

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. Y Stern, Mr. Flancbaum, Mr. Neiman, Mr. Herzl, Mr. Helmreich, Mr. Luwish

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

3. RESOLUTIONS

1. **SD 2653 East 7th Street Holdings, LLC**
366 & 370 East 7th Street Block 224, Lots 12.02 & 12.03
Preliminary and Final Major Subdivision to create 6 lots

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

4. CORRESPONDENCE

- **SP 2516 Tower Park Equity, Block 961.02, Lot 1.07, 1555 Avenue of the States** – request to modify approved signage and to utilize basement areas for additional retail use

Mrs. Miriam Weinstein, Esquire, appeared on behalf of the applicant and summarized the request. The signage will be in accordance with the Ordinance, 4 lane 55-mile per hour which allows 120 sf and a height of 22'. I think the resolution was just not clear.

Mr. Magno said the posted speed limit is 30 mph, I've been out there and have confirmed. It was approved for no more than 50 sf and a height of no more than 18'. They want more, which requires variances. I think this should go to the Zoning Board.

Mrs. Weinstein said we are not asking for a variance.

Mr. Magno said it is posted at 30 mph, and that's what you have to comply with. Your request is reasonable; you're just before the wrong Board.

Mrs. Weinstein said the second item is, one tenant wants retail space in their basement. It's a furniture store. The property as it stands has an excess of parking. They can add square feet and still be compliant with parking. The resolution said the basements would be for storage only, so we are here for that change. Up to a maximum of 17,755 sf.

The Board discussed how the space would be accessed, and how the furniture would get in and out.

Mr. Magno said the current zoning is 1 space per 225 sf.

Mr. Flannery said we are complying with the Ordinance parking requirements and will do whatever RVE says is the correct calculation during resolution compliance.

The Board and Mr. Flannery discussed the zoning change that lessened the parking requirements.

Mr. Jackson said we have an Ordinance that allows site plan exemption at 1500 sf. How do you reconcile that with this being a correspondence at 17,775 sf. Wouldn't this need amended site plan?

Mr. Jackson and Mr. Flannery discussed.

Mr. Jackson said back to the sign for a minute, I think that needs to be an amended site plan for a sign variance. And if you're doing that, roll the basement into that too. The Board could look at the whole thing.

Mr. Neiman said is there a variance for the sign?

Mr. Flannery said the applicant will drop that for now, we didn't ask for a variance so you can't grant it.

Mr. Neiman said drop the other issue too, I don't think it's reasonable to add all that basement square footage. What if the use changes in the future.

Mr. Y Stern said if this was an amended application, maybe. But we can't make this as a quick decision under correspondence.

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

No one appeared on this item, and the Board did not discuss it.

5. PUBLIC HEARING

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

Mr. Zev Reisman appeared and was affirmed. He said they are looking for an extension, we've been working on outside agencies.

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

Mr. Neiman made a motion to approve for two one-year extensions.

Mr. Flancbaum seconded.

All were in favor.

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

Mrs. Miriam Weinstein, Esquire, appeared on behalf of the applicant and summarized the application.

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

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

Mr. Helmreich made a motion to approve.

Mr. Flancbaum seconded.

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

Mr. Adam Pfeffer, Esquire, appeared on behalf of the applicant and summarized the application. We went to the DCA and to CAFRA and will present all of that testimony.

Mr. Brian Flannery, professional engineer and professional planner, appeared and was affirmed. He introduced exhibits and read through the RV report. The cul-de-sac is 1600 feet long and I have other examples of similar developments with a single access point. We have a letter from CAFRA saying we don't need their approval. He spoke about the smaller duplex lot sizes that are permitted rather than townhouses, where townhouses are also permitted. The playground area is appropriate and a de minimis exception. We are asking for a 7' setback that is consistent and will look normal for the shul. Buffer relief is required to the playground and to a house that is not occupied, I think that is also de minimis. Parking for the house of worship, we have an EV parking spot. Signage, we will comply with whatever is allowed. He referenced the Master Plan and Municipal Land Use Law to support the relief requested. We could do 150 units but are asking for 72.

Mr. Neiman asked about the circulation.

Mr. Flannery said you come in off Massachusetts and demonstrated how to get through the neighborhood and where to get over the mountable curb.

Mr. Neiman asked about parking.

Mr. Flannery said per RSIS it is permitted on the street. We could add more on site but that eliminates some street parking.

The Board asked to fit a third spot along the front, for 5 spaces per unit.

Mr. Pfeffer said the applicant agrees to add a 5th spot to all of the units except along the cul-de-sac where it won't fit.

Mr. Pfeffer confirmed, the HOA park lot is for a park and won't be used for anything else. It will be deeded to the HOA.

Mr. Flannery confirmed that they will need to get Fire Department approval during resolution compliance, which won't be an issue. He spoke about the adequacy of the 18' road with for on-street parking.

Mr. Luwish had concerns about on-street parking blocking off space for school buses to turn around, and suggested putting some parking spots at the end by the park.

Mr. Pfeffer and Mr. Flannery said yes, we can move the park back a little and have space for some parking.

Mr. Luwish said what about the other park, pushing that back as well?

Mr. Flannery said we have the shul parking lot right next door. We could push it back to an extent and condense the park if needed to squeeze in as much parking as we can in those two areas.

Mr. Luwish said in front of the shul as well.

Mr. Pfeffer said there's an entranceway for the shul, but if you want that instead...

Mr. Neiman said I'm concerned about people parking there for the shul and then it being a safety issue for the playground.

Mr. Pfeffer said we are happy to do what the Board decides.

The Board and Mr. Flannery discussed how the mountable curb functions.

Mr. Neiman opened to the public.

Mr. Ron Gasiorowski, Esquire, appeared on behalf of a group of homeowners opposed to the project. The notice did not include all of the necessary variances in the review letter, so I am raising a jurisdictional question on that.

Mr. Neiman closed to the public.

Mr. made a motion to approve.

Mr. seconded.

All were in favor.

6. APPROVAL OF MINUTES

- May 12, 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