
From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 23, 2023 10:42 AM
To: Dave Magno; Eli Halpert; Ally Morris
Cc: Brian S. Flannery; Terence Vogt
Subject: RE: [External] Sunset Road SP2487

Dave:

The parking agreement is with Block 345 Lot 9 (Large shopping center about 400 ft away), which is in compliance with UDO 18-807 C(1).

I am working on finalizing the language. If the application is approved the agreement will be signed.

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you.

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Dave Magno <Dave.Magno@rve.com>
Sent: Wednesday, August 23, 2023 10:34 AM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Eli Halpert <ehalpert@halerconsulting.com>; Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Terence Vogt <Terry.Vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

You have until tomorrow to provide so we can include in our review.

From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 23, 2023 10:31 AM

Jackson, NJ 08527
732-351-2583

From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Wednesday, September 28, 2022 11:27 AM
To: Terence Vogt <Terry.Vogt@rve.com>; Eli Halpert <ehalpert@halerconsulting.com>; 'Adam Pfeffer' <adampfeffer@lspglegalgroup.com>; Jean Reagan <jean@lspglegalgroup.com>
Cc: Tammy Glasgow <Tammy.Glasgow@rve.com>; Dave Magno <Dave.Magno@rve.com>
Subject: RE: [External] SP2487 Sunset Rd Sephardic Congregation Inc. - Revised Submission

Thanks Terry. I will schedule this for the October 25th hearing.

Ally Morris

Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238
NEW WORK CELL: 732-609-9494



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From: Terence Vogt <Terry.Vogt@rve.com>
Sent: Wednesday, September 28, 2022 10:36 AM
To: Ally Morris <AMorris@lakewoodnj.gov>; Eric Halpert <ehalpert@halerconsulting.com>; 'Adam Pfeffer' <adampfeffer@lspglegalgroup.com>
Cc: Tammy Glasgow <Tammy.Glasgow@rve.com>; Dave Magno <Dave.Magno@rve.com>
Subject: [External] SP2487 Sunset Rd Sephardic Congregation Inc. - Revised Submission

Good morning all – attached is our revised review

Terence Vogt, PE, PP, CME
Principal, Regional Manager
Remington & Vernick Engineers, Inc.
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Old Bridge, NJ 08857
732-955-8000 ext. 1709
Terry.Vogt@rve.com



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**REMINGTON
& VERNICK
ENGINEERS**

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Old Bridge, NJ 08857
O: (732) 955-8000
F: (732) 591-2815

September 28, 2022

Ally Morris
Planning Board Administrator
Lakewood Township Planning Board
212 Fourth Street
Lakewood, NJ 08701

**Re: Sunset Rd Sephardic Congregation Inc. - Revised Submission
Preliminary & Final Major Site Plan with Variances
Block 284.06, Lot 18; 220 Sunset Road
R-12 (Single-Family Residential Zone)
RVE File #1515-P-1527
Application # SP-2487**

Dear Planning Board Members:

We have reviewed a revised submission for the above referenced application, consisting of the following items:

- One (1) copy of a Survey consisting of one (1) sheet entitled "Outbound & Topographic Survey Prepared for 220 Sunset Road, Lot 18 – Block 284.06", prepared by Clearpoint Services LLC, signed, and sealed by Alan R. Boettger, P.L.S., dated 07-12-2021.
- One (1) set of Site Plans consisting of nine (9) sheets entitled "Preliminary and Final Major Site Plan, 220 Sunset Road, Block 284.06 Lot 18", prepared by Haler Consulting, signed, and sealed by Eric Halpert, P.E., P.P., revised 8-2-2022.
- One (1) copy of a Drainage Report, Non-Major Development, Proposed Shul, Block 284.06 Lot 18, 220 Sunset Road, prepared, signed, and sealed by Eric Halpert, P.E., P.P., dated June 1, 2022.
- One (1) set of Schematic Architectural Plans consisting of six (6) sheets entitled "Sunset Shul, 220 Sunset Road", prepared by Shimon E. Greenebaum, R.A., of Rise Architecture, dated 8/1/2022.
- One (1) copy of a Traffic Study prepared by McDonough & Rea Associates, Inc., signed by John H. Rea, P.E., and Scott T. Kennel, Senior Associate, dated May 30, 2022.
- Copy of Department of Public Works Plan Review, dated 7/26/2022.
- Lakewood Township Planning Board Application.

Project Description

The applicant is seeking Preliminary and Final Major Site Plan approval for the construction of a proposed two-story synagogue. The proposed building footprint will be more than four thousand two hundred square feet (4,200 SF) in area. The plans indicate the proposed place of worship will contain a main sanctuary of more than two thousand two hundred square feet (2,200 SF) on the first floor.

The site is in the central portion of the Township. The property is located along the west side of Sunset Road, approximately one hundred five feet (105') south of Liberty Drive. Sunset Road is an improved County Highway with fifty-five feet (55') of right-of-way width shown on the Survey. The pavement is in good condition but with some cracks on the seams. Curb and sidewalk exist along the Sunset Road frontage in fair condition. Potable water is under the east side of the street. Sanitary sewer is beneath the centerline of the road. Overhead electric is present on the east side of the right-of-way. Gas mains are on the west side of the right-of-way.

The tract is a 100' X 120' rectangular shaped property known as Lot 18 in Block 284.06. Lot 18 contains twelve thousand square feet (12,000 SF) in area. The site has a one-and-a-half story frame dwelling which would be demolished. The tract is very flat, but the property generally slopes downwards towards the north. There are some trees on the property which have been individually located.

An off-street parking area from Sunset Road is proposed on the north side of the property consisting of nine (9) spaces. One (1) van-accessible ADA spot has been proposed. The proposed standard parking space would be 9' X 18' in size. The proposed driveway and aisle width would both be twenty-four feet (24') wide. Site improvements are proposed for the property, including paving, curb, sidewalk, drainage, utilities, lighting, and landscaping.

The property is in the R-12 Single-Family Residential Zone District. Places of worship are a permitted use in the zone. The surrounding properties are generally residential uses.

We have the following comments and recommendations per notes from the 7/26/2022 Plan Review Meeting and our initial review letter dated July 21, 2022:

I. Submission Waivers

A. The following submission waivers have been requested or are required from the Land Development Checklist:

1. B2 - Topography within 200 feet thereof.
2. B4 - Contours of the area within 200 feet of the site boundaries.
3. B10 - Man-made features within 200 feet thereof.
4. C13 - Environmental Impact Statement.

We can support granting the "offsite features" submission waivers subject to enough topography being provided to review whether the proposed design will impact the neighboring properties.

We can support a waiver from providing an Environmental Impact Statement since the site has been previously developed.

The Board shall act on the submission waivers.

II. Zoning

1. The parcel is in the R-12 Single-Family Residential Zone District. Places of worship are a permitted use in the zone. Places of worship are subject to the provisions of Section 18-905 of the UDO. ***Statements of fact.***
2. Per review of the application and the Property Development Standards set forth within the Ordinance as they apply to this R-12 Zoned parcel, Lot 18 requires the following variances as summarized below:

Item	Required	Lot 18
Front Yard Setback	30 feet (min)	26.30 feet (*)
Side Yard Setback	10 feet (min)	4 feet (*)
Rear Yard Setback	20 feet (min)	4.80 feet (*)
Building Coverage	25% (max)	35.8% (*)
Buffer	20 feet (min)	0 feet (*)
Parking Setback	5 feet (min)	0 feet (*)
No. of Off-Street Parking Spaces	28 (min)	9 (*)

(*) *Variance required*

Review of the schematic architectural plans indicates the proposed rear and side yard setbacks required could be of a greater magnitude because of canopies at the building access points. Testimony is required such that the Board can act on the variances.

III. Review Comments

1. A Boundary and Topographic Survey has been submitted for review. We note the following:
 - a. A new chain link fence with privacy slats has been constructed on the north side of the lot.
 - b. Traffic signs have not been shown.

- c. Landscaping has not been shown.
- d. A water valve has not been shown.
- e. The existing trees have been located.

Any approval by the Board shall be conditioned upon an updated Survey being submitted.

- 2. Proposed ADA accessibility and compliance must be addressed with a revised submission. ***The proposed ADA Accessible Route and Curb Ramp Detail must be reviewed after the architectural drawings are completed.***
- 3. The proposed aisle in the rear of the parking lot shall be extended to provide a backout area. ***The proposed back out area in the rear of the parking lot shall be widened.***
- 4. The proposed main sanctuary of 2,218 square feet on the first floor will require twenty-eight (28) off-street parking spaces. Only a small warming kitchen will be proposed on the second floor. ***Statements of fact.***
- 5. Virtually no room has been left for proposed landscape screening. An eight-foot (8') high white vinyl fence has been proposed around the perimeter of the tract. ***Statements of fact.***
- 6. The proposed building footprint shall be coordinated with the architectural plans to confirm the required variances. Proposed dimensions must be added to the architectural plans. ***Additional proposed building dimensions shall be provided on both the site plans and architectural plans. Our review of the architectural plans indicates the proposed depth of the building to be 86.90' with a two-foot (2') bump out in the front. Therefore, we calculate the proposed front yard setback variance to be 26.30'.***
- 7. A Demolition Plan shall be provided for review, especially to confirm the extent of work within the right-of-way. ***Should the Board act favorably, a Demolition Plan shall be submitted as a condition of approval.***
- 8. The status of the existing perimeter fencing shall be addressed. The limits of proposed fencing shall be clarified. ***A note has been added to the revised plans indicating the existing perimeter fencing will be removed.***
- 9. Limits of proposed curb and sidewalk replacement shall be clarified. It appears all existing curb and sidewalk in front of the site will be replaced. A concrete apron is proposed for the new driveway. ***The revised plans confirm all existing curb and sidewalk in front of the site to be replaced.***
- 10. A six-foot (6') wide Shade Tree and Utility Easement to be dedicated to the Township has been proposed behind the County right-of-way dedication. A deed of easement and description shall be provided to the Planning Board Attorney and Engineer for review and approval prior to filing with the Ocean County Clerk. ***A right-of-way dedication to Ocean County is not required. Therefore, the Shade Tree and Utility***

Easement has been proposed behind the existing right-of-way line. A deed of easement and description shall be provided for review with a resolution compliance submission should Board approval be granted.

11. A Sight Triangle Easement is proposed for the future access driveway. The proposed easement will be reviewed and approved by Ocean County since Sunset Road is a County Highway. ***Statements of fact.***
12. The plans shall be revised to address proposed refuse/recycling storage and collection. It is unclear whether a refuse/recycling enclosure has been proposed for the tract. ***The revised plans propose a 10' X 12' enclosure. The Department of Public Works review indicates solid waste and recycling collection shall be the responsibility of the property owner. The proposed enclosure shall be designed in accordance with Section 18-809 of the UDO.***
13. A Circulation Plan has not been provided for review. Testimony shall be provided whether only passenger type vehicles will access the proposed site. ***Testimony shall be provided at the Public Hearing. However, a Circulation Plan will be required to confirm adequate access to the proposed refuse/recycling enclosure.***
14. No sidewalk connection has been proposed between the street and building. ***Statement of fact.***
15. The schematic architectural plans indicate the proposed maximum building height will be the allowable thirty-five feet (35') above grade. Confirmation shall be provided that no proposed height variance will be sought. ***Testimony shall be provided at the Public Hearing.***
16. The schematic architectural elevations provide detailed information regarding the proposed building facades and treatments. The schematic elevations propose color views for the Board's review and use at the Public Hearing. ***Statements of fact.***
17. The schematic architectural plans do not yet address proposed ADA accessibility for the building. ***It appears that proposed ADA access will only be provided to the first floor.***
18. Testimony shall be provided to confirm that a basement is not proposed. ***The Soil Log in the Drainage Report indicates the seasonal-high water table to be shallow, so no basement has been proposed.***
19. The architectural drawings and site plans shall address all proposed HVAC equipment. The proposed HVAC equipment should be properly screened. ***This shall be addressed as a condition of any approval.***
20. The schematic architectural plans for the proposed synagogue show a sprinkler room in the rear of the building on the first floor. A separate fire service lateral has been proposed on the site plan but is in the wrong location. ***The revised plans moved the fire service line. However, the proposed diameter of the line seems excessive for the size of the building to be serviced.***

21. A roof plan has not been provided, but the site plans show proposed roof leaders connecting to the underground recharge trench. The proposed roof drainage design must be coordinated with the site plans for a revised submission. ***The Roof Plan added proposes drains at the building corners. The proposed design connecting to the underground recharge must be finalized as a condition of any Board approval.***
22. The proposed grading shall be in accordance with Section 18-822 of the UDO. The proposed grading design needs to be completed since the improvements have been designed to the perimeter property lines. Easements may be needed from the surrounding property owners to construct the proposed project. ***Easements from the surrounding property owners shall be made a condition of approval.***
23. A soil boring log has been provided for review indicating the seasonal high-water table to be a little more than five feet (5') below existing grade. Therefore, a shallow recharge area has been proposed to provide a two-foot (2') separation between the seasonal high-water table and the proposed base of the system. The Drainage Report indicates that soil replacement with K-4 material having a permeability rate of at least six inches per hour (6"/hr.) will be necessary. ***We recommend the proposed recharge facility be expanded to infiltrate runoff from the 100 year storm.***
24. No proposed storm sewer profiles have been submitted for review. The proposed design will have an impact on site grading since the water table is not deep. ***The revised plans provide a profile that demonstrates two feet (2') of separation from the bottom of the recharge bed to the estimated seasonal high water table elevation.***
25. The proposed project is not classified as a Major Development. ***Statement of fact.***
26. Stormwater management consisting of an underground recharge basin has been proposed under the parking area on the north side of the tract. Drainage for roof leaders have been shown on the plans connecting to the proposed system. Confirmation shall be provided that the proposed system will be privately owned and maintained. ***The Department of Public Works review requires that all onsite recharge and stormwater drainage structures/appurtenances shall be owned and operated by the property owner.***
27. Proposed utility service laterals are shown connecting to existing systems within Sunset Road. ***Statement of fact.***
28. Landscaping is proposed on Sheet 6 of 8. The proposed landscaping is extensive for the limited open space provided on the tract. Landscaping shall be provided to the satisfaction of the Board and should conform to recommendations from the Shade Tree Commission as practicable. ***The Board should provide landscaping recommendations.***
29. A Lighting Plan has been provided consisting of one (1) proposed pole mounted fixture and one (1) wall mounted fixture. Proposed shielding will be required to eliminate spillage onto adjoining properties. The proposed design and point-to-point diagram appear to require revision for conformance with the Township site lighting standards.

The Lighting Plan must be revised to eliminate spillage onto adjoining residential properties.

30. A Tree Protection Management Plan has been included on the Landscaping Plan and submitted for review. The existing trees to be removed shall be specified. Based on our review we anticipate all existing trees will be removed. ***The revised plans confirm that all existing trees will be removed. Plenty of replacement trees are proposed.***
31. The site plans shall indicate whether any freestanding and/or building mounted signage is proposed. The architectural plans propose building mounted signage. ***Proposed signage shall be addressed on revised plans and must conform to the Ordinance. Otherwise, approval for proposed signage will need to be acted upon by the Zoning Board.***
32. Construction details have been provided. The construction details will be reviewed after resolution compliance submission should approval be granted. ***Statements of fact.***
33. A Traffic Study has been provided for review. Based on our review, we note the following:
 - a. The Study must have been completed based on a different iteration of the proposed synagogue. More off-street parking, twenty-eight (28) spaces instead of eighteen (18) spots, are required than discussed in the Study.
 - b. The proposed exiting movements from the site driveway to Sunset Road are anticipated to operate at level of service "C" during both the AM and PM peak street hours.
 - c. The northbound left turns into the proposed driveway are projected to operate at level of service "A" during both peak street hours.

Testimony should be provided by the traffic consultant to address the discrepancies in the Study regarding off-street parking.

IV. Regulatory Agency Approvals

Outside agency approvals for this project may include, but are not limited to the following:

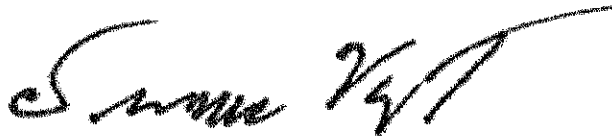
- a. Developers Agreement at the discretion of the Township (including all TID and other Impact Fees, as applicable).
- b. Lakewood Department of Public Works.
- c. Lakewood Fire District.
- d. Lakewood Shade Tree Commission.
- e. Ocean County Planning Board.
- f. Ocean County Soil Conservation District; and
- g. All other required outside agency approvals.

The project may be scheduled for Public Hearing.

A separate Technical Engineering Review has been completed and issued to the applicant's professionals.

Please call our Old Bridge office at (732) 955-8000 if you have any questions or comments.

Sincerely,
REMINGTON & VERNICK ENGINEERS

A handwritten signature in black ink, appearing to read "Terence M. Vogt". The signature is fluid and cursive, with the first name "Terence" written in a larger, more prominent script than the last name "Vogt".

Terence M. Vogt, PE, PP, CME
Principal, Regional Manager

DRM/TMV/tg

cc: John Jackson, Esq., (Via Email: JJackson@kkjmlawfirm.com)
Sunset Rd Sephardic Congregation Inc., (Via Email: Sunsetshul@gmail.com)
Adam Pfeffer, Esq., (Via Email: adampfeffer@lspglegalgroup.com)
Eric Halpert, P.E., P.P., (Via Email: ehalpert@halerconsulting.com)
Alan R. Boettger, P.L.S., Clearpoint Services LLC, 640 Herman Road, Unit 1, Jackson, NJ 08527
Shimon E. Greenebaum, R.A., Rise Architecture, 36 Airport Road, Suite 402, Lakewood, NJ 08701
John H. Rea, P.E., (Via Facsimile: 732-528-6673)
Tony Poklasny, Senior Engineer, DPW (Via Email: tpoklasny@lakewoodnj.gov)
William J. Schwarz Jr., P.E., Assistant Township Engineer (Via Email)

LAKEWOOD TOWNSHIP PLANNING BOARD

Sunset Rd Sephardic Congregation Inc.

Preliminary and Final Major Site Plan

SP-2487

September 28, 2022

TECHNICAL ENGINEERING REVIEW #1

A. Site Plan/Circulation/Parking

1. The General Notes require minor revisions.
2. The owner/applicant address does not match the Planning Board application.
3. The Survey date in General Note #4 does not match what was provided.
4. A radius of two hundred feet (200') from the site shall be shown for the Tax Map on the Cover Sheet.
5. A Sheet Index shall be provided.
6. Our review of the Zoning Analysis indicates the following:
 - a. The proposed front yard setback should be 26.30'.
 - b. The proposed aggregate side yard setback should be 51.17'.
 - c. The required buffer should be twenty feet (20'), with zero feet (0') proposed.
 - d. The required parking setback should be five feet (5'), with zero feet (0') proposed.
 - e. It should be noted that the proposed rear and side yard setbacks could be less because of the canopies shown on the schematic architectural plans over the building access points.
7. All setback lines shall be added on the site plan.
8. The proposed building footprint and access points shall be coordinated with the architectural plans.
9. Our review indicates that the proposed building dimension shown as 85.75' should be corrected to 86.90'.
10. The proposed building square footage should be corrected.
11. The proposed offset to the front of the building should be 26.30'.
12. The proposed offset to the north side of the building should be 47.17'.
13. All proposed sidewalk widths shall be dimensioned.
14. The proposed limits of sidewalk at the main building access must be shown.

15. The proposed refuse/recycling enclosure shall be provided with solid walls to match the building exterior.
16. Proposed HVAC locations shall be addressed.
17. Zones and zone boundary lines shall be added to the site plans.
18. Offsets shall be provided to the proposed parking areas.
19. Where appropriate dimensions shall be provided to the hundredth of a foot.
20. Proposed curb tangents shall be indicated.
21. The proposed crosswalk shall be dimensioned.
22. The proposed ADA space and aisle shall be dimensioned.
23. All flush and depressed curbs shall be properly indicated.
24. Proposed curb radii shall be completed.
25. The "site" triangle easement shall be revised to "sight".
26. If depressed curb is proposed for the refuse/recycling enclosure it shall be indicated.
27. The lot area shall be indicated on the Site Plan.

B. Architectural

1. The architectural plans shall be advanced to include all proposed building dimensions, not just the basic rectangle.
2. Proposed utility connections for the building seem to be well coordinated with the architectural plans.
3. A Roof Plan has been added with proposed downspout locations at the building corners. The Roof Plan notes proposed gutters to be wrapped around the perimeter of the building. The final roof drainage design shall be coordinated with the site plans.
4. The final building layout must be coordinated with the final site plans.

C. Grading

1. A proposed grading design is provided on Sheet 4 of 9 in the plan set.

2. Spot elevations for all proposed building access points shall be coordinated with the architectural drawings.
3. Overwrites shall be eliminated.
4. Proposed curb elevations shall be completed.
5. Spot elevations shall be checked at all proposed depressed curb locations. Flush curb shall be proposed for all ADA curb ramps.
6. Proposed high points and low points shall be indicated.
7. Spot elevations shall be provided to the hundredth of a foot.
8. Proposed elevations shall be properly completed on the ADA Accessible Route and Curb Ramp Detail.
9. Final grading shall be addressed for compliance submission should approval be granted.

D. Storm Water Management

1. An underground recharge system is proposed under the main parking area.
2. The permeability test indicates soil replacement is required because of the clay. The construction detail proposes two feet (2') of soil replacement with K-4 material.
3. It appears that exactly two feet (2') of separation will be provided to the bottom of the proposed recharge trench from the estimated seasonal high water table elevation.
4. We are concerned about the long-term maintenance of the proposed recharge system, because of a lack of access.
5. The proposed underground piping must be designed from the roof drain collection systems and coordinated with the architectural plans.
6. All overwrites shall be eliminated.
7. The proposed components of drainage system shall be properly labeled.
8. The type and length of pipes exiting the proposed inlets must be defined.
9. A final review of the stormwater management design will be performed after compliance submission if Board approval is granted.

E. Landscaping

1. Proposed landscaping is provided on Sheet 6 of 9.

2. Some screening plantings have been proposed for the south side of the site.
3. A Note shall be provided indicating that all plantings will be guaranteed for at least two (2) years.
4. A proposed call out for two (2) American Arborvitae shall be added in the front of the trash/recycling enclosure.
5. Landscaping shall be reviewed in detail after compliance submission should site plan approval be granted.

F. Lighting

1. The Lighting Plan provided is Sheet 5 of 9.
2. The proposed Schedule and symbols are not consistent with the plan.
3. The Double Fixture Detail shall be replaced with a single pole mounted fixture.
4. The proposed mounting heights shall be indicated.
5. Site lighting will be reviewed in detail after a revised submission for resolution compliance should site plan approval be granted.

G. Utilities

1. Proposed utilities are provided on Sheet 4 of 9.
2. The proposed utility connections have been indicated connecting to existing systems within Sunset Road.

H. Signage

1. All proposed regulatory signage information shall be completed on the plans.
2. All signage proposed that is not reviewed and approved as part of this site plan application, if any, shall comply with Township ordinance.

I. Environmental

1. To assess the site for environmental concerns, our office performed a limited natural resources search of the property and surroundings using New Jersey Department of Environmental Protection (NJDEP) Geographic Information Mapping (GIS) system data, including review of aerial photography and various environmental constraints

data assembled and published by the NJDEP. Data layers were reviewed to evaluate potential environmental issues associated with development of this property. No known environmental constraints exist on the property.

2. An Environmental Impact Statement has not been provided for review.
3. A Landscaping & Tree Protection Management Plan has been provided for review. Tree Protection Management Plan Note #4 is not applicable.

K. Construction Details

1. Construction details are provided on Sheet 9 in the plan set.
2. All proposed construction details must comply with applicable Township and/or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific and use a minimum of Class B concrete.
3. The construction details provided shall be revised to be site specific. We will review the construction details after compliance submission should site plan approval be granted.

From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Friday, October 6, 2023 10:38 AM
To: Ally Morris
Cc: Eli Halpert; Brian S. Flannery; Jean Reagan; Jan Meyer
Subject: [External] RE: October 10th Public Hearing

Ally:

Good Morning, we are still compiling the information the board requested for the Sunset Rd application (SP2487) and are requesting this matter be carried to the October 24th hearing.

I am cc'ing Mr. Meyer as he represents the neighboring property owner.

Thank you for your courtesies

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
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From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Friday, October 6, 2023 8:12 AM
To: Planning Board <planningboard@lakewoodnj.gov>; john@jjjlawfirm.com; Terry Vogt <terry.vogt@rve.com>; Dave Magno <dave.magno@rve.com>; Jilian McLeer <jilian@jjjlawfirm.com>; alex@jjjlawfirm.com; jackie@jjjlawfirm.com; Bruce Stern <bruces@redriveram.com>; David Helmreich <dahelm@ [REDACTED]>; Eli Rennert <EMRennert@ [REDACTED]>; Hector Fuentes <hecdeb13@ [REDACTED]>; Jacob Meyer <jmeyer210@ [REDACTED]>; Justin Flancbaum (justflanc@ [REDACTED]) <justflanc@ [REDACTED]>; Moshe Neiman <mneiman10@ [REDACTED]>; Moshe Raitzik <rmraitzik@ [REDACTED]>; shimmyw41@ [REDACTED]; Yair Stern <ystern@chemedhealth.org>
Cc: Eric Halpert <ehalpert@halerconsulting.com>; Info - newlinesnj <info@newlinesco.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Eric Danielsen <Edanielsen@fwhassociates.com>; Rose Sweeney <rsweeney@fwhassociates.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Jean Reagan <jean@lspglegalgroup.com>; Abe B. Auerbach (aba@rdnj.net) <aba@rdnj.net>; RD - Project Coordinator <pc@rdnj.net>; Miriam B. Weinstein <miriamw@mbweinsteinlaw.com>; Susan Ostreicher

<susano@mbweinsteinlaw.com>; Moishe Klein <mklein@kleinlawnj.com>

Subject: RE: October 10th Public Hearing

Good morning everyone. Attached is the latest agenda and below are details for next Tuesday's meeting. If you have not yet provided proof of notice, please email that to me today.

Draft minutes, bills, resolutions, and the project plans are available in the public folder on the website:

☐ [Public Hearings](#)

Project engineers, please print and bring any exhibits with you to the meeting. Please also bring to the courtroom 5 stacks of the application documents including: 2-page application, site plans, arch plans, and traffic report. I will distribute these to the Board members prior to meeting start.

I will bring copies of the agenda and review letters for the Board, and agendas for the public. And I will work to confirm a quorum on Monday.

Have a great weekend!

Ally Morris, PP, AICP
Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Ally Morris

Sent: Wednesday, September 20, 2023 8:49 AM

To: Planning Board <planningboard@lakewoodnj.gov>; John <john@jjilawfirm.com>; Terry Vogt <terry.vogt@rve.com>; Dave Magno <dave.magno@rve.com>; Jilian McLeer <jilian@jjilawfirm.com>; alex@jjilawfirm.com; jackie@jjilawfirm.com; Bruce Stern <bruces@redriveram.com>; David Helmreich <dahelm@>; Eli Rennert <emrennert@>; Hector Fuentes <hecdeb13@>; Jacob Meyer <jmeyer210@>; Justin Flancbaum <justflanc@>; Moshe Neiman <mneiman10@>; Moshe Raitzik <rmraitzik@>; shimmyw41@ <shimmyw41@>; Yair Stern <ystern@chemedhealth.org>
Cc: Eric Halpert <ehalpert@halerconsulting.com>; Info - newlinesnj <info@newlinesco.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Eric Danielsen <Edanielsen@fwhassociates.com>; Rose Sweeney <rsweeney@fwhassociates.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Jean Reagan <jean@lspglegalgroup.com>; Abe B. Auerbach <aba@rdnj.net>; RD - Project Coordinator <pc@rdnj.net>; Miriam B. Weinstein <miriamw@mbweinsteinlaw.com>; Susan Ostreicher

<susano@mbweinsteinlaw.com>; Moishe Klein <mklein@kleinlawnj.com>

Subject: October 10th Public Hearing

Good morning. Please see attached agenda for the October 10th public hearing.

Application paperwork, as well as draft resolutions and minutes, is available online here for review prior to the meeting:

☐ Public Hearings Please contact me if you feel anything is missing or if anything additional should be provided for public review.

For paper plans at the meetings, Project Engineers must bring to the courtroom 5 stacks of the application documents including: 2-page application, site plans, arch plans, and traffic report. I will distribute these to the Board members prior to meeting start.

I will provide paper copies of the agenda and review letters as needed.

MEETING NOTICES:

If required, notices should reference a meeting to be held at 231 Third Street at 6PM and plans on file for viewing at 212 Fourth Street. I request that you also include a line about application documents and plans also being available online by visiting www.lakewoodnj.gov/departments/planning.

Thank you,

Ally Morris, PP, AICP

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 23, 2023 10:31 AM
To: Dave Magno; Eli Halpert; Ally Morris
Cc: Brian S. Flannery; Terence Vogt
Subject: RE: [External] Sunset Road SP2487

Understood.

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you.

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Dave Magno <Dave.Magno@rve.com>
Sent: Wednesday, August 23, 2023 10:07 AM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Eli Halpert <ehalpert@halerconsulting.com>; Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Terence Vogt <Terry.Vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

We have a review started.

What is really important is the off-site parking agreement.

Without that in place, the Board may not act favorably.

From: Ally Morris
Sent: Thursday, August 10, 2023 8:05 AM
To: 'Eli Halpert'; Adam Pfeffer
Cc: Brian S. Flannery; Dave Magno; Terry Vogt
Subject: RE: [External] Sunset Road SP2487

Good morning. Hard copies of this submission were received. Copies are now in Dave's bin for pick up.

Ally Morris, PP, AICP
Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Eli Halpert <ehalpert@halerconsulting.com>
Sent: Wednesday, August 2, 2023 3:11 PM
To: Ally Morris <AMorris@lakewoodnj.gov>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

Ally,

Good afternoon,

Please see attached revised site plans floor plans and drainage report. The applicant continued to work on revising plans and were only completed this afternoon and I understand that this is under 10 days to the hearing and may not be enough time for the professionals to review. The hard copies will be dropped off tomorrow afternoon.

Sincerely,

Eric (Eli) Halpert, PE, PP
Haler Consulting
640 Herman Rd Unit 1
Jackson, NJ 08527

From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 23, 2023 10:03 AM
To: Eli Halpert; Ally Morris
Cc: Brian S. Flannery; Dave Magno; Terry Vogt
Subject: RE: [External] Sunset Road SP2487

Eli:

Please confirm these were submitted to the boards professionals for review.

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Eli Halpert <ehalpert@halerconsulting.com>
Sent: Wednesday, August 2, 2023 3:11 PM
To: Ally Morris <AMorris@lakewoodnj.gov>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

Ally,

Good afternoon,

Please see attached revised site plans floor plans and drainage report. The applicant continued to work on revising plans and were only completed this afternoon and I understand that this is under 10 days to the hearing and may not be enough time for the professionals to review. The hard copies will be dropped off tomorrow afternoon.

Sincerely,

From: Ally Morris
Sent: Tuesday, August 8, 2023 6:47 PM
To: Adam Pfeffer; Eli Halpert
Cc: Brian S. Flannery; Dave Magno; Terry Vogt; Jean Reagan; Moshe Neiman; Moshe Neiman
Subject: RE: [External] Sunset Road SP 2487

Good evening. The Board scheduled this on September 5th, not August 22nd, so please provide notice accordingly.

Thank you,

Ally Morris, PP, AICP
Planning Board Administrator
Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 2, 2023 4:14 PM
To: Ally Morris <AMorris@lakewoodnj.gov>; Eli Halpert <ehalpert@halerconsulting.com>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>; Jean Reagan <jean@lspglegalgroup.com>; Moshe Neiman <mneiman10@██████████>; Moshe Neiman <MNeiman@lakewoodnj.gov>
Subject: RE: [External] Sunset Road SP2487

I did not renote for the 8th as I did not receive the revised plans.

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you.
Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road

From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 2, 2023 4:14 PM
To: Ally Morris; Eli Halpert
Cc: Brian S. Flannery; Dave Magno; Terry Vogt; Jean Reagan; Moshe Neiman; Moshe Neiman
Subject: RE: [External] Sunset Road SP2487

I did not renote for the 8th as I did not receive the revised plans.

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Wednesday, August 2, 2023 4:13 PM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Eli Halpert <ehalpert@halerconsulting.com>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>; Jean Reagan <jean@lspglegalgroup.com>; Moshe Neiman <mneiman10@██████████>; Moshe Neiman <MNeiman@lakewoodnj.gov>
Subject: RE: [External] Sunset Road SP2487

Can you advise if notice was sent and an announcement needs to be made on 8/8?

Ally Morris, P.P.
Planning Board Administrator
Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238

From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 2, 2023 3:47 PM
To: Ally Morris; Eli Halpert
Cc: Brian S. Flannery; Dave Magno; Terry Vogt; Jean Reagan; Moshe Neiman; Moshe Neiman
Subject: RE: [External] Sunset Road SP2487

That works for me.

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Wednesday, August 2, 2023 3:45 PM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Eli Halpert <ehalpert@halerconsulting.com>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>; Jean Reagan <jean@lspglegalgroup.com>; Moshe Neiman <mneiman10@██████████>; Moshe Neiman <MNeiman@lakewoodnj.gov>
Subject: RE: [External] Sunset Road SP2487

We are already working on a list minute rush review for an app we added to the 22nd last minute. I could put this on last, and see if Dave and Terry have time to complete a review.

Ally Morris, P.P.
Planning Board Administrator
Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>

Sent: Wednesday, August 2, 2023 3:34 PM

To: Ally Morris <AMorris@lakewoodnj.gov>; Eli Halpert <ehalpert@halerconsulting.com>

Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>; Jean Reagan <jean@lspglegalgroup.com>; Moshe Neiman <mneiman10@[REDACTED]>; Moshe Neiman <MNeiman@lakewoodnj.gov>

Subject: RE: [External] Sunset Road SP2487

Ally:

Can we be listed for the 22nd?

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire

Levin, Shea, Pfeffer & Goldman, P.A.

2110 West County Line Road

Suite 2

Jackson, New Jersey 08527

Tel: 732-364-7333

Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>

Sent: Wednesday, August 2, 2023 3:32 PM

To: Eli Halpert <ehalpert@halerconsulting.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>

Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>; Jean Reagan <jean@lspglegalgroup.com>; Moshe Neiman <mneiman10@[REDACTED]>; Moshe

Neiman <MNeiman@lakewoodnj.gov>

Subject: RE: [External] Sunset Road SP2487

I don't believe we can accept hard copies less than 10 days prior to the hearing, as notices were (or should have) already been sent indicating the plans are on file for public review.

Please consult with the applicant and Mr. Pfeffer, and let me know if you will be presenting revised documents as exhibits at the hearing, or if you will be tabling to a future meeting date. This decision may hinge upon the magnitude of the revisions.

If you are presenting them as exhibits next week, please do not send in hard copies before then.

Thanks,

Ally Morris, P.P.

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238



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From: Eli Halpert <ehalpert@halerconsulting.com>

Sent: Wednesday, August 2, 2023 3:11 PM

To: Ally Morris <AMorris@lakewoodnj.gov>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>

Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>

Subject: RE: [External] Sunset Road SP2487

Ally,

Good afternoon,

Please see attached revised site plans floor plans and drainage report. The applicant continued to work on revising plans and were only completed this afternoon and I understand that this is under 10 days to the hearing and may not be enough time for the professionals to review. The hard copies will be dropped off tomorrow afternoon.

Sincerely,

From: Ally Morris
Sent: Tuesday, June 13, 2023 4:29 PM
To: Adam Pfeffer
Subject: RE: [External] Sunset Road SP2487

thanks

Ally Morris
Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lsplegalgroup.com>
Sent: Tuesday, June 13, 2023 4:29 PM
To: Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Eli Halpert <ehalpert@halerconsulting.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

I will make sure they provide the escrow needed.

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Tuesday, June 13, 2023 4:27 PM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Eli Halpert <ehalpert@halerconsulting.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

Will do, thank you for letting me know. Also I emailed the applicant yesterday, as escrow is deficient (see attached).

Ally Morris

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Tuesday, June 13, 2023 4:21 PM
To: Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Eli Halpert <ehalpert@halerconsulting.com>
Subject: [External] Sunset Road SP2487

Ally:

Please note that the applicant is working on some plan revisions and will not be ready to proceed on the June 20th hearing date. I do believe revised plans will be ready to be submitted to the board in sufficient time for the July 11 hearing date.

Please carry the application to July 11 with no further notice and applicant agrees to a waiver of time.

Thank you for your courtesies

From: Ally Morris
Sent: Thursday, March 16, 2023 2:36 PM
To: Eli Halpert; Terence Vogt; 'Adam Pfeffer'; Jean Reagan
Cc: Tammy Glasgow; Dave Magno; Brian S. Flannery
Subject: RE: [External] SP2487 Sunset Rd Sephardic Congregation Inc. - Revised Submission

Thanks. I will add this to our list of reviews, and we will advise of a public hearing date once the review has progressed.

Ally Morris
Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Eli Halpert <ehalpert@halerconsulting.com>
Sent: Thursday, March 16, 2023 2:15 PM
To: Ally Morris <AMorris@lakewoodnj.gov>; Terence Vogt <Terry.Vogt@rve.com>; 'Adam Pfeffer' <adampfeffer@lspglegalgroup.com>; Jean Reagan <jean@lspglegalgroup.com>
Cc: Tammy Glasgow <Tammy.Glasgow@rve.com>; Dave Magno <Dave.Magno@rve.com>; Brian S. Flannery <bflannery@fwhassociates.com>
Subject: RE: [External] SP2487 Sunset Rd Sephardic Congregation Inc. - Revised Submission

Ally,

Good afternoon,

Regarding subject application whose hearing has been carried, please find attached revised submission for review by Board professionals in order to be scheduled for a public hearing.

Sincerely,

Eric (Eli) Halpert, PE, PP
Haler Consulting
640 Herman Rd Unit 1

From: Ally Morris
Sent: Wednesday, December 6, 2023 7:45 AM
To: Adam Pfeffer; John Jackson; Jilian McLeer
Cc: Bruce Stern; Dave Magno
Subject: SP 2487 - Sunset Rd Sephardic Congregation
Attachments: RE: [External] Sunset Road SP2487; RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

I have searched all my emails received from Adam over the last few months (luckily he doesn't email very often) and found reference to the parking agreement being worked on in August and October (see attached), but no copy of said agreement was provided. As Adam said last night, he may have emailed it directly to John only.

Ally Morris, PP, AICP
Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 23, 2023 10:42 AM
To: Dave Magno; Eli Halpert; Ally Morris
Cc: Brian S. Flannery; Terence Vogt
Subject: RE: [External] Sunset Road SP2487

Dave:

The parking agreement is with Block 345 Lot 9 (Large shopping center about 400 ft away), which is in compliance with UDO 18-807 C(1).

I am working on finalizing the language. If the application is approved the agreement will be signed.

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you.

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Dave Magno <Dave.Magno@rve.com>
Sent: Wednesday, August 23, 2023 10:34 AM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Eli Halpert <ehalpert@halerconsulting.com>; Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Terence Vogt <Terry.Vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

You have until tomorrow to provide so we can include in our review.

From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 23, 2023 10:31 AM

To: Dave Magno <Dave.Magno@rve.com>; Eli Halpert <ehalpert@halerconsulting.com>; Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Terence Vogt <Terry.Vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

Understood.

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Dave Magno <Dave.Magno@rve.com>
Sent: Wednesday, August 23, 2023 10:07 AM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Eli Halpert <ehalpert@halerconsulting.com>; Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Terence Vogt <Terry.Vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

We have a review started.

What is really important is the off-site parking agreement.

Without that in place, the Board may not act favorably.

From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Wednesday, August 23, 2023 10:03 AM
To: Eli Halpert <ehalpert@halerconsulting.com>; Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <Dave.Magno@rve.com>; Terence Vogt <Terry.Vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

Eli:

Please confirm these were submitted to the boards professionals for review.

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Eli Halpert <ehalpert@halerconsulting.com>
Sent: Wednesday, August 2, 2023 3:11 PM
To: Ally Morris <AMorris@lakewoodnj.gov>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>
Subject: RE: [External] Sunset Road SP2487

Ally,

Good afternoon,

Please see attached revised site plans floor plans and drainage report. The applicant continued to work on revising plans and were only completed this afternoon and I understand that this is under 10 days to the hearing and may not be enough time for the professionals to review. The hard copies will be dropped off tomorrow afternoon.

Sincerely,

Eric (Eli) Halpert, PE, PP
Haler Consulting
640 Herman Rd Unit 1
Jackson, NJ 08527
732-351-2583

From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Tuesday, June 13, 2023 4:27 PM

To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>

Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Eli Halpert <ehalpert@halerconsulting.com>; Dave Magno <dave.magno@rve.com>; Terry Vogt <terry.vogt@rve.com>

Subject: RE: [External] Sunset Road SP2487

Will do, thank you for letting me know. Also I emailed the applicant yesterday, as escrow is deficient (see attached).

Ally Morris

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>

Sent: Tuesday, June 13, 2023 4:21 PM

To: Ally Morris <AMorris@lakewoodnj.gov>

Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Eli Halpert <ehalpert@halerconsulting.com>

Subject: [External] Sunset Road SP2487

Ally:

Please note that the applicant is working on some plan revisions and will not be ready to proceed on the June 20th hearing date. I do believe revised plans will be ready to be submitted to the board in sufficient time for the July 11 hearing date.

Please carry the application to July 11 with no further notice and applicant agrees to a waiver of time.

Thank you for your courtesies

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire

Levin, Shea, Pfeffer & Goldman, P.A.

2110 West County Line Road

Suite 2

Jackson, New Jersey 08527

Tel: 732-364-7333

Fax: 732-367-4860

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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Friday, October 20, 2023 10:02 AM
To: Ally Morris; Jan Meyer
Cc: Brian S. Flannery; Scott Kennel; Abe Schweky
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Ally:

I was advised my expert(s) will have the requested parking information completed and submitted to the board by November 4th. That and in addition to Mr. Meyer's request, can you please carry this matter to the 14th so we can complete on one night.

Thank you your courtesies

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you.

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Thursday, October 19, 2023 2:08 PM
To: Jan Meyer <jmeyer@janmeyerlaw.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Thanks, done

Ally Morris, PP, AICP
Planning Board Administrator
Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238



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From: Jan Meyer <jmeyer@janmeyerlaw.com>
Sent: Thursday, October 19, 2023 2:03 PM
To: Ally Morris <AMorris@lakewoodnj.gov>; 'Adam Pfeffer' <adampfeffer@lspglegalgroup.com>
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Dear Ms. Morris,
Please see attached letter to the Board.
Kindly post on the system as well.

Thank you in advance.

Jan Meyer, Esq.

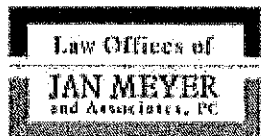
Law Offices of Jan Meyer & Associates, P.C.

jmeyer@janmeyerlaw.com

1029 Teaneck Road
Second Floor
Teaneck, New Jersey 07666
Direct: 201 862-9600 x 205
Office: 201 862-9500

New York Office:
521 5th Avenue, 17th Floor
New York, NY 10175
Tel: 212 719-9770 x 205
Kindly correspond with our New Jersey office.

International Office Dialing
Copenhagen, Denmark +45 78772189
London, UK +44 203 603 5881
Jerusalem, Israel +972 25609380



Please visit our Guide to Recovery of PIP in New York

Please visit our Guide to Recovery of PIP in New Jersey

Admitted to practice in New Jersey, New York and District of Columbia. Also admitted to practice before The United States Supreme Court, United States Court of Federal Claims, United States Court of Appeals for the Armed Forces and United States Court of Appeals for Federal Circuit.
Member of the National Association of Subrogation Professionals

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From: Ally Morris [<mailto:AMorris@lakewoodnj.gov>]
Sent: Friday, October 6, 2023 10:51 AM
To: Jan Meyer <jmeyer@janmeyerlaw.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Cc: Eli Halpert <ehalpert@halerconsulting.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Jean Reagan

<jean@lspglegalgroup.com>

Subject: RE: [External] Re: October 10th Public Hearing

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Will do. Thank you.

Ally Morris, PP, AICP
Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Jan Meyer <jmeyer@janmeyerlaw.com>
Sent: Friday, October 6, 2023 10:41 AM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Cc: Ally Morris <AMorris@lakewoodnj.gov>; Eli Halpert <ehalpert@halerconsulting.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Jean Reagan <jean@lspglegalgroup.com>
Subject: [External] Re: October 10th Public Hearing

Thank you.

Jan Meyer, Esq.
Law Offices of Jan Meyer & Associates, P.C.
jmeyer@janmeyerlaw.com

1029 Teaneck Road
Second Floor
Teaneck, New Jersey 07666
Direct: 201 862-9600 x 205
Office: 201 862-9500

New York Office:
521 5th Avenue, 17th Floor
New York, NY 10175
Tel: 212 719-9770 x 205
Kindly correspond with our New Jersey office.

International Office Dialing
Copenhagen, Denmark +45 78772189
London, UK +44 203 603 5881
Jerusalem, Israel +972 25609380

On Oct 6, 2023, at 10:38, Adam Pfeffer <adampfeffer@lspglegalgroup.com> wrote:

WARNING: EXTERNAL EMAIL

Ally:

Good Morning, we are still compiling the information the board requested for the Sunset Rd application (SP2487) and are requesting this matter be carried to the October 24th hearing.

I am cc'ing Mr. Meyer as he represents the neighboring property owner.

Thank you for your courtesies

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>

Sent: Friday, October 6, 2023 8:12 AM

To: Planning Board <planningboard@lakewoodnj.gov>; john@jjilawfirm.com; Terry Vogt <terry.vogt@rve.com>; Dave Magno <dave.magno@rve.com>; Jilian McLeer <jilian@jjilawfirm.com>; alex@jjilawfirm.com; jackie@jjilawfirm.com; Bruce Stern <bruces@redriveram.com>; David Helmreich <dahelm@>; Eli Rennert <EMRennert@>; Hector Fuentes <hecdeb13@>; Jacob Meyer <jmeyer210@>; Justin Flancbaum <justflanc@>; justflanc@; Moshe Neiman <mneiman10@>; Moshe Raitzik <rmraitzik@>; shimmyw41@; Yair Stern <ystern@chemedhealth.org>
Cc: Eric Halpert <ehalpert@halerconsulting.com>; Info - newlinesnj <info@newlinesco.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Eric Danielsen <Edanielsen@fwhassociates.com>; Rose Sweeney <rsweeney@fwhassociates.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Jean Reagan <jean@lspglegalgroup.com>; Abe B. Auerbach (aba@rdnj.net) <aba@rdnj.net>; RD - Project

Coordinator <pc@rdnj.net>; Miriam B. Weinstein <miriamw@mbweinsteinlaw.com>; Susan Ostreicher <susano@mbweinsteinlaw.com>; Moishe Klein <mklein@kleinlawnj.com>

Subject: RE: October 10th Public Hearing

Good morning everyone. Attached is the latest agenda and below are details for next Tuesday's meeting. If you have not yet provided proof of notice, please email that to me today.

Draft minutes, bills, resolutions, and the project plans are available in the public folder on the website:



Public Hearings

Project engineers, please print and bring any exhibits with you to the meeting. Please also bring to the courtroom 5 stacks of the application documents including: 2-page application, site plans, arch plans, and traffic report. I will distribute these to the Board members prior to meeting start.

I will bring copies of the agenda and review letters for the Board, and agendas for the public. And I will work to confirm a quorum on Monday.

Have a great weekend!

Ally Morris, PP, AICP

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238

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From: Ally Morris

Sent: Wednesday, September 20, 2023 8:49 AM

To: Planning Board <planningboard@lakewoodnj.gov>; john@jjilawfirm.com; Terry Vogt <terry.vogt@rve.com>; Dave Magno <dave.magno@rve.com>; Jilian McLeer <jilian@jjilawfirm.com>; alex@jjilawfirm.com; jackie@jjilawfirm.com; Bruce Stern <bruces@redriveram.com>; David Helmreich <dahelm@>; Eli Rennert <emrennert@>; Hector Fuentes <hecdeb13@>; Jacob Meyer <jmeyer210@>; Justin Flancbaum (justflanc@); <justflanc@>; Moshe Neiman <mneiman10@>; Moshe Raitzik <rmraitzik@>; shimmyw41@; Yair Stern <ystern@chemedhealth.org>
Cc: Eric Halpert <ehalpert@halerconsulting.com>; Info - newlinesnj <info@newlinesco.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Eric Danielsen <Edanielsen@fwhassociates.com>; Rose Sweeney <rsweeney@fwhassociates.com>; Adam Pfeffer <adamppfeffer@lspglegalgroup.com>; Jean Reagan <jean@lspglegalgroup.com>; Abe B. Auerbach (aba@rdnj.net) <aba@rdnj.net>; RD - Project Coordinator <pc@rdnj.net>; Miriam B. Weinstein <miriamw@mbweinsteinlaw.com>; Susan Ostreicher <susano@mbweinsteinlaw.com>; Moishe Klein <mklein@kleinlawnj.com>

Subject: October 10th Public Hearing

Good morning. Please see attached agenda for the October 10th public hearing.

Application paperwork, as well as draft resolutions and minutes, is available online here for review prior

to the meeting:  [Public Hearings](#) Please contact me if you feel anything is missing or if anything additional should be provided for public review.

For paper plans at the meetings, Project Engineers must bring to the courtroom 5 stacks of the application documents including: 2-page application, site plans, arch plans, and traffic report. I will distribute these to the Board members prior to meeting start.

I will provide paper copies of the agenda and review letters as needed.

MEETING NOTICES:

If required, notices should reference a meeting to be held at 231 Third Street at 6PM and plans on file for viewing at 212 Fourth Street. I request that you also include a line about application documents and plans also being available online by visiting www.lakewoodnj.gov/departments/planning.

Thank you,

Ally Morris, PP, AICP

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238

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From: Ally Morris
Sent: Friday, October 20, 2023 10:21 AM
To: Adam Pfeffer
Cc: Brian S. Flannery; Scott Kennel; Abe Schweky
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD
Attachments: 101223 Deficient.msg

\$4,500. See attached.

Ally Morris, PP, AICP
Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Friday, October 20, 2023 10:19 AM
To: Ally Morris <AMorris@lakewoodnj.gov>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Scott Kennel <skennel@mratraffic.com>; Abe Schweky <abeschweky@>
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Please advise as to amount of escrow due.

Abe: Please have the escrow paid asap.

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you.

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road

Ally Morris

From: Ally Morris
Sent: Thursday, October 12, 2023 8:42 AM
To: 'sunsetshul@
Subject: SP 2487 - Sunset Rd Sephardic Congregati

Good morning. The escrow account for this project is now deficient due to recent work on the project. Kindly submit a check in the amount of \$4,500 at your earliest convenience. No further work will be done on the project until replenishment is received.

The check should be made payable to Lakewood Township, Attn: Planning Board, and mailed or delivered to our address below. The Township cannot accept credit card payments for escrow accounts.

Thank you,

Ally Morris, PP, AICP
Planning Board Administrator

Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov
Office: 732-364-2500 ext. 5238



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From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Friday, October 20, 2023 10:19 AM
To: Ally Morris
Cc: Brian S. Flannery; Scott Kennel; Abe Schweky
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Please advise as to amount of escrow due.

Abe: Please have the escrow paid asap.

Thank you

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Friday, October 20, 2023 10:04 AM
To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Jan Meyer <jmeyer@janmeyerlaw.com>
Cc: Brian S. Flannery <bflannery@fwhassociates.com>; Scott Kennel <skennel@mratraffic.com>; Abe Schweky <abeschweky@██████████>
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Escrow needs to be paid ASAP. I will note the request to carry.

Ally Morris, PP, AICP
Planning Board Administrator
Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov

From: Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Sent: Friday, October 20, 2023 10:02 AM
To: Ally Morris; Jan Meyer
Cc: Brian S. Flannery; Scott Kennel; Abe Schweky
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Ally:

I was advised my expert(s) will have the requested parking information completed and submitted to the board by November 4th. That and in addition to Mr. Meyer's request, can you please carry this matter to the 14th so we can complete on one night.

Thank you your courtesies

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea. Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>
Sent: Thursday, October 19, 2023 2:08 PM
To: Jan Meyer <jmeyer@janmeyerlaw.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Thanks, done

Ally Morris, PP, AICP
Planning Board Administrator
Township of Lakewood
212 Fourth Street | Lakewood, NJ 08701
Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238



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From: Jan Meyer <jmeyer@janmeyerlaw.com>
Sent: Thursday, October 19, 2023 2:03 PM
To: Ally Morris <AMorris@lakewoodnj.gov>; 'Adam Pfeffer' <adampfeffer@lspglegalgroup.com>
Subject: RE: [External] Re: October 24th Public Hearing - SP2487 SUNSET ROAD

Dear Ms. Morris,
Please see attached letter to the Board.
Kindly post on the system as well.

Thank you in advance.

Jan Meyer, Esq.

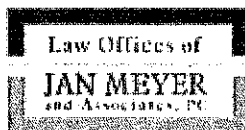
Law Offices of Jan Meyer & Associates, P.C.

jmeyer@janmeyerlaw.com

1029 Teaneck Road
Second Floor
Teaneck, New Jersey 07666
Direct: 201 862-9600 x 205
Office: 201 862-9500

New York Office:
521 5th Avenue, 17th Floor
New York, NY 10175
Tel: 212 719-9770 x 205
Kindly correspond with our New Jersey office.

International Office Dialing
Copenhagen, Denmark +45 78772189
London, UK +44 203 603 5881
Jerusalem, Israel +972 25609380



Please visit our Guide to Recovery of PIP in New York

Please visit our Guide to Recovery of PIP in New Jersey

Admitted to practice in New Jersey, New York and District of Columbia. Also admitted to practice before The United States Supreme Court, United States Court of Federal Claims, United States Court of Appeals for the Armed Forces and United States Court of Appeals for Federal Circuit.

Member of the National Association of Subrogation Professionals

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From: Ally Morris [<mailto:AMorris@lakewoodnj.gov>]
Sent: Friday, October 6, 2023 10:51 AM
To: Jan Meyer <jmeyer@janmeyerlaw.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>
Cc: Eli Halpert <ehalpert@halerconsulting.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Jean Reagan

<jean@lspglegalgroup.com>

Subject: RE: [External] Re: October 10th Public Hearing

WARNING: EXTERNAL EMAIL

Will do. Thank you.

Ally Morris, PP, AICP

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238



**LAKEWOOD
TOWNSHIP**

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From: Jan Meyer <jmeyer@janmeyerlaw.com>

Sent: Friday, October 6, 2023 10:41 AM

To: Adam Pfeffer <adampfeffer@lspglegalgroup.com>

Cc: Ally Morris <AMorris@lakewoodnj.gov>; Eli Halpert <ehalpert@halerconsulting.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Jean Reagan <jean@lspglegalgroup.com>

Subject: [External] Re: October 10th Public Hearing

Thank you.

Jan Meyer, Esq.

Law Offices of Jan Meyer & Associates, P.C.

jmeyer@janmeyerlaw.com

1029 Teaneck Road

Second Floor

Teaneck, New Jersey 07666

Direct: 201 862-9600 x 205

Office: 201 862-9500

New York Office:

521 5th Avenue, 17th Floor

New York, NY 10175

Tel: 212 719-9770 x 205

Kindly correspond with our New Jersey office.

International Office Dialing

Copenhagen, Denmark +45 78772189

London, UK +44 203 603 5881

Jerusalem, Israel +972 25609380

On Oct 6, 2023, at 10:38, Adam Pfeffer <adampfeffer@lspglegalgroup.com> wrote:

WARNING: EXTERNAL EMAIL

Ally:

Good Morning, we are still compiling the information the board requested for the Sunset Rd application (SP2487) and are requesting this matter be carried to the October 24th hearing.

I am cc'ing Mr. Meyer as he represents the neighboring property owner.

Thank you for your courtesies

PLEASE NOTE OUR NEW ADDRESS BELOW

Thank you,

Adam Pfeffer, Esquire
Levin, Shea, Pfeffer & Goldman, P.A.
2110 West County Line Road
Suite 2
Jackson, New Jersey 08527
Tel: 732-364-7333
Fax: 732-367-4860

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From: Ally Morris <AMorris@lakewoodnj.gov>

Sent: Friday, October 6, 2023 8:12 AM

To: Planning Board <planningboard@lakewoodnj.gov>; john@jjilawfirm.com; Terry Vogt <terry.vogt@rve.com>; Dave Magno <dave.magno@rve.com>; Jilian McLeer <jilian@jjilawfirm.com>; alex@jjilawfirm.com; jackie@jjilawfirm.com; Bruce Stern <bruces@redriveram.com>; David Helmreich <dahelm@>; Eli Rennert <EMRennert@>; Hector Fuentes <hecdeb13@>; Jacob Meyer <jmeyer210@>; Justin Flancbaum <justflanc@>; Moshe Neiman <mneiman10@>; Moshe Raitzik <rmraitzik@>; shimmyw41@>; Yair Stern <ystern@chemedhealth.org>
Cc: Eric Halpert <ehalpert@halerconsulting.com>; Info - newlinesnj <info@newlinesco.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Eric Daniels <Edanielsen@fwhassociates.com>; Rose Sweeney <rsweeney@fwhassociates.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Jean Reagan <jean@lspglegalgroup.com>; Abe B. Auerbach <aba@rdnj.net> <aba@rdnj.net>; RD - Project

Coordinator <pc@rdnj.net>; Miriam B. Weinstein <miriamw@mbweinsteinlaw.com>; Susan Ostreicher <susano@mbweinsteinlaw.com>; Moishe Klein <mklein@kleinlawnj.com>

Subject: RE: October 10th Public Hearing

Good morning everyone. Attached is the latest agenda and below are details for next Tuesday's meeting. If you have not yet provided proof of notice, please email that to me today.

Draft minutes, bills, resolutions, and the project plans are available in the public folder on the website:



Public Hearings

Project engineers, please print and bring any exhibits with you to the meeting. Please also bring to the courtroom 5 stacks of the application documents including: 2-page application, site plans, arch plans, and traffic report. I will distribute these to the Board members prior to meeting start.

I will bring copies of the agenda and review letters for the Board, and agendas for the public. And I will work to confirm a quorum on Monday.

Have a great weekend!

Ally Morris, PP, AICP

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238

LAKEWOOD PLANNING BOARD

AGENDA

Tuesday, October 10, 2023

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* and posted on the bulletin board in the office of the Township of Lakewood 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. CORRESPONDENCE

- **SP 2475 Towbin Realty, LLC, Block 1160.06, Lot 264:** request to confirm that submissions to the Ocean County Planning Board and CAFRA are not required

4. PUBLIC HEARING

1. **SP 2528 Toras Zev High School**
900 Wenstrom Avenue Block 497, Lot 1
Preliminary and Final Major Site Plan for a school
2. **SP 2518 Yeshiva Gedolah of Monmouth County**
160 Doria Avenue Block 494, Lot 2.04
Preliminary and Final Major Site Plan for a school with a dormitory
3. **SP 2509 Congregation Bais Medrash Breslov**
940 East County Line Rd & 12 Cabinfield Circle Block 208, Lots 8 & 197
(newly created Lot 8.01)
Preliminary and Final Major Site Plan for a synagogue
4. **SP 2487 Sunset Rd Sephardic Congregation Inc**
220 Sunset Avenue Block 284.06, Lot 18
Preliminary and Final Major Site Plan for a synagogue
Applicant has requested to carry this project to the October 24th meeting. This application will not be heard tonight.

5. APPROVAL OF MINUTES

- September 19, 2023

6. APPROVAL OF BILLS

7. ADJOURNMENT

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From: Ally Morris

Sent: Wednesday, September 20, 2023 8:49 AM

To: Planning Board <planningboard@lakewoodnj.gov>; john@jjilawfirm.com; Terry Vogt <terry.vogt@rve.com>; Dave Magno <dave.magno@rve.com>; Jilian McLeer <jilian@jjilawfirm.com>; alex@jjilawfirm.com; jackie@jjilawfirm.com; Bruce Stern <bruces@redriveram.com>; David Helmreich <dahelm@>; Eli Rennert <emrennert@>; Hector Fuentes <hecdeb13@>; Jacob Meyer <jmeyer210@>; Justin Flancbaum <justflanc@>; justflanc@; Moshe Neiman <mneiman10@>; Moshe Raitzik <rmraitzik@>; shimmyw41@; Yair Stern <ysystem@chemedhealth.org>
Cc: Eric Halpert <ehalpert@halerconsulting.com>; Info - newlinesnj <info@newlinesco.com>; Brian S. Flannery <BFlannery@fwhassociates.com>; Eric Danielsen <Edanielsen@fwhassociates.com>; Rose Sweeney <rsweeney@fwhassociates.com>; Adam Pfeffer <adampfeffer@lspglegalgroup.com>; Jean Reagan <jean@lspglegalgroup.com>; Abe B. Auerbach <aba@rdnj.net> <aba@rdnj.net>; RD - Project Coordinator <pc@rdnj.net>; Miriam B. Weinstein <miriamw@mbweinsteinlaw.com>; Susan Ostreicher <susano@mbweinsteinlaw.com>; Moishe Klein <mklein@kleinlawnj.com>
Subject: October 10th Public Hearing

Good morning. Please see attached agenda for the October 10th public hearing.

Application paperwork, as well as draft resolutions and minutes, is available online here for review prior to the meeting:  [Public Hearings](#) Please contact me if you feel anything is missing or if anything additional should be provided for public review.

For paper plans at the meetings, Project Engineers must bring to the courtroom 5 stacks of the application documents including: 2-page application, site plans, arch plans, and traffic report. I will distribute these to the Board members prior to meeting start.

I will provide paper copies of the agenda and review letters as needed.

MEETING NOTICES:

If required, notices should reference a meeting to be held at 231 Third Street at 6PM and plans on file for viewing at 212 Fourth Street. I request that you also include a line about application documents and plans also being available online by visiting www.lakewoodnj.gov/departments/planning.

Thank you,

Ally Morris, PP, AICP

Planning Board Administrator

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

Email: amorris@lakewoodnj.gov

Office: 732-364-2500 ext. 5238