.

Mr. Mango said that impedes the access to the last space, which is why we brought up the parking variance of 19 vs 20 spaces. He read through the design waivers. If you do the pork chop at the entrance, you'll probably need two entrances more than 30'.

Mr. Flannery said we will work the fencing height out with the neighbors during resolution compliance.

Mr. Pfeffer said the resolution should note that, so we don't end up here under correspondence later.

Mr. Bentzion Wheeler appeared and was affirmed. He suggested that signage and explaining to the shul members will help the community learn not to block driveways or honk at night. He also spoke about light shields helping to be good neighbors.

Ms. Laskin suggested a 6' white vinyl fence.

The Board agreed.

Mr. Pfeffer summarized the application.

Mr. Neiman suggested putting up signs that say the parking is for the shul only. And the 30' driveway width design waivers.

Mr. Neiman made a motion to approve, with a 6' white vinyl fence, the 30' width waiver, and signage for shul parking only, no rentals allowed, and no expansion without Board approval. And if the neighbors want a different fence, they will work it out with the shul.

Mr. B Stern seconded.

All were in favor.

The Board spoke about mountable vs non-mountable "pork chops" and the Chairman expressed that he intended non-mountable curbing for the application just approved.

2. SD 2672 Gefen Construction and Development, LLC
157, 161, 165 Ridge Avenue Block 238, Lots 18-20
Minor Subdivision to create four lots

Mr. Helmreich returned.

Mr. Luwish left.

Mrs. Miriam Weinstein, Esquire, appeared on behalf of the applicant and summarized the application. This is fully conforming.

Mr. Brian Flannery, professional engineer and professional planner, appeared and was affirmed. He introduced exhibits.

The Board and Mr. Flannery discussed possibilities for modifying the driveway layouts.

Mr. Flannery offered doing 4 straight across parking spaces on the eastern lot, instead of double-stacking one.

The Board agreed.

Mr. Magno said there is relief, there is a right-of-way easement instead of a dedication to get to 25' from the center line. There is also a waiver from providing street trees, and I'm sure that's because there will not be room for them with the parking.

Mr. Flannery said we can fit trees, we will fit in as many as we can during resolution compliance.

Mr. Magno said there are also 2 poles in front of the site that we are assuming can be moved. If they can't be, he may not be able to do the driveways as agreed to.

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

Mr. Helmreich made a motion to approve with the 4 across spaces on the eastern lot, if the utility pole allows it.

Mr. Herzl seconded.

All were in favor.

6. APPROVAL OF MINUTES

- September 1, 2026 – Approved

7. APPROVAL OF BILLS - Approved

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

Respectfully submitted,
Ally Morris, Planning Board Administrator and Recording Secretary