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 2664 Shaul Halpern**
   4, 6, 10 Edgewood Court Block 415, Lots 6-8
   Minor Subdivision to create four lots

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

2. **SD 2667 The Parke at Lakewood, LLC**
   688, 752 Cross Street & 2 Augusta Blvd Block 524; 524.23, Lots 1, 2.03, 77.02; 1
   Preliminary and Final Major Subdivision to create 129 lots

Mrs. Morris said the draft resolution needs corrections for the blocks and lots, but Mr. Jackson said he can correct those tomorrow. A motion was made and seconded to approve. All were in favor.

4. PUBLIC HEARING

1. **SD 2674 Township of Lakewood Industrial Commission**
   Airport Road, 1900 Cedar Bridge Avenue Block 1160, Lots 242 & 246
   Minor Subdivision to adjust lot lines

Ms. Catherine Kim, Esquire, appeared on behalf of the applicant and summarized the application.

Mr. Tim Lurie, professional engineer and professional planner, appeared and was affirmed. He summarized the existing vs proposed lot sizes.

The Board discussed the intent for the new larger lot for eventual medical village use and were generally in support of the intent.

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

Mr. Neiman made a motion to approve.

Mr. Helmreich seconded.

All were in favor.

2. SD 2654 R26MSE922B, LLC
Cedar Bridge Avenue Block 1165, 1173-1175, 1184-1187, 1195-1198, 1160.08
Minor Subdivision to create three lots

This application was carried to the October 13th public hearing. An announcement was made as to the same.

3. SP 2636 Tomchei Shabbos D'Lakewood
Cedar Bridge Avenue Block 1165, 1173-1175, 1184-1187, 1195-1198, 1160.08
(Proposed Block 1185, Lot 1.01)
Preliminary and Final Major Site Plan for a warehouse building

This application was carried to the October 13th public hearing. An announcement was made as to the same.

4. SP 2633 R26MSE922B, LLC
Cedar Bridge Avenue Block 1165, 1173-1175, 1184-1187, 1195-1198, 1160.08
(Proposed Block 1185, Lot 1.02 & 1.03)
Preliminary and Final Major Site Plan for two warehouse and office buildings

This application was carried to the October 13th public hearing. An announcement was made as to the same.

5. SP 2643AA Ohel Gittel Inc
140 Doria Avenue Block 494 Lot 2.05
Change of Use to convert a house to a school

Mrs. Miriam Weinstein, Esquire, appeared on behalf of the applicant and summarized the application. This is actually for a boy's high school, Gittel was the Rabbi's mother's name.

Mr. Brian Flannery, professional engineer and professional planner, appeared and was affirmed. He introduced exhibits and spoke about the parking provided. There will only be a maximum of 6 people there at a time, and per the Ordinance we are in that same amount. The existing driveway accommodates even more.

Mrs. Weinstein said there are currently 90 students and a maximum of 6 staff there at a time. They don't really have PTA and the boys aren't allowed to have cars. There is no dorm.

Mr. Flannery continued and spoke about the curb and sidewalk being installed by the Joint Venture group. We are asking for waivers on those because the JV is doing them.

Mrs. Weinstein said the JV is doing water and sewer as well.

Mr. Magno said he wasn't sure of the extent of the curb and sidewalk being installed by them, and the Board could condition that either the JV install it or the school install it.

The Board asked about the road improvements being done.

Mr. Magno said you've seen various site plans in the area. They are having water and sewer installed and are improving the road network.

The Board expressed concerns with more approvals in this area before improvements have been installed or given a timeline. They asked about widening of Newport and a second means of egress. The road should come first.

Mr. B Stern expressed concern about the badly drafted and vague Ordinance for the JV improvements. They asked to see and review the agreement before moving forward on this application.

Mr. Flannery said this particular school is 3 buses in the morning…

Mr. Neiman said it's 90 more kids. I want to see an official document that has been reviewed and approved.

Mrs. Weinstein said you could condition it…

Mr. B Stern said no, we want to see it.

The Board expressed concern again about a second egress.

Mr. Jackson asked if we can carry this until they get that.

Mr. Magno said it would have to be November, I can't do a revised review for next week.

Mr. Neiman said I want a timeline outlining when improvements are happening, with deadlines.

Mr. Magno said I think the second egress is the road to the east.

Mrs. Weinstein confirmed it isn't built yet.

Mr. B Stern asked for an exhibit that shows all the schools and who is part of the JV, and when the improvements are coming in, and what the enforcement method is.

Mrs. Weinstein said I just sent the agreement to John.

The Board said they want to see it and review it.

Mr. Magno said the first thing to go in, has to be the water and sewer. And the pump station. It's going to be a while before the road goes in.

Mrs. Weinstein said the water and sewer is going in now.

The application was carried to the November 10th meeting and an announcement was made as to the same.

5. APPROVAL OF MINUTES

- September 15, 2026 – Approved

6. APPROVAL OF BILLS - Approved

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

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