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. Luwish

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

3. RESOLUTIONS

1. SP 2637 Bais Medrash Toldos Yehuda
1314 Madison Avenue Block 60, Lot 6
Preliminary and Final Major Site Plan for a shul

Mr. Neiman talked about the non-mountable curb that had been discussed at the hearing.

Mr. Magno said full height curb. And the center island.

Mr. Neiman said I want it higher than the normal pork chop, with all the trimmings, so you can't make the left turn there.

Mr. Jackson said we can change the resolution to say the island will be full curb height. You can adopt the resolution with that change.

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

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

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

4. PUBLIC HEARING

1. 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 tabled until further notice.

2. 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 tabled until further notice.

3. 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 tabled until further notice.

4. SD 2656 Kettle Creek Holdings LLC
New Hampshire Ave & Route 70 Block 1086, Lot 22
Preliminary and Final Major Subdivision to create 30 lots

An announcement was made that this application was carried to the November 10th meeting with no further notice.

5. SP 2516A Spire Shoppes Equity
1555 Avenue of the States Block 961.02, Lot 1.07
Amended Preliminary and Final Major Site Plan for a retail center

Mrs. Miriam Weinstein, Esquire, appeared on behalf of the applicant and summarized the application. This is for a larger sign, usage of the basement as retail space, and chain link fencing with slats for the trash enclosures. We want more retail space in the basement up to what is permitted by the amount of parking we have. There aren't going to be new stores, it will be space for the existing tenants already there.

Mr. Neiman said why not use the basements as storage as they were approved.

Mrs. Weinstein said because we have tenants who want the extra space.

Mr. Neiman said so it will be additional showrooms downstairs, but not new additional stores.

Mrs. Weinstein said right, only for existing stores.

Mr. Brian Flannery, professional engineer and professional planner, appeared and was affirmed. He introduced exhibits and read through the RV report. The basement spaces are only accessible by interior stairs to the units above them, so they can't be separate stores. The sign will be 147 sf. The retail in the basement, the customers have two methods of egress and that is all that building code requires. The chain link fence will last and if it gets hit by a car or truck its not as expensive to fix. He referenced the Master Plan and Municipal Land Use Law to support the relief requested.

Mr. Neiman asked about parking.

Mr. Flannery said 595 are existing. Per the plan with the 3 basements, limited to that area, 588 are required.

Mr. Helmreich questioned whether the other tenants will now want customers in the basements. What will stop them.

Mrs. Weinstein said the landlord will stop them, because it's not permitted in their leases.

Mr. Helmreich questioned how that will be enforced.

Mr. Flannery said this applicant is asking so he can put it in his lease agreement.

The Board discussed how much more parking would be needed for all of the basements to be used.

Mr. Helmreich said all of a sudden there will just not be enough parking, but there's no way to know or enforce whether the basements are being used.

Mrs. Weinstein said this applicant has done things by the books and is being up front.

Mr. Neiman said they are being specific about which basements they want to use and they want our stamp of approval.

Mr. Helmreich said this is making a mockery of the Board. I appreciate what you're trying to do, but it doesn't make sense.

Mr. Flannery spoke about the landlord and the tenants being the ones who would be most hurt if parking were an issue.

Mr. Luwish suggested that no one use the back of the building for customer entrances.

Mrs. Weinstein that the entrances in the back are deliveries only, the plans show that but you can add it as a condition.

Mr. Helmreich said I think this is a mess, and to make it clean you should just allow all basement for retail use.

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

Mr. Flancbaum made a motion to approve as presented, with no new or additional tenants.

Mr. Herzl seconded.

Negative: Mr. Helmreich
Affirmative: Mr. Flancbaum, Mr. Neiman, Mr. Herzl, Mr. Luwish

6. SD 2669 Congregation Torah Veyirah D'Satmar
1200 14th Street Block 44, Lot 4
Minor Subdivision to create 3 lots

Mrs. Miriam Weinstein, Esquire, appeared on behalf of the applicant and summarized the application. We have agreed, after speaking with Mr. Bob Shea, to scale this back to 2 lots instead of 3. We are not requesting any variances.

Mr. Hudi Back, professional engineer and professional planner, appeared and was affirmed. He introduced an exhibit. We are drawing a line, almost down the middle, to create two lots.

Mr. Bob Shea, Esquire, appeared on behalf of some neighbors. His clients asked that the fence that is in disrepair be fixed, the one that fronts 14th Street.

Mr. Neiman said he's going to sell it and the new owner will do what they want on that lot.

Mr. Shea said and the shrubbery, there are trees that have fallen down and the shrubbery is overgrown. We'd like it cleaned up.

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

Mr. Jackson said on a fully conforming subdivision, we don't really have a lot of leverage to require those things.

Mrs. Weinstein said I'm sure those things will be taken care of when that lot is sold and developed. At this point the application is fully conforming.

Mr. Helmreich said they could go to code enforcement for those issues.

Mr. Herzl made a motion to approve.

Mr. Helmreich seconded.

All were in favor.

7. SD 2596 JMPM Equity LLC
Turin Avenue Block 1044, Lot 10
Extension of Minor Subdivision to create four lots

Mr. Yehuda Back, professional engineer, appeared and was affirmed. He requested an extension of 1 year.

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

Mr. Herzl made a motion to approve.

Mr. Helmreich seconded.

All were in favor.

5. APPROVAL OF MINUTES

- October 6, 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