

## Ally Morris

---

**From:** Ally Morris  
**Sent:** Friday, December 1, 2023 6:26 AM  
**To:** Planning Board; john@jjjlawfirm.com; Terry Vogt; Dave Magno; Jilian McLeer; alex@jjjlawfirm.com; jackie@jjjlawfirm.com; Bruce Stern; David Helmreich; Eli Rennert; Hector Fuentes; Jacob Meyer; Justin Flancbaum (justflanc@[REDACTED]); Moshe Neiman; Moshe Raitzik; shimmyw41@[REDACTED]; Yair Stern  
**Cc:** Eric Halpert; Miriam B. Weinstein; Susan Ostreicher; mannylefkowitz@[REDACTED]; 'John Paul Doyle'; Patti Lamson; Jan Meyer; Adam Pfeffer; Jean Reagan  
**Subject:** RE: December 5th Public Hearing  
**Attachments:** 12-5-23 Public Hearing.pdf

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.

**SP 2487 Sunset Road** had testimony on 9/19, and present Board members included Raitzik, B Stern, Neiman, Y Stern, and Weiss. Anyone else who will be attending next week should watch the recording here so that they too can sit on this application and help ensure that we have a quorum:  
[https://www.townhallstreams.com/stream.php?location\\_id=88&id=49780](https://www.townhallstreams.com/stream.php?location_id=88&id=49780) (start at 31 minutes in).

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**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](mailto:amorris@lakewoodnj.gov)

Office: 732-364-2500 ext. 5238



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**From:** Ally Morris

**Sent:** Thursday, November 16, 2023 8:24 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]) <jjustflanc@ [REDACTED]>; Moshe Neiman <mneiman10@ [REDACTED]>; Moshe Raitzik <rmraitzik@ [REDACTED]>; shimmyw41@ [REDACTED]; Yair Stern <yair.stern@attainaba.com>

**Cc:** Eric Halpert <ehalpert@halerconsulting.com>; Miriam B. Weinstein <miriamw@mbweinsteinlaw.com>; Susan Ostreicher <susano@mbweinsteinlaw.com>; mannylefkowitz@ [REDACTED]; 'John Paul Doyle' <jdoyle@cldds.com>; Patti Lamson <Plamson@cldds.com>; Jan Meyer <jmeyer@janmeyerlaw.com>

**Subject:** December 5th Public Hearing

Good morning. Please see attached agenda for the December 5th public hearing. (We also have a meeting Tuesday 11/28 as well, for which some of you already received this email. A reminder email for that meeting will go out next Friday.)

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Thank you,

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**Ally Morris, PP, AICP**

**Planning Board Administrator**

Township of Lakewood

212 Fourth Street | Lakewood, NJ 08701

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# LAKEWOOD PLANNING BOARD

## AGENDA

**Tuesday, December 5, 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. PUBLIC HEARING

1. **SP 2487 Sunset Rd Sephardic Congregation Inc**  
220 Sunset Avenue Block 284.06, Lot 18  
Preliminary and Final Major Site Plan for a synagogue
2. **SD 2571 Congregation White Street Inc.**  
72 White Street & White Road Block 251, Lots 20 & 8.03  
Minor Subdivision to adjust lot lines
3. **SP 2548 Congregation White Street Inc.**  
White Road Block 251, Lot 8.03  
Preliminary and Final Major Site Plan for a synagogue
4. **SD 2511 Yeshiva Chemdas Hatorah**  
835 Cross St, 625, 639, 647, James St Block 251.03, Lots 20, 20.01-20.03, & 31  
Request for reconsideration of a Preliminary and Final Major Subdivision

## 5. APPROVAL OF MINUTES

- November 28, 2023

## 6. APPROVAL OF BILLS

## 7. ADJOURNMENT

## Ally Morris

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**Cc:** Eric Halpert; Miriam B. Weinstein; Susan Ostreicher; mannylefkowitz@[REDACTED]; 'John Paul Doyle'; Patti Lamson; Jan Meyer; Adam Pfeffer; Jean Reagan  
**Subject:** RE: December 5th Public Hearing  
**Attachments:** 12-5-23 Public Hearing.pdf

Good morning. I have confirmed a quorum of at least 5, and am working to secure one more so that we definitely have a quorum for Sunset Road.

See you tonight.

---

### Ally Morris, PP, AICP

#### Planning Board Administrator

Township of Lakewood

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Lamson <[Plamson@cldds.com](mailto:Plamson@cldds.com)>; Jan Meyer <[jmeyer@janmeyerlaw.com](mailto:jmeyer@janmeyerlaw.com)>

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Request for reconsideration of a Preliminary and Final Major Subdivision

#### 4. APPROVAL OF MINUTES

- November 28, 2023

## 5. APPROVAL OF BILLS

## 6. ADJOURNMENT

## Ally Morris

---

**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 (2)  
**Attachments:** (1) 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  
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# ATTACHMENT 1

**Ally Morris**

---

**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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**FRAUD ALERT: NEVER wire transfer money without calling this office and speaking to us personally on the phone, to confirm the wiring information. Even if an email looks like it has come from this office or someone involved in your transaction, call us first to verify the information before sending any money via wire transfer.**

**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](mailto:adampfeffer@lspglegalgroup.com)>  
**Sent:** Wednesday, August 23, 2023 10:31 AM

To: Dave Magno <[Dave.Magno@rve.com](mailto:Dave.Magno@rve.com)>; Eli Halpert <[ehalpert@halerconsulting.com](mailto:ehalpert@halerconsulting.com)>; Ally Morris <[AMorris@lakewoodnj.gov](mailto:AMorris@lakewoodnj.gov)>  
Cc: Brian S. Flannery <[bflannery@fwhassociates.com](mailto:bflannery@fwhassociates.com)>; Terence Vogt <[Terry.Vogt@rve.com](mailto: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](mailto:Dave.Magno@rve.com)>  
Sent: Wednesday, August 23, 2023 10:07 AM  
To: Adam Pfeffer <[adampfeffer@lspglegalgroup.com](mailto:adampfeffer@lspglegalgroup.com)>; Eli Halpert <[ehalpert@halerconsulting.com](mailto:ehalpert@halerconsulting.com)>; Ally Morris <[AMorris@lakewoodnj.gov](mailto:AMorris@lakewoodnj.gov)>  
Cc: Brian S. Flannery <[bflannery@fwhassociates.com](mailto:bflannery@fwhassociates.com)>; Terence Vogt <[Terry.Vogt@rve.com](mailto: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](mailto:adampfeffer@lspglegalgroup.com)>  
Sent: Wednesday, August 23, 2023 10:03 AM  
To: Eli Halpert <[ehalpert@halerconsulting.com](mailto:ehalpert@halerconsulting.com)>; Ally Morris <[AMorris@lakewoodnj.gov](mailto:AMorris@lakewoodnj.gov)>  
Cc: Brian S. Flannery <[bflannery@fwhassociates.com](mailto:bflannery@fwhassociates.com)>; Dave Magno <[Dave.Magno@rve.com](mailto:Dave.Magno@rve.com)>; Terence Vogt <[Terry.Vogt@rve.com](mailto: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](mailto:ehalpert@halerconsulting.com)>  
**Sent:** Wednesday, August 2, 2023 3:11 PM  
**To:** Ally Morris <[AMorris@lakewoodnj.gov](mailto:AMorris@lakewoodnj.gov)>; Adam Pfeffer <[adampfeffer@lspglegalgroup.com](mailto:adampfeffer@lspglegalgroup.com)>  
**Cc:** Brian S. Flannery <[bflannery@fwhassociates.com](mailto:bflannery@fwhassociates.com)>; Dave Magno <[dave.magno@rve.com](mailto:dave.magno@rve.com)>; Terry Vogt <[terry.vogt@rve.com](mailto: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](mailto:AMorris@lakewoodnj.gov)>  
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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](mailto:amorris@lakewoodnj.gov)

Office: 732-364-2500 ext. 5238



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**From:** Adam Pfeffer <[adampfeffer@lspglegalgroup.com](mailto:adampfeffer@lspglegalgroup.com)>  
**Sent:** Tuesday, June 13, 2023 4:21 PM  
**To:** Ally Morris <[AMorris@lakewoodnj.gov](mailto:AMorris@lakewoodnj.gov)>  
**Cc:** Brian S. Flannery <[bflannery@fwhassociates.com](mailto:bflannery@fwhassociates.com)>; Eli Halpert <[ehalpert@halerconsulting.com](mailto: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 20<sup>th</sup> 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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# ATTACHMENT 2

**Ally Morris**

---

**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 4<sup>th</sup>. That and in addition to Mr. Meyer's request, can you please carry this matter to the 14<sup>th</sup> 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](mailto:amorris@lakewoodnj.gov)

Office: 732-364-2500 ext. 5238



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**From:** Jan Meyer <[jmeyer@janmeyerlaw.com](mailto:jmeyer@janmeyerlaw.com)>

**Sent:** Thursday, October 19, 2023 2:03 PM

**To:** Ally Morris <[AMorris@lakewoodnj.gov](mailto:AMorris@lakewoodnj.gov)>; 'Adam Pfeffer' <[adampfeffer@lspglegalgroup.com](mailto: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.**

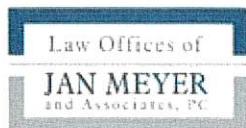
Law Offices of Jan Meyer & Associates, P.C.

[jmeyer@janmeyerlaw.com](mailto:jmeyer@janmeyerlaw.com)

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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.*

-----  
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London, UK +44 203 603 5881  
Jerusalem, Israel +972 25609380



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[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](mailto:jmeyer@janmeyerlaw.com)>; Adam Pfeffer <[adampfeffer@lspglegalgroup.com](mailto:adampfeffer@lspglegalgroup.com)>

**Cc:** Eli Halpert <[ehalpert@halerconsulting.com](mailto:ehalpert@halerconsulting.com)>; Brian S. Flannery <[BFlannery@fwhassociates.com](mailto:BFlannery@fwhassociates.com)>; Jean Reagan

<[jean@lspglegalgroup.com](mailto: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](mailto:amorris@lakewoodnj.gov)

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**From:** Jan Meyer <[jmeyer@janmeyerlaw.com](mailto:jmeyer@janmeyerlaw.com)>

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

**To:** Adam Pfeffer <[adampfeffer@lspglegalgroup.com](mailto:adampfeffer@lspglegalgroup.com)>

**Cc:** Ally Morris <[AMorris@lakewoodnj.gov](mailto:AMorris@lakewoodnj.gov)>; Eli Halpert <[ehalpert@halerconsulting.com](mailto:ehalpert@halerconsulting.com)>; Brian S. Flannery <[BFlannery@fwhassociates.com](mailto:BFlannery@fwhassociates.com)>; Jean Reagan <[jean@lspglegalgroup.com](mailto: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](mailto:jmeyer@janmeyerlaw.com)

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Office: 201 862-9500

New York Office:  
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New York, NY 10175  
Tel: 212 719-9770 x 205  
***Kindly correspond with our New Jersey office.***

---

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London, UK +44 203 603 5881  
Jerusalem, Israel +972 25609380

On Oct 6, 2023, at 10:38, Adam Pfeffer <[adampfeffer@lspglegalgroup.com](mailto: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 24<sup>th</sup> 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  
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**From:** Ally Morris <[AMorris@lakewoodnj.gov](mailto:AMorris@lakewoodnj.gov)>

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

**To:** Planning Board <[planningboard@lakewoodnj.gov](mailto:planningboard@lakewoodnj.gov)>; [john@jjilawfirm.com](mailto:john@jjilawfirm.com); Terry Vogt <[terry.vogt@rve.com](mailto:terry.vogt@rve.com)>; Dave Magno <[dave.magno@rve.com](mailto:dave.magno@rve.com)>; Jilian McLeer <[jilian@jjilawfirm.com](mailto:jilian@jjilawfirm.com)>; [alex@jjilawfirm.com](mailto:alex@jjilawfirm.com); [jackie@jjilawfirm.com](mailto:jackie@jjilawfirm.com); Bruce Stern <[bruces@redriveram.com](mailto:bruces@redriveram.com)>; David Helmreich <[dahelm@redriveram.com](mailto:dahelm@redriveram.com)>; Eli Rennert <[EMRennert@redriveram.com](mailto:EMRennert@redriveram.com)>; Hector Fuentes <[hecdef13@redriveram.com](mailto:hecdef13@redriveram.com)>; Jacob Meyer <[jmeyer210@redriveram.com](mailto:jmeyer210@redriveram.com)>; Justin Flancbaum <[justflanc@redriveram.com](mailto:justflanc@redriveram.com)>; [justflanc@redriveram.com](mailto:justflanc@redriveram.com); Moshe Neiman <[mneiman10@redriveram.com](mailto:mneiman10@redriveram.com)>; Moshe Raitzik <[mraitzik@redriveram.com](mailto:mraitzik@redriveram.com)>; [shimmyw41@redriveram.com](mailto:shimmyw41@redriveram.com); Yair Stern <[ystern@chemedhealth.org](mailto:ystern@chemedhealth.org)>

**Cc:** Eric Halpert <[ehalpert@halerconsulting.com](mailto:ehalpert@halerconsulting.com)>; Info - newlinesnj <[info@newlinesco.com](mailto:info@newlinesco.com)>; Brian S. Flannery <[BFlannery@fwhassociates.com](mailto:BFlannery@fwhassociates.com)>; Eric Daniels <[Edanielsen@fwhassociates.com](mailto:Edanielsen@fwhassociates.com)>; Rose Sweeney <[rsweeney@fwhassociates.com](mailto:rsweeney@fwhassociates.com)>; Adam Pfeffer <[adampfeffer@lspglegalgroup.com](mailto:adampfeffer@lspglegalgroup.com)>; Jean Reagan <[jean@lspglegalgroup.com](mailto:jean@lspglegalgroup.com)>; Abe B. Auerbach <[aba@rdnj.net](mailto:aba@rdnj.net)> <[aba@rdnj.net](mailto:aba@rdnj.net)>; RD - Project

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

Office: 732-364-2500 ext. 5238

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## Ally Morris

---

**From:** Ally Morris  
**Sent:** Wednesday, December 6, 2023 10:24 AM  
**To:** Jilian McLeer; John Jackson  
**Subject:** FW: [External] SP2487 Sunset Road Congregation  
  
**Importance:** High

***Redacted in accordance with N.J.S.A. 47:1A-1.1 (Attorney Client Privilege)***

---

**Ally Morris, PP, AICP**  
***Planning Board Administrator***

Township of Lakewood  
212 Fourth Street | Lakewood, NJ 08701  
Email: [amorris@lakewoodnj.gov](mailto:amorris@lakewoodnj.gov)  
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**From:** Jan Meyer <jmeyer@janmeyerlaw.com>  
**Sent:** Wednesday, December 6, 2023 10:13 AM  
**To:** john@jjjlawfirm.com  
**Cc:** Jonathan L. Leitman, Esq. <jleitman@janmeyerlaw.com>; Ally Morris <AMorris@lakewoodnj.gov>  
**Subject:** [External] SP2487 Sunset Road Congregation  
**Importance:** High

Dear Mr. Jackson.

Last night Mr. Adam Pfeffer during the hearing made a representation to the Board and the public, that he had sent you an email sometime prior to last night, with the proposed parking agreement between the owner of the Shopping Center and the applicant.

Please furnish me with a copy of that email and the attachment.

**Kindly accept this request as an OPRA request as per the *Open Public Records Act*.**

Thank you.

**Jan Meyer, Esq.**

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

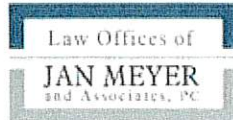
[jmeyer@janmeyerlaw.com](mailto:jmeyer@janmeyerlaw.com)

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Office: 201 862-9500

New York Office:  
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New York, NY 10175  
Tel: 212 719-9770 x 205  
*Kindly correspond with our New Jersey office.*

----

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London, UK +44 203 603 5881  
Jerusalem, Israel +972 25609380



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[Please visit our Guide to Recovery of PIP in New Jersey](#)

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Member of the National Association of Subrogation Professionals

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