Lakewood Township Planning Board
Agenda
December 1, 2026, 6:00 P.M.

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

"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

3. RESOLUTIONS

1. **2026 Planning Board Calendar of Meeting Dates**
2. **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
3. **SD 2669 Congregation Torah Veyirah D'Satmar**
   1200 14th Street Block 44, Lot 4
   Minor Subdivision to create 3 lots
4. **SD 2596 JMPM Equity LLC**
   Turin Avenue Block 1044, Lot 10
   Extension of Minor Subdivision to create four lots

4. CORRESPONDENCE

- **SP 2453 Joseph S. Halpern, Block 782.03, Lot 10, 744 Vine Avenue –** request to adjust placement of buffer plantings at the request of a neighbor

5. PUBLIC HEARING

1. **SD 2657 300 Rt 70 LLC**
   300 Route 70, Locust Street Block 1086, Lots 16.01 & 16.02
   Preliminary and Final Major Subdivision to create 35 lots
2. **SD 2615 Shaul Halpern**
   489 Manetta Avenue Block 189.01, Lot 184
   Extension of Minor Subdivision to create four lots
3. **SD 2523 Alan Krupnick**
   205, 211, 315 Cedarbridge Ave Block 536, Lots 71, 73, 75.02
   Extension of Minor Subdivision to create two lots
4. **SD 2654 R26MSE922B, LLC**
   Cedar Bridge Avenue Block 1165, 1173-1175, 1184-1187, 1195-1198, 1160.08
   Minor Subdivision to create three lots

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5. 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

6. APPROVAL OF MINUTES

- November 10, 2026

7. APPROVAL OF BILLS

8. ADJOURNMENT

Formal action may be taken on any of the listed items

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