

The Lakewood Township Committee held a Meeting on December 7, 2017 in the Lakewood Municipal Building, at 6:00 PM for the Workshop/Executive Session and 7:30 PM for the Public Meeting, with the following present:

Mayor.....Raymond Coles  
Deputy Mayor.....Menashe P. Miller  
Committee Members.....Meir Lichtenstein.....Absent  
Albert D. Akerman  
Michael D'Elia  
Municipal Manager.....Thomas Henshaw  
Municipal Attorney.....Steve Secare, Esq  
Municipal Clerk..... Kathryn Hutchinson

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published in the Asbury Park Press on January 10, 2017 and revised via email on December 1, 2017.

**ROLL CALL**

**CLOSED SESSION**

Resolution No. 2017-414 Approved

**ROLL CALL** – Present: Mayor Coles, Deputy Mayor Miller, Committeeman Akerman, Committeeman D'Elia  
Absent: Committeeman Lichtenstein

**SALUTE TO THE FLAG AND PRAYER**

**OPEN SESSION:** Motion by Deputy Mayor Miller, second by Committeeman Akerman, with all in favor, to enter open session at 7:33PM.

**MOTION TO APPROVE MINUTES OF WORK SHOP AND EXECUTIVE SESSION OF NOVEMBER 7, 2017:** Motion by Deputy Mayor Miller, second by Committeeman D'Elia, with all in favor, to approve the above minutes.

**MOTION TO APPROVE MINUTES OF REGULAR SESSION OF NOVEMBER 7, 2017:** Motion by Deputy Mayor Miller, second by Committeeman D'Elia, with all in favor, to approve the above minutes

**PUBLIC LAND SALE** – Mayor Coles stated the land sale for Block 11.12 Lot 62 will be postponed until December 21, 2017.

Township Attorney, Steven Secare, stated the new sale date does not have to be advertised again.

**PRESENTATIONS** – None

**SECOND READING ORDINANCES RELATING TO THE IMPLEMENTATION OF THE MASTER PLAN**

Mayor Coles took a moment to address why the Master Plan ordinances are separate from the other second reading ordinances. He also thanked all those involved in creating the Master Plan, and commended their hard work. He noted that there will be challenges, but stated the Township Committee will work with the Planning Board to make incorporating the Master Plan as consistent as possible. He advised that the public will have five (5) minutes to speak on each individual ordinance, and asked that their name and address be provided for the record.

1. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, As To Amend Chapter XVIII Entitled "Unified Development Ordinance Of 2005" To Amend And Create Various Sections (Riparian Buffer Conservation Overlay Zone)

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Fredrick Robison, Lakewood resident – Mr. Robison asked where the determination of consistency/inconsistency is for this particular ordinance. He spoke on his fears that problems will occur due to the rush to adopt this ordinance.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Committeeman D'Elia, second by Committeeman Akerman, to approve the above ordinance.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-24 adopted after second reading and public hearing.**

2. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XVIII (Unified Development Ordinance) Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Article VIII "Design Standards", Section 18-815 "Stormwater Management/Residential Site Improvement Standards"

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Committeeman Akerman, second by Deputy Mayor Miller to approve the above ordinance.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-42 adopted after second reading and public hearing.**

3. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending and Supplementing Chapter XVIII, Entitled, "Unified Development Ordinance," Of The Revised General Ordinances Of The Township Of Lakewood To Implement The Lakewood Township Master Plan

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Kathy Stillwell, 950 Brook Road – Mrs. Stillwell spoke on her fight to rectify a zoning ordinance that was improperly voted on. She asked for confirmation that the residential areas on East County Line Road will not have any commercial development allowed on them, conditional or otherwise, that was implemented by the nullified ordinance.

Steve Secare, Township Attorney, did not wish to comment on this matter due to the pending litigation.

Mayor Coles stated the referenced ordinance is not mentioned in this development ordinance because that zone did not change. He stated the R-12 is as it was before the nullified ordinance. He stated that he cannot comment on what the judge of the case is going to do.

Mrs. Stillwell asked that if something is to change from the judge's decision in the near future, under her understanding, the Township Committee wants the area to remain residential.

Mayor Coles stated that is his vote, but cannot do anything until the judge makes his/her final decision.

Isaac Goldsmith, 87 Finchley Boulevard – Mr. Goldsmith expressed his appreciation for the Township Committee fixing the ordinances that had inconsistencies. He stated he spoke with the Planning Board attorneys and they stated that it is illegal to

tie the Master Plan with traffic and road improvements since not all roads are Township roads. He asked for verbiage on whether if a specific part of this ordinance is to be challenged, only that part falls, or if the entirety of the ordinance will fall.

Harold Hensel, Township Attorney, stated the traffic improvements are tied into the adoption of the amending zoning map. He added that it is the Township Committee who will make the determination of an amended zoning map. He does not think it will be effected by a challenge saying it has to be done within a certain time.

Mr. Goldsmith asked if this will be held up in a legal court of law.

Steve Secare, Township Attorney, stated that is their legal opinion.

Mr. Goldsmith also spoke on the impact fees and ask if there are currently impact fees on the book.

Mayor Coles stated there are impact fees in certain parts of the Township. He stated they are working on an ordinance to blanket the entire time.

Jennifer Benkowski, 6 High Street – She spoke on the seven differences the Planning Board had with the proposed ordinances. She asked the Township Committee to clarify how they resolved these issues, specifically on street widening.

Mayor Coles stated it was changed based on what the Planning Board sent to them.

She also asked if Lakewood allows for private citizens to put a validation of amendment on the ballot.

Mayor Coles stated no, and he does not hope it has to come to that.

Chaim Hertz, 37 Sandztown Road – Mr. Hertz asked how many ordinances are on the agenda regarding the Master Plan.

Mayor Coles stated four (4) in total, they are currently in discussion regarding the third (3<sup>rd</sup>) ordinance.

Mr. Hertz questioned how it is on for second reading if there have been seven changes to the ordinance.

Mayor Coles stated the Planning Board sent the Committee a document, and then the Township Planners and the Township Attorneys took that document and went through it to change existing ordinances or add new ones if that were the case, and then it was presented to the Township Committee for first reading. He stated they did their best effort to take what was given to them, and give the same information through the ordinance. When the ordinance was sent back to the Planning Board for review after first reading, they came back with a list of seven inconsistencies. He said it is within the Township Committee's authority to ignore those inconsistencies, or to make the changes. He stated the Township Committee opted to make the changes to make it consistent with what the Planning Board provided.

Mr. Hertz added that he appreciates all the hard work that was done, but added that the residents should be given the best product possible, not simply because a lot of time was spent creating it. He noted that many citizens do not want increased density.

Lakewood resident, name and address were inaudible – This resident spoke on the immense amount of construction throughout Lakewood, and the lack of change that is happening. She added that she does not want any more building until the traffic is improved. She expressed her anger of the increase of her property taxes. She asked when the streets are going to be widened.

Mayor Coles stated that there is no time table, and no changes will take effect until the roads are complete. He stated they are working with the County, and stated the County is making the roads a priority as well.

Rob Robison, 79 Eagle Ridge Circle – Mr. Robison spoke on the lack of time available to review the Master Plan ordinances and his perception of a rush to judgement. He added that there are a couple places that appear to take away the authority of the Zoning Board to make decisions based upon positive or negative criteria. He asked the Committee to take more time in reviewing the Master Plan to avoid it falling apart.

Lakewood resident, 19 Goldcrest Drive – name was inaudible – This resident spoke on the increasing amount of vehicle accidents and how density is impacting traffic negatively.

Bill Rochtenheim, 29 Goldensprings Drive – Mr. Rochtenheim spoke on the increased traffic and density throughout Lakewood. He asked about requirements regarding building, new developments and lot sizes. He asked whether there is a specific document that outlines how things can be developed in Lakewood.

Mayor Coles stated there is the Unified Development Ordinance, which outlines development requirements throughout Lakewood.

Mr. Rochtenheim asked if anything is being done to change and slow down growth.

Mayor Coles explained how growth will be slowed down throughout Lakewood. He added that certain criteria has to be met before some of the ordinances can be put into effect.

Brian Flannery, Jackson resident – Mr. Flannery commended the Planning Board, the Advisory Boards and the Township Committee for adopting these ordinances to implement the Master Plan. He added that these documents do address the traffic issues.

Minor Salzer, 17 Oasis Court – Mr. Salzer spoke on the increasing density and the problems associated with it. He also spoke on why developers are interested in the increased density, and how the Master Plan will continually increase traffic.

Aaron Hirsh, 146 Mountainview Drive – Mr. Hirsh asked the Township Committee if they support tax increases for Lakewood residents. He added that the Master Plan will increase taxes for all Lakewood residents. He also spoke on the lack of space for schools and open spaces. He asked what has been improved in terms of traffic and density.

Joel Liebowitz, East County Line Road – Mr. Liebowitz asked what the rush is to pass the Master Plan ordinances.

Mayor Coles stated the process has been going on for a long time, and the changes were not been proposed until a few months ago. He added this has been going on for over a year. He also stated they have been working with the State for many years.

Mr. Liebowitz spoke on the impact fees.

Mayor Coles stated the Oak Street area has been assessed for impact fees. They are in the process of creating an ordinance to have the impact fees assessed for the entirety of Lakewood. He also spoke on the widening of various streets throughout the Township.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Mayor Coles reopened the meeting to the public for another speaker.

Joseph Neder, 9 Heckem Road – Mr. Neder spoke on the interest of developers and his beliefs that members of the Master Plan Advisory Board had financial interests.

Aaron Perlow, Lakewood resident – Mr. Perlow thanked the time and energy the Committee has spent to make Lakewood a better place. He spoke on the zone changes and the traffic studies that have been completed.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Committeeman D'Elia, second by Deputy Mayor Miller, to approve the above ordinance.

On Roll Call: Affirmative: Committeeman D'Elia, Deputy Mayor Miller, and Mayor Coles  
Negative: Committeeman Akerman  
Absent: Committeeman Lichtenstein

**Ordinance 2017-51 adopted after second reading and public hearing.**

4. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XVIII, Entitled "Unified Development Ordinance," Of The Revised General Ordinances Of The Township Of Lakewood, To Implement The 2017 Lakewood Township Master Plan By Creating And Adopting Standards For The Planned Development Noncontiguous Cluster (PDNC) Overlay Zone.

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Moshe Zienes, 112 Elmhurst Boulevard – Mr. Zienes asked for a definition of what the noncontiguous cluster overlay zone means.

Marty Trescott, Township Planner, stated cluster ordinances are where part of the tract is developed and the other is preserved, all within one parcel. He added noncontiguous means that you can build on a tract but preserve another parcel that is in a different area.

Mr. Zienes asked for further explanation.

Mr. Trescott stated it is an overlay and deals with tree saving compliance and CAFRA permits. He added that it creates overlay zones, but does not create new zones.

Jenifer Benkowski, 6 High Street – Ms. Benkowski spoke on the development of a new housing area with six hundred units. She also spoke on the correlation between density and traffic. She asked when the building will stop throughout Lakewood.

Rob Robison, 79 Eagle Ridge Circle – Mr. Robison stated it appears that a private developer using privately owned land can use publicly owned land as the preserved parcel. He asked why land that tax payers own are being used to benefit private developers. He asked for further clarification.

Mr. Trescott stated that the easements will not allow for that to happen, the main purpose is for tree-saving purposes and CAFRA permits. He added the Township will be compensated.

Mr. Robison said that it is not in this particular ordinance, and it should not be adopted in hopes of another ordinance coming forward. He added that no public land should be used to benefit private developers in any way.

Lakewood resident, did not state name and address for record – This resident spoke on the pain Lakewood residents are experiencing and her belief on the lack of action occurring.

Mayor Coles stated there are several traffic improvements in the works. He added that these developments are going up on privately owned property, and that cannot be prevented by the Committee.

Aaron Hirsch, 146 Mountainview Drive – Mr. Hirsch stated that something can be done to prevent the increased density. He also spoke on traffic studies that are being conducted.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Committeeman D'Elia, second by Deputy Mayor Miller, to approve the above ordinance.

On Roll Call: Affirmative: Committeeman D'Elia, Deputy Mayor Miller, and Mayor Coles  
Negative: Committeeman Akerman  
Absent: Committeeman Lichtenstein

**Ordinance 2017-52 adopted after second reading and public hearing.**

## **PUBLIC COMMENT**

**Comments from the public will be heard for a limit of one (1) hour. Each speaker will have four (4) minutes and shall be limited to one time at the podium.**

Mayor Coles opened the meeting to the public.

Richard Weinberger, 32 Caranetta Drive – Mr. Weinberger spoke on the traffic in his neighborhood. He produced a map for the Township Committee and distributed it. He stated cars are being turned into dangerous weapons on streets such as Caranetta Drive and Central Avenue.

Mayor Coles stated he will speak to the Chief of Police, and try to calm the traffic. He asked the gentleman to leave his name and email address with the Township Clerk.

Committeeman D'Elia added that this area has become a disaster. He stated they have a problem and it needs to be addressed.

Committeeman Akerman stated Waze, the GPS application, turns many people on to Caranetta Drive to avoid traffic.

Moishe Zienes, 112 Elmhurst Boulevard – Mr. Zienes thanked Mayor Coles for having the addresses added to the Planning Board and Township Committee agendas. He also thanked Public Works for painting lines on his roadway and adding “No Parking” signs. He also spoke on changing construction hours and the times when trucks are in the roadways.



Rob Robison, 79 Eagle Ridge Circle – Mr. Robison spoke on the increased accidents on Cross Street and the need for a no parking ordinance to be put in place. He also added to have the police increase patrol regarding hitchhikers.

Mayor Coles asked Tom Henshaw, the Township Manager, to speak with Traffic and Safety regarding Cross Street. He added he will also speak to the Chief regarding hitchhiking.

Committeeman D'Elia stated he has seen police enforcing no hitchhiking. He added that more has to be done.

Lakewood resident, name and address were inaudible – This resident spoke on a first reading ordinance regarding a vacation of East Kennedy Boulevard.

Aaron Hirsch, 146 Mountainview Drive – Mr. Hirsch spoke on the hours of Public Works. Mr. Hirsch asked what has changed throughout Lakewood for the taxes to continually increase as well as the density.

Joel Heinbrun, did not state address – Mr. Heinbrun spoke on pocket parks that are in the process of being implemented.

Mayor Coles stated it is more of a walking path, not a developed park with playground equipment. He also asked for Tom Henshaw, Township Manager, to provide him with the plans for this area.

Ben Weber, did not state address – Mr. Weber spoke on the application he has submitted regarding the vacation of East Kennedy Boulevard and Brook Road. He asked for this to be placed on first reading.

Mayor Coles stated it will still be on for first reading, he just needs to read more into it.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

### **CONSENT AGENDA**

The items listed below are considered to be routine by the Township of Lakewood and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

1. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending A Resolution Reappointing Members To The Lakewood Township Municipal Alliance  
**Resolution 2017-415**

2. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Strategic Plan For The Lakewood Municipal Alliance Grant For Fiscal Year 2019  
**Resolution 2017-416**
3. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Appointing Rachel Carmichael As Acting Deputy Court Administrator Pursuant to N.J.S.A. 2B:12-10.  
**Resolution 2017-417**
4. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending A Contract To And Authorizing The Appointment Of Justin Lamb Esq. And Kevin Gilmartin Esq. Of The Firm Of Rothstein, Mandell, Strohm, Halm And Kurs As Additional Alternate Municipal Prosecutors For The Township Of Lakewood Pursuant To And In Accordance With N.J.S.A. 40A:11-5, Et Seq.  
**Resolution 2017-418**
5. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Portion Of A Performance Guarantee Posted By SMI Contracting, LLC., And The Conversion To A Maintenance Guarantee In Connection With Block 412, Lot 1 (River Avenue)  
**Resolution 2017-419**
6. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Tal Spruce, LLC., In Connection With SD #1923 (Spruce Street), Block 782, Lots 5 and 6  
**Resolution 2017-420**
7. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yeshivas Ohr Olam, In Connection With SP#2188AA (Cross Street), Block 499, Lot 1  
**Resolution 2017-421**
8. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Madison Avenue Holdings, LLC., In Connection With ZB #3774 (Madison Avenue) Block 98, Lot 1  
**Resolution 2017-422**
9. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By S & H Builders, Inc., In Connection With SD #1709 (Clear Stream Road), Block 2.01, Lot 24  
**Resolution 2017-423**

10. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Lakewood Property Developers, LLC., In Connection With SD #1586 (Drake Road Pre-Phase II), Block 251.01, Lots 32 and 88  
**Resolution 2017-424**
11. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Shimshon Bandman, In Connection With SD #1629 (Ridge Avenue), Block 189.01, Lots 6, 7, 8, 11 And 13  
**Resolution 2017-425**
12. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 319 Cedarbridge, LLC., In Connection With SD #1607 (Cedarbridge Avenue-Phase 1A, 1B, 2A And 2B), Block 548, Lots 170, 187, 191-195 And 297  
**Resolution 2017-426**
13. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Forest 422, LLC., In Connection With SD #2000 (2nd Street) Block 73, Lot 2  
**Resolution 2017-427**
14. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Insertion Of A Special Item Of Revenue Into The 2017 Municipal Budget For Funding Of 2017 Drive Sober Or Get Pulled Over State Wide Labor Day Crackdown  
**Resolution 2017-428**
15. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Insertion Of A Special Item Of Revenue Into The 2017 Municipal Budget For The Funding Of Cops In Shops Grant  
**Resolution 2017-429**
16. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Insertion Of A Special Item Of Revenue Into The 2017 Municipal Budget For The Funding Of Central Jersey Health Insurance Fund 2017 Wellness Grant Program  
**Resolution 2017-430**
17. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Appropriation Transfers In The 2017 Municipal Budget  
**Resolution 2017-431**

18. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Cancellation Of Taxes For 2017 Pursuant To N.J.S.A.54:4-3.30 Et Seq.  
**Resolution 2017-432**
19. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of Taxes On Parcels No Longer Assessed  
**Resolution 2017-433**
20. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Void And Cancel The Taxes Due And Paid On Block 1587, Lot 868.04 (868D Inverness Court)  
**Resolution 2017-434**
21. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Void And Cancel The Taxes Due And Paid On Block 548.06, Lot 170.38 (16 Walker Drive)  
**Resolution 2017-435**
22. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Void And Cancel The Taxes Due And Paid On Block 548.06, Lot 170.35 (22 Shenandoah Drive)  
**Resolution 2017-436**
23. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Void And Cancel The Taxes Due And Paid On Block 548.06, Lot 170.33 (4 Stonewall Court)  
**Resolution 2017-437**
24. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Void And Cancel The Taxes Due And Paid On Block 11.11, Lot 84 (34 Queens Court)  
**Resolution 2017-438**
25. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Adjust Taxes For Block 67, Lot 3.01 (400 8th Street)  
**Resolution 2017-439**
26. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Adjust Taxes For Block 385, Lot 3 (805 West Cross Street)  
**Resolution 2017-440**

27. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Adjust Taxes For Block 78, Lot 5 (300 Central Avenue)  
**Resolution 2017-441**
28. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Place-To-Place Transfer (Expansion Of Premise)Of Plenary Retail Consumption License No. 1514-44-003-008 For Guru Management Inc. DBA Gerards Buyrite Liquor Store West  
**Resolution 2017-442**
29. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Adjust Taxes For Block 524.35, Lot 15 (27 Eagle Ridge Circle)  
**Resolution 2017-443**
30. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Designating RD Lakewood, LLC, As Redeveloper Of Block 961.01 Lot 2.02 In The Cedarbridge Redevelopment Area And Authorizing The Township To Execute Documents Related To The Sale Of Said Property  
**Resolution 2017-444**
31. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Designating Ave Of The States Urban Renewal, LLC, As Redeveloper Of Block 961 Lot 2.07 (Vacant Land No Assigned Address In The Area Of Ave Of The States & Boulevard Of The Americas) In The Cedarbridge Redevelopment Area And Authorizing The Township To Execute Documents Related to The Sale Of Said Property  
**Resolution 2017-445**
32. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving The Digital Zoning Map Dated December 7, 2017 Prepared By Remington, Vernick And Vena Engineers  
**Resolution 2017-446**

Motion by Committeeman Akerman, second by Deputy Mayor Miller, to approve Resolution Nos. 1-32 on the Consent Agenda.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

Resolutions 2017-415 through 2017-446 approved.

## **ORDINANCES FOR SECOND READING**

1. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40A:21-1 Et Seq., Granting Abatement To Local Property Taxes To Morgan Medical Arts Building, LLC., For Facilities Located At Block 1087, Lot 17 (456 Chestnut Street), And Authorizing The Mayor And Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

Read by title only for second reading

Mayor Coles opened the meeting to the public.

A gentleman on behalf of Morgan Medical Arts Building, LLC spoke on the benefits the tax abatement will give to Lakewood and its residents. He stated forty new jobs have been created, and many businesses will be able to expand at reduced rents.

Aaron Hirsch, 146 Mountainview Drive – Mr. Hirsch stated more commercial units should be added to this area, instead of residential homes.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Deputy Mayor Miller, second by Committeeman D'Elia, to approve the above ordinance.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

### **Ordinance 2017-45 adopted after second reading and public hearing.**

2. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter II Entitled "Administration" Of The Revised General Ordinances Of The Township Of Lakewood Specifically Section 2-20.9 (Police Department- Off Duty Requirements)

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Committeeman D'Elia, second by Deputy Mayor Miller, to approve the above ordinance.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-46 adopted after second reading and public hearing.**

3. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Creating A Deed Restriction On Property Owned By The Township Of Lakewood Known As Block 445, Lot 6 To Dedicate Said Parcel For Park, Recreation And Open Space Purposes Only (Vacant Land No Assigned Address In The Area Of Blanche Street & Columbus Avenue)

Read by title only for second reading.

Mayor Coles asked for this ordinance to die due to a mistake in the Block and Lot. He added the corrected ordinance is on for first reading.

Ordinance died due to lack of motion.

**Ordinance 2017-47 died due to lack of motion.**

4. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 852, Lot 1.03, In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Open Public Sale Pursuant To N.J.S.A. 40A:12-1 Et Seq. (Vacant Land No Assigned Address In The Area Of Wilson Avenue & Spruce Street)

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Committeeman D'Elia, second by Deputy Mayor Miller, to approve the above ordinance.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-48 adopted after second reading and public hearing.**

5. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale Of Block 1042 Lot 8, In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40A:12-1 Et Seq. (Vacant Land No Assigned Address In The Area Of Turin Avenue & Parkview Avenue)

Ready by title only for second reading.

Mayor Coles opened the meeting to the public.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Committeeman Akerman, second by Deputy Mayor Miller, to approve the above ordinance.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-49 adopted after second reading and public hearing.**

1. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public of A Paper Street Known As Briggs Street In The Township Of Lakewood

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Seeing no one else approaching the podium, Mayor Coles closed the meeting to the public.

Motion by Deputy Mayor Miller, second by Committeeman D'Elia, to approve the above ordinance.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-50 adopted after second reading and public hearing.**

**ORDINANCES FIRST READING** - Public Hearing Scheduled For December 21,  
2017



1. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Portion of Certain Paper Streets And Rights-Of-Way Located In the Township Of Lakewood Known As Nassau Avenue And Pinehurst Avenue

Read by title only for first reading.

Motion by Committeeman Akerman, second by Deputy Mayor Miller, to approve the above ordinance after first reading.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-53 approved after first reading. Second reading and public hearing scheduled for December 21, 2017.**

2. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale Of Block 7 Lot 8 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40A:12-1 Et. Seq. (Vacant Land No Assigned Address In The Area Of Hope Chapel Road)

Read by title only for first reading.

Motion by Committeeman Akerman, second by Deputy Mayor Miller, to approve the above ordinance after first reading.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-54 approved after first reading. Second reading and public hearing scheduled for December 21, 2017.**

3. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Portion Of Certain Paper Streets And Rights-Of-Way Located In The Township Of Lakewood Known As Farry Street And June Street

Read by title only for first reading.

Motion by Committeeman Akerman, second by Deputy Mayor Miller, to approve the above ordinance after first reading.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-55 approved after first reading. Second reading and public hearing scheduled for December 21, 2017.**

4. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XX Entitled "Streets And Sidewalks" Of The Revised General Ordinances Of The Township Of Lakewood

Read by title only for first reading.

Motion by Committeeman D'Elia, second by Committeeman Akerman, to approve the above ordinance after first reading.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-56 approved after first reading. Second reading and public hearing scheduled for December 21, 2017.**

5. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating the Rights Of the Public To Portions Of Kennedy Boulevard East, Said Portions Being A Paper Street At The Eastern Terminus Of Kennedy Boulevard East In The Township Of Lakewood

Read by title only for first reading.

Motion by Committeeman D'Elia, second by Deputy Mayor Miller, to approve the above ordinance after first reading.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-57 approved after first reading. Second reading and public hearing scheduled for December 21, 2017.**

6. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Creating A Deed Restriction On Property Owned By The Township Of Lakewood Known As Block 445, Lot 3 To Dedicate Said Parcel For Park, Recreation And Open Space Purposes Only (Vacant Land No Assigned Address In The Area Of Nostrand Avenue)

Read by title only for first reading.

Motion by Deputy Mayor Miller, second by Committeeman Akerman, to approve the above ordinance after first reading

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-58 approved after first reading. Second reading and public hearing scheduled for December 21, 2017.**

7. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Returning All Taxes And/Or Forgiving Tax Obligations For Years 2015, 2016, And 2017 On Property Known As Block 149, Lot 4 (No Assigned Address In The Area Of East County Line Road), Pursuant To N.J.S.A. 54:4-3.6(C)

Read by title only for first reading.

Motion by Committeeman Akerman, second by Deputy Mayor, to approve the above ordinance after first reading

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Ordinance 2017-59 approved after first reading. Second reading and public hearing scheduled for December 21, 2017.**

**CORRESPONDENCE – Parks and Events – None**

**MOTION TO APPROVE BILL LIST: December 5, 2017**

Motion by Committeeman D'Elia, second by Deputy Mayor Miller, to approve the Bill List.

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia,  
Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein

**Bill list of December 5, 2017 approved.**

**COMMENTS FROM COMMITTEE MEMBERS:**

Committeeman Akerman stated there was no wrong doing, and wanted to make sure his comments were not misconstrued.

Mayor Coles thanked everyone for their time and wished all a Happy Chanukah.

**ADJOURNMENT**

Motion by Committeeman Akerman, second by Deputy Mayor Miller, with all in favor to adjourn the meeting. Meeting adjourned at 9:30 PM.