

AGENDA JULY 16, 2020  
LAKEWOOD TOWNSHIP COMMITTEE MEETING

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

- (A) ROLL CALL - MEETING BEGINS AT 5:30 P. M. Regular Meeting begins at 5:30 on Townhall Streams <https://townhallstreams.com/>
- (B) SALUTE TO THE FLAG AND PRAYER
- (C) APPROVE MINUTES OF JUNE 11, 2020.
- (D) 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.

- (D)1. 2020-0219 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By SGS Homes , LLC. (Formerly Miz Construction NJ, Inc.), In Connection With ZB #3081 (Somerset Avenue.), For Block 174, Lots 34 And 60
- (D)2. 2020-0220 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By 1500 Prospect Street, LLC., Inc. (Zinfandel Road) Block 490, Lot 43
- (D)3. 2020-0221 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Lakewood Plaza DE LLC., In Connection With SP #2296, (Route 9) Block 27, Lot 63
- (D)4. 2020-0222 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Adopting A Green Purchasing Policy
- (D)5. 2020-0223 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey In Support Of Replacing The V.A. Clinic In Ocean County
- (D)6. 2020-0224 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Professional Services Contract To Remington, & Vernick Engineers To Prepare And Submit A Grant Application To The New Jersey Department Of Transportation For The Township's 2021 Aid Application, For Various Roadway Improvements, Authorizing Payments To Remington & Vernick For These Services In An Amount Not To

- Exceed \$3,200.00, And Authorizing Mayor, Deputy Mayor And Clerk To Sign The Grant Application Pursuant To And In Accordance With N.J.S.A. 40a:11-5
- (D)7. 2020-0225 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Continuing A Professional Services Contract Pursuant To N.J.S.A. 40a:11-5 For Engineering Services For The Vine Street Extension/CAFRA Permit Project
- (D)8. 2020-0226 Resolution Of The Township Of Lakewood Awarding A Professional Services Contract To Remington, & Vernick Engineers For The Preparation And Submission Of A Grant Application To The New Jersey Department Of Transportation For The Township's 2021 Bikeways Aid Application, For A New Bike Path Around John F Patrick Park And A New Bike Path Within The Industrial Park, Authorizing Payments To Remington & Vernick For These Services In An Amount Not To Exceed \$1,200.00, And Authorizing Mayor, Deputy Mayor And Clerk To Sign The Grant Application Pursuant To And In Accordance With N.J.S.A. 40a:11-5
- (D)9. 2020-0227 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing An Equipment Finance Agreement With Lakeland Bank
- (D)10. 2020-0228 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 189.05, Lot 149.01 And Block 189.05, Lot 149.02 (Stirling Ave)
- (D)11. 2020-0229 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 534, Lot 7.02 And Block 534, Lot 7.03 And Block 534, Lot 7.04
- (D)12. 2020-0230 Resolution Of The Township Of Lakewood, County Of Ocean State Of New Jersey, Accepting A Grant For The Lakewood Airport - Agreement# 6915323 Contract Id: 20-35264 (Project: Helipad Design Update, Bidding And Construction)
- (D)13. 2020-0231 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Purchase Of Upgrades To Its Fuel Storage Tank System Pursuant To And In Accordance With N.J.S.A. 40a:11-1et Seq.
- (D)14. 2020-0232 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2020 Municipal Budget For Funding Of Alcohol Education Rehabilitation Enforcement Grant
- (D)15. 2020-0233 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2020 Municipal Budget For Funding Of Central Jersey Health Insurance Fund 2020 Wellness Grant

- (D)16. 2020-0234 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2020 Municipal Budget For Funding Under The UEZ Basic Business Tools Training Program 2020-2021
- (D)17. 2020-0235 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting A Bid For Block 175.02, Lot 83 As A Result Of A Sealed Bid Public Land Sale In The Township Of Lakewood County Of Ocean, State Of New Jersey Pursuant To N.J.S.A. 40A:12-1 Et Seq.
- (D)18. 2020-0236 Resolution Of The Township Of Lakewood Awarding A Professional Services Contract To Remington, & Vernick Engineers For The Preparation And Submission Of A Grant Application To The New Jersey Department Of Transportation FY 2019 And Community Development Block Grant For The Township's Route 88 Pedestrian Safety Improvement Project SWM & Environmental Screening And Authorizing Payments And Authorizing Mayor, Deputy Mayor And Clerk To Sign The Grant Application Pursuant To And In Accordance With N.J.S.A. 40A:11-5
- (D)19. 2020-0237 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure Two (2) Side- Loader And Two (2) Rear-Loader Mcneilus Refuse Trucks Pursuant To And In Accordance With P.L. 2011, C.139

(E) ORDINANCES FIRST READING - Public Hearing Scheduled For

- (E)20. 2020-024 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-10 (Stopping Or Standing)

(F) ORDINANCES SECOND READING

- (F)21. 2020-018 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale Of Block 495 Lot 1, 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. (Corner Doria and Bellevue)
- (F)22. 2020-019 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 368 Lot 1 And Block 363 Lot 1 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Ridgeway and Rector Pl.)
- (F)23. 2020-020 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Amending The Cedarbridge Redevelopment Plan Pursuant To The Local Redevelopment And Housing Law (N.J.S.A. 40a:12a-1 Et Seq.)
- (F)24. 2020-021 Ordinance Of The Township Of Lakewood, County Of

Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 1149 Lot 1 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Fronting On Madeline Avenue)

(F)25. 2020-022 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Conveyance And Execution Of A Deed Of Easement For Road Widening To The County Of Ocean For A 2,967 Square Foot Portion Of Block 174.02 Lot 7 And A 948 Square Foot Sight Triangle Easement Fronting On Old Brook Road Right Of Way.

(F)26. 2020-023 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public Of A Portion Of A Paper Street Known As Brush Avenue And The Entirety Of Summit Avenue, In The Township Of Lakewood

(G) MOTION TO APPROVE BILL LIST JULY 14, 2020

(H) PUBLIC COMMENT: Comments from the public will be accepted through [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov) during the meeting. Please include your name and address for the record.

(I) COMMENTS FROM COMMITTEE MEMBERS

(J) CLOSED SESSION - IF NECESSARY

(K) ADJOURNMENT

(D)2.2020-0219

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By SGS Homes , LLC. (Formerly Miz Construction NJ, Inc.), In Connection With ZB #3081 (Somerset Avenue.), For Block 174, Lots 34 And 60

**WHEREAS**, a performance guarantee was heretofore posted with the Township by SGS Homes, LLC. (formally Miz Construction NJ Inc.), in the form of Bond No. 621-100061-1 issued by United States Fire Insurance Company, dated June 26, 2019, in the amount of \$119,870.00, in connection with a project known as ZB #3081, Block 174, Lots 34 and 60; and

**WHEREAS**, under date of June 16, 2020, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

**WHEREAS**, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is reduced by thirty-nine percent (39%) from \$119,870.00 to \$75,360.00, until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer
  - B. Chief Financial Officer; and
  - C. SGS Homes, LLC

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

Description

Resolution

Engineer Recommendation

**Resolution – 2020-219**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
REDUCING THE PERFORMANCE GUARANTEE (FIRST  
REDUCTION) POSTED BY SGS HOMES , LLC.  
(FORMERLY MIZ CONSTRUCTION NJ, INC.), IN  
CONNECTION WITH ZB #3081 (SOMERSET AVENUE.),  
FOR BLOCK 174, LOTS  
34 AND 60**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by SGS Homes, LLC.(formally Miz Construction NJ Inc.), in the form of Bond No. 621-100061-1 issued by United States Fire Insurance Company, dated June 26, 2019, in the amount of \$119,870.00, in connection with a project known as ZB #3081, Block 174, Lots 34 and 60; and

**WHEREAS**, under date of June 16, 2020, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

**WHEREAS**, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is reduced by thirty-nine percent (39%) from \$119,870.00 to \$75,360.00, until the remaining improvements are constructed.

2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer
- B. Chief Financial Officer; and
- C. SGS Homes, LLC

**CERTIFICATION**

I, Lauren Kirkman, Deputy Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020.**

---

Lauren Kirkman RMC  
Deputy Township Clerk

# Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701

(732) 364-2500 LAKEWOODNJ.GOV

**JEFFREY W. STAIGER, P.E., P.P., C.M.E.**

**WILLIAM J. SCHWARZ JR., P.E.**

ASSISTANT TOWNSHIP ENGINEER  
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER

JEFFSTAIGER@LAKEWOODNJ.GOV

**ALLY MORRIS**

PLANNING BOARD ADMINISTRATOR  
AMORRIS@LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

June 16, 2020  
RVE Job No. 151511090

## REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

**Developer:** SGS Homes, LLC (formally Miz Construction NJ, Inc.)

**Project #:** ZB 3081 (Somerset Ave)

**Block(s):** 174    **Lot(s):** 34 & 60

A written request dated **June 9, 2020**, has been received from Miz Construction for the reduction of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Bond No. 621-100061-1
2. Issued by: United States Fire Insurance Company
3. Amount of Guarantee: \$119,870.00
4. Date of Bond: July 26, 2019

The obligor may request either a partial or complete reduction of the performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a Bond Reduction spreadsheet dated **June 12, 2020**, indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **by thirty-nine percent (39%), from \$119,870.00 to \$75,360.00**, until the remaining improvements are constructed.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact this office.

Very truly yours,  
**Remington & Vernick Engineers, Inc.**



**Jeffrey W. Staiger, P.E., P.P., C.M.E.**  
Township Engineer

JWS: jws

cc: Lauren Kirkman, Township Clerk  
Steve Secare, Township Attorney (via email)  
SGS Homes – 140 Vintage Circle, Lakewood, NJ 08701

(D)3.2020-0220

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By 1500 Prospect Street, LLC., Inc. (Zinfandel Road) Block 490, Lot 43

**WHEREAS**, a performance guarantee was heretofore posted with the Township by 1500 Prospect Street, LLC., in the form of Bond #CM100561, dated March 3, 2008 issued by First Indemnity Insurance Company, in the amount of \$55,500.00 in connection with ZB #3922, Block 490, Lot 43; and

**WHEREAS**, under date of June 25, 2020, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

**WHEREAS**, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is released.
2. The posting of a maintenance bond is hereby waived.
3. The Applicant shall verify that all outstanding engineering inspection escrow charges are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer; and
  - C. 1500 Prospect Street, LLC.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

Description

Resolution

Engineer Recommendation



**RESOLUTION #2020-220**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE  
OF NEW JERSEY, RELEASING  
PERFORMANCE GUARANTEE POSTED BY  
1500 PROSPECT STREET, LLC., INC.  
(ZINFANDEL ROAD) BLOCK 490, LOT 43**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by 1500 Prospect Street, LLC., in the form of Bond #CM100561, dated March 3, 2008 issued by First Indemnity Insurance Company, in the amount of \$55,500.00 in connection with ZB #3922, Block 490, Lot 43; and

**WHEREAS**, under date of June 25, 2020, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

**WHEREAS**, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is released.
2. The posting of a maintenance bond is hereby waived.
3. The Applicant shall verify that all outstanding engineering inspection escrow charges are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer; and
  - C. 1500 Prospect Street, LLC.

**CERTIFICATION**

I, Lauren Kirkman, Deputy Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020.**

\_\_\_\_\_  
Lauren Kirkman, RMC, CMR  
Township Clerk

# Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD  
212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701  
(732) 364-2500 LAKEWOODNJ.GOV

**JEFFREY W. STAIGER, P.E., P.P., C.M.E.**

**WILLIAM J. SCHWARZ JR., P.E.**  
ASSISTANT TOWNSHIP ENGINEER  
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER  
JEFFSTAIGER@LAKEWOODNJ.GOV

**ALLY MORRIS**  
PLANNING BOARD ADMINISTRATOR  
AMORRIS@LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

June 25, 2020  
RVE Job No. 15151787

## RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE – WAIVE MAINTENANCE BOND

**DEVELOPER:** 1500 Prospect Street, LLC

**APPLICATION NUMBER:** ZB 3922 (Zinfandel Rd)

**BLOCK #:** 490      **LOT(S) #:** 43

A request has been received for the release of Clearing and Restoration Performance Guarantee in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee for clearing and restoration as follows:

1. Performance Guarantee: Bond No. CM100561
2. Issued by: First Indemnity of America Insurance Company
3. Amount of Guarantee: **\$55,500.00**
4. Date of Bond: May 9, 2018

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and we determined that the bonded items have now been completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee, with no maintenance guarantee being required, as a full Performance Guarantee for the development of the project has already been posted.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact this office.

Very truly yours,  
**Remington & Vernick Engineers, Inc.**



**Jeffrey W. Staiger, P.E., P.P., C.M.E.**  
Township Engineer

JWS: jws

cc: Phil Roux, Director of Public Works  
Ocean County Soil Conservation District  
Margaret Stazko, Finance Department

Lauren Kirkman, Township Clerk  
Steve Secare, Township Attorney (*via email*)  
1500 Prospect Street, LLC – 40 Airport Road, Lakewood, NJ 08701

(D)4.2020-0221

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Lakewood Plaza DE LLC., In Connection With SP #2296, (Route 9) Block 27, Lot 63

**WHEREAS**, a Public Improvement Performance Guarantee was heretofore posted with the Township by Lakewood Plaza DE, LLC., in the form of Check #401, issued by Chase Bank, in the amount of \$16,070.00 dated May 1, 2019 and a Safety and Stabilization Guarantee in the form of Check #402 in the amount of \$5,000.00 issued by Chase Bank, in connection with SP #2296, Block 27, Lot 63 and

**WHEREAS**, under date of June 26, 2020, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

**WHEREAS**, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable;

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year maintenance guarantee in the amount of \$2,010.00 (15% of the original construction cost).
2. The Applicant shall provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A.
3. The Applicant shall provide a proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
4. The Applicant shall maintain a \$600.00 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Applicant shall provide a letter of final acceptance from the NJDOT for all road improvements along Route 9.
6. The Applicant shall provide a final release letter from the Ocean County Soil Conservation District.
7. The Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer; and
  - C. Lakewood Plaza DE, LLC.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true

copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution

Engineer Recommendation

**RESOLUTION #2020-221**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY LAKEWOOD PLAZA DE LLC., IN CONNECTION WITH SP #2296,  
(ROUTE 9) BLOCK 27, LOT 63**

**WHEREAS**, a Public Improvement Performance Guarantee was heretofore posted with the Township by Lakewood Plaza DE, LLC., in the form of Check #401, issued by Chase Bank, in the amount of \$16,070.00 dated May 1, 2019 and a Safety and Stabilization Guarantee in the form of Check #402 in the amount of \$5,000.00 issued by Chase Bank, in connection with SP #2296, Block 27, Lot 63 and

**WHEREAS**, under date of June 26, 2020, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

**WHEREAS**, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable;

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year maintenance guarantee in the amount of \$2,010.00 (15% of the original construction cost).
2. The Applicant shall provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A.
3. The Applicant shall provide a proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
4. The Applicant shall maintain a \$600.00 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Applicant shall provide a letter of final acceptance from the NJDOT for all road improvements along Route 9.
6. The Applicant shall provide a final release letter from the Ocean County Soil Conservation District.

7. The Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer;
- B. Chief Financial Officer; and
- C. Lakewood Plaza DE, LLC.

**CERTIFICATION**

I, Lauren Kirkman, Deputy Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020.**

---

Lauren Kirkman, RMC, CMR  
Township Clerk

# Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD  
212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701  
(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.  
ASSISTANT TOWNSHIP ENGINEER  
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER  
JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS  
PLANNING BOARD ADMINISTRATOR  
AMORRIS@LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

June 26, 2020  
RVE Job No. 15151087

## RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: Lakewood Plaza DE, LLC  
APPLICATION NUMBER: SP 2296 (Route 9)  
BLOCK #: 27 LOT(S) #: 63

A written request has been received for the release of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

- Public Improvement Performance Guarantee:
  - Performance Guarantee: Check No. 401
  - Drawn on: Chase Bank
  - Amount of Check: \$16,070.00
  - Dated: May 1, 2019
- Safety and Stabilization Guarantee
  - Performance Guarantee: Check No. 402
  - Drawn on: Chase Bank
  - Amount of Check: \$5,000.00
  - Dated: May 1, 2019

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required improvements. Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and we determined that the bonded items have now been completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

As per the approval the stormwater management system shall be maintained by the individual lot owners. No new streets were created.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Posting a two-year Maintenance Guarantee in the amount of \$2,010.00 (15% of the original construction cost), with attached Maintenance Bond Form;
- 2) Provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A



- 3) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 4) Maintenance of a \$600 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 5) Provide a final release letter from Ocean County Soil Conservation District.
- 6) Provide a letter of final acceptance from the NJDOT for all road improvements along Route 9.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact this office.

Very truly yours,  
**Remington & Vernick Engineers, Inc.**



**Jeffrey W. Staiger, P.E., P.P., C.M.E.**  
Township Engineer

Enclosure:

1. Maintenance Bond Form

JWS: jws

cc: Phil Roux, Director of Public Works  
Margaret Stazko, Finance Office  
Lauren Kirkman, Township Clerk  
Steve Secare, Township Attorney (*via email*)  
Ocean County Soil Conservation District  
John N. Ernst, P.E., P.P., Ocean County Engineer  
Lakewood Plaza DE, LLC – PO Box 580, Lakewood, NJ 08701

(D)5.2020-0222

Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Adopting A Green Purchasing Policy

**NEW JERSEY ADOPTING A GREEN PURCHASING POLICY**

**WHEREAS**, the Governing Body of the Township of Lakewood has determined it would like to adopt a Green Purchasing Program as outlined by Sustainable Jersey; and

**WHEREAS**, the goal of green purchasing is as follows:

- Conserve natural resources,
  - Minimize environmental impacts such as pollution and use of water and energy,
  - Eliminate or reduce toxics that create hazards to workers and our community,
  - Support strong recycling markets,
  - Reduce materials that are routinely land filled or disposed of,
  - Increase the use and availability of environmentally preferable products that protect the environment,
  - Identify environmentally preferable products & associated distribution systems,
  - Reward manufacturers & vendors with contracts that reduce environmental impacts in their production & distribution systems or services,
  - Collect & maintain up-to-date information regarding manufacturers, vendors and other sources for locating/ordering environmentally preferable products,
  - Create a model for successfully purchasing environmentally preferable products that encourages other purchasers in our community to adopt similar goals.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Lakewood that the proposed Green Purchasing Policy, attached as “Exhibit A”, be hereby adopted as an official policy of the Township of Lakewood.

**BE IT FURTHER RESOLVED** that:

1. The Township Clerk forward a copy of this Resolution to the following:
  - a. Finance Department
  - b. Purchasing Department
  - c. Sustainable Jersey Liaison
  - d. All other interested parties

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

Description

Resolution  
Exhibit A

**RESOLUTION # 2020-222**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF  
THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY ADOPTING A GREEN  
PURCHASING POLICY**

**WHEREAS**, the Governing Body of the Township of Lakewood has determined it would like to adopt a Green Purchasing Program as outlined by Sustainable Jersey; and

**WHEREAS**, the goal of green purchasing is as follows:

- Conserve natural resources,
- Minimize environmental impacts such as pollution and use of water and energy,
- Eliminate or reduce toxics that create hazards to workers and our community,
- Support strong recycling markets,
- Reduce materials that are routinely land filled or disposed of,
- Increase the use and availability of environmentally preferable products that protect the environment,
- Identify environmentally preferable products & associated distribution systems,
- Reward manufacturers & vendors with contracts that reduce environmental impacts in their production & distribution systems or services,
- Collect & maintain up-to-date information regarding manufacturers, vendors and other sources for locating/ordering environmentally preferable products,
- Create a model for successfully purchasing environmentally preferable products that encourages other purchasers in our community to adopt similar goals.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Lakewood that the proposed Green Purchasing Policy, attached as “Exhibit A”, be hereby adopted as an official policy of the Township of Lakewood.

**BE IT FURTHER RESOLVED** that:

1. The Township Clerk forward a copy of this Resolution to the following:
  - a. Finance Department
  - b. Purchasing Department
  - c. Sustainable Jersey Liaison
  - d. All other interested parties

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **July 16, 2020**.

---

Lauren Kirkman, RMC, CMR  
Township Clerk

# **ENVIRONMENTALLY PREFERABLE PURCHASING POLICY (GREEN PURCHASING POLICY)**

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING POLICY)**

### **1.1 STATEMENT OF THE POLICY**

It is the policy & practice of the Township of Lakewood to:

- Institute practices that reduce waste by increasing product efficiency and effectiveness, and
- Purchase products that minimize environmental impacts, toxics, pollution, and hazards to worker and community safety to the greatest extent practicable, and
- Purchase products that include recycled content, are durable and long-lasting, conserve energy and water, use agricultural fibers and residues, reduce greenhouse gas emissions, use unbleached or chlorine free manufacturing processes, are lead-free and mercury-free, and use wood from sustainably harvested forests (FSC) when & where possible.

### **1.2 PURPOSE & OBJECTIVES OF THE POLICY**

The goal of this policy is to encourage and increase the use of environmentally preferable products and services in the Township of Lakewood. By including environmental considerations in purchasing decisions, Township of Lakewood can promote practices that improve public and worker health, conserve natural resources, and reward environmentally conscious manufacturers, while remaining fiscally responsible.

The policy objectives are to:

- Conserve natural resources,
- Minimize environmental impacts such as pollution and use of water and energy,
- Eliminate or reduce toxics that create hazards to workers and our community,
- Support strong recycling markets,
- Reduce materials that are routinely land filled or disposed of,
- Increase the use and availability of environmentally preferable products that protect the environment,
- Identify environmentally preferable products & associated distribution systems,
- Reward manufacturers & vendors with contracts that reduce environmental impacts in their production & distribution systems or services,
- Collect & maintain up-to-date information regarding manufacturers, vendors and other sources for locating/ordering environmentally preferable products,
- Create a model for successfully purchasing environmentally preferable products that encourages other purchasers in our community to adopt similar goals.

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.3 RESEARCH, EVALUATION & IMPLEMENTATION OF THE POLICY**

The Township of Lakewood Purchasing Department, Department of Public Works, and members of the Green Team shall research, evaluate, and implement the environmental purchasing objectives. The Green Team Committee shall focus its research, evaluation and the implementation of the Green Policy in the following areas:

- Recycled Content Products (e.g. paper products, playground/recreation equipment, toner/printer cartridges, motor oils & lubricants, furniture, carpets & flooring materials, matting, plastic/composite lumber/building materials, trash bags, parking stops, ceiling tiles, etc...)
- Less Harmful & Non-toxic Materials & Processes (e.g. janitorial/cleaning products, pest management chemicals, phosphates, paint, solvents, fuels & lubricants, etc...)
- Energy & Water Efficient Products & Processes (e.g. solar applications, energy efficient lighting, energy star appliances, water saving devices, vehicles & motorized equipment, etc...)
- Natural Resource & Landscaping Management (e.g. integrated pest and vegetation management, drought tolerant/indigence plants & shrubs, recycled mulches & natural composts, etc...)
- Renewable Products (e.g. FSC certified forests products, renewable energy resources, etc...)
- Disposal & Pollution Reduction (e.g. integrated waste management, duplex copies, retread tires, reusable holiday trees, recycling programs for used ceiling tiles & flooring materials, etc...)
- Packaging (e.g. bulk packaging, reusable boxes, recycled packing materials, shipping pallets, etc...)
- Green Building Program (e.g. using recycled products in the construction and renovation, disposal of building materials in an environmentally sensitive manner, designing and renovating for energy and resource conservation)

The Committee is aware that the evaluation and implementation phases of the project will require changes in awareness, behaviors, practices and operating procedures. To the extent possible, it is the Committee's intention to have a participative process as it researches, evaluates and implements the policy recommendations. It is also the Committee's intention to meet annually after implementation to monitor and evaluate the Township of Lakewood's progress in this area.

### **1.4 SPECIFICATIONS**

#### **1.4.1 Source Reduction**

- \* To the extent practicable the Township of Lakewood shall institute practices that reduce waste and result in the purchase of fewer products whenever practicable and cost-effective, but without reducing safety or overall workplace quality.

**1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING)  
(CONTINUED)**

**1.4 SPECIFICATIONS (CONTINUED)**

**1.4.1 Source Reduction (Continued)**

- \* To the extent practicable the Township of Lakewood shall purchase remanufactured products such as toner/printer cartridges, retread tires, furniture, equipment and automotive parts whenever practicable, but without reducing safety, quality or effectiveness.
- \* To the extent practicable the Township of Lakewood shall require all equipment bought after the adoption of this policy to be compatible with source reduction goals as referred to in the policy, when & where practicable.
- \* All buyers shall consider short-term and long-term costs in comparing product alternatives, when feasible. This includes the evaluation of the total costs expected during the lifetime of the product, including, but not limited to, acquisition, extended warranties, operation, supplies, maintenance, disposal costs and expected lifetime compared to other alternatives.
- \* Products that are durable, long lasting, reusable or refillable shall be preferred whenever available & practicable.
- \* To the extent practicable the Township of Lakewood requests vendors to eliminate excess packaging or to utilize the minimum amount necessary for product protection, to the greatest extent practicable.
- \* Packaging that is reusable, recyclable or compostable shall be preferred, when suitable uses and programs readily exist.
- \* Vendors shall be encouraged to take back and reuse wooden pallets and other shipping and packaging materials when & where practicable.
- \* Suppliers of electronic equipment, including but not limited to computers, monitors, printers, fax machines and photocopiers, shall be required to take back the equipment for reuse or environmentally safe recycling when the Township of Lakewood discards or replaces such equipment, whenever & where practicable.
- \* To the extent practicable the Township of Lakewood shall consider provisions in contracts with suppliers of non-electronic equipment that require suppliers to take back equipment for reuse or environmentally safe recycling when the Township of Lakewood discards or replaces such equipment, whenever practicable.
- \* All documents shall be printed and photocopied on both sides (duplex) to reduce the use and purchase of photocopy paper, whenever & where practicable.



## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.4 SPECIFICATIONS (CONTINUED)**

#### **1.4.2 Recycled Content Products**

- \* All products for which the United States Environmental Protection Agency (U.S. EPA) has established minimum recycled content standard guidelines in the Agency's Comprehensive Procurement Guidelines, such as those for printing paper, photocopy paper, janitorial paper products, construction, landscaping, parks and recreation, transportation, vehicles, miscellaneous and non-paper office products, shall contain the highest postconsumer content practicable to the application, but no less than the minimum recycled content standards established by the U.S. EPA Guidelines.
- \* Photocopiers and printers purchased or leased by the Township of Lakewood shall be compatible with the use of recycled content and remanufactured products.
- \* To the extent practicable, the Township of Lakewood shall purchase re-refined lubricating and industrial oil for use in its vehicles and other motorized equipment, as long as it is certified by the American Petroleum Institute (API) as appropriate for use in such equipment.
- \* When specifying asphalt concrete, aggregate base or Portland Cement Concrete for road construction projects, the Township of Lakewood shall utilize recycled, reusable or reground materials when & where practicable.
- \* To the extent practicable Township of Lakewood shall specify and purchase recycled content transportation products, including signs, traffic cones, parking stops, delineators, channelizers and barricades, which shall contain the highest postconsumer content practicable, but no less than the minimum recycled content standards established by the U.S. EPA Comprehensive Procurement Guidelines.
- \* All pre-printed recycled content papers intended for distribution that are purchased or produced shall contain a statement that the paper is recycled content of a minimum of thirty (30%) percent recycled postconsumer content. Whenever feasible, the statement should indicate the percentage of postconsumer recycled content that the paper contains.

#### **1.4.3 Energy & Water Savings**

- \* Where applicable, energy-efficient equipment shall be purchased with the most up-to-date energy efficiency functions. This includes, but is not limited to, high efficiency space heating systems and high efficiency space cooling equipment.
- \* When practicable, the Township of Lakewood shall replace inefficient interior lighting with energy-efficient equipment and bulbs.
- \* When practicable, the Township of Lakewood shall replace inefficient exterior lighting, street lighting and traffic signal lights with energy-efficient equipment and bulbs. Exterior lighting shall be minimized when and where possible to avoid unnecessary lighting of architectural and landscape features while providing adequate illumination for safety and accessibility.

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.4 SPECIFICATIONS (CONTINUED)**

#### **1.4.3 Energy & Water Savings (Continued)**

- \* All products purchased by the Township of Lakewood and for which the U.S. EPA Energy Star certification is available shall meet Energy Star certification, when practicable and available. When Energy Star labels are not available, Township of Lakewood shall choose energy-efficient products that are in the upper 25% of energy efficiency as designated by the Federal Energy Management Program.
- \* To the extent practicable the Township of Lakewood shall purchase water-saving/conservation products. This includes, but is not limited to, high-performance fixtures such as toilets, low-flow faucets and aerators, and upgraded landscape irrigation systems.

#### **1.4.4 Green Buildings & LEED IM Ratings**

All building and renovations undertaken by the Township of Lakewood shall follow Green Building Practices for design, construction, and operation, where appropriate and practicable, as described in the LEED IM Rating System. Architects and engineers for procured for said work shall be required to have LEED certified members on their staff assigned to the project when & where practicable.

#### **1.4.5 Landscaping & Hardscaping**

All landscape renovations, construction and maintenance performed by the Township of Lakewood, including workers and contractors providing landscaping services for the Township of Lakewood, shall employ sustainable landscape management techniques for design, construction and maintenance whenever & where possible, including, but not limited to, integrated pest management (IPM), grass recycling, drip irrigation, composting, and the procurement and use of mulch and compost that give preference to those products produced from regionally generated plant debris and/or food and sludge waste programs.

Plants should be selected to minimize waste by choosing species for purchase that are appropriate to the microclimate, species that can grow to their natural size in the space allotted to them, and perennials rather than annuals for color variations should be utilized. Native and drought-tolerant plants that require no or minimal watering once established are preferred over others when & where practicable.

Hardscapes and landscape structures constructed of recycled content materials are encouraged to be utilized. The Township of Lakewood shall limit the amount of impervious surfaces in the landscape, when & where practicable. Permeable substitutes, such as permeable asphalt or pavers, are encouraged for walkways, patios and driveways.

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.4 SPECIFICATIONS (CONTINUED)**

#### **1.4.6 Toxics & Pollution**

To the extent practicable, the Township of Lakewood shall purchase, or require janitorial contractors to supply, industrial and institutional cleaning products that meet and/or exceed the Green Seal Certification Standards for environmental preferability and performance.

To the extent practicable, the Township of Lakewood shall purchase, or require janitorial contractors to supply, vacuum cleaners that meet the requirements of the Carpet and Rug Institute "Green Label" Testing Program — Vacuum Cleaner Criteria, are capable of capturing 96% of particulates 0.3 microns in size, and operate with a sound level less than 70dBA. Where possible and as applicable, other janitorial cleaning equipment shall be capable of capturing fine particulates, removing sufficient moisture so as to dry within twenty-four (24) hours, operate with a sound level less than 70dBA, and use high-efficiency, low-emissions engines.

The use of chlorofluorocarbon, Halon & Freon containing refrigerants, solvents and other products shall be phased out and new purchases of heating/ventilating/air conditioning, refrigeration, insulation and fire suppression systems shall not contain them.

All surfactants & detergents shall be readily biodegradable and, where practicable, shall not contain phosphates.

When maintaining buildings and landscapes, Township of Lakewood shall manage pest problems through prevention and physical, mechanical and biological controls. The Township of Lakewood may either adopt and implement an organic pest management policy and practices or adopt and implement an Integrated Pest Management (IPM) policy and practices using the least toxic pest control method as a last resort.

When maintaining buildings, the Township of Lakewood shall utilize products with the lowest amount of volatile organic compounds (VOCs), highest recycled content, and low or no formaldehyde or lead when practicable when purchasing materials such as paint, carpeting, flooring materials, adhesives, furniture, filing cabinetry, ceiling tiles, coving, moldings and casework.

To the extent practicable, the Township of Lakewood shall reduce or eliminate its use of products that contribute to the formation of dioxins and furans. This includes, but is not limited to:

- Photocopier paper, paper products, and janitorial paper products that are unbleached or that are processed without chlorine or chlorine derivatives, whenever & where possible and that possess a minimum of thirty (30%) percent recycled postconsumer waste content.
- Prohibiting purchase of products that use halogens, polyvinyl chloride (PVC), lead, phthalates and asbestos such as, but not limited to, office binders, chair/floor mats, casework, moldings, furniture, carpeting, flooring materials, ceiling tiles and medical supplies whenever & where practicable.

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.4 SPECIFICATIONS (CONTINUED)**

#### **1.4.6 Toxics & Pollution (Continued)**

To the extent practicable, the Township of Lakewood shall purchase products and equipment with no lead or mercury whenever possible. For products that contain lead or mercury, *(Insert Borough, City or Township)* shall give preference to those products with lower quantities of these metals and to vendors with established lead and mercury recovery programs.

To the extent practicable, the Township of Lakewood shall specify that desktop computers, notebooks and monitors purchased shall meet, at a minimum, all Electronic Product Environmental Assessment Tool (EPEAT) environmental criteria designated as "required" as contained in the IEEE 1680 Standard for the Environmental Assessment of Personal Computer Products, whenever practicable.

When replacing vehicles, the Township of Lakewood shall consider less-polluting alternatives to diesel such as bio-based fuels, hybrids, electric batteries, and fuel cells, as may be available for the application.

#### **1.4.7 Forest Conservation**

To the extent practicable, the Township of Lakewood shall not procure wood products such as lumber and paper that originate from forests harvested in an environmentally unsustainable manner. When possible, Township of Lakewood, shall give preference to wood products that are certified to be sustainably harvested by a comprehensive, performance-based certification system. The certification system shall include independent third-party audits, with standards equivalent to, or stricter than, those of the Forest Stewardship Council (FSC) certification.

To the extent practicable, the Township of Lakewood, encourages the purchase or use of previously utilized and/or salvaged wood and wood products whenever practicable & where available.

#### **1.4.8 Bio-Based Products**

Vehicle fuels made from non-wood, plant-based contents such as vegetable oils are encouraged whenever practicable and available.

Paper and construction products made from non-wood, plant-based contents such as agricultural crops and residues are encouraged whenever practicable.

Bio-based plastic products that are biodegradable and compostable, such as bags, film, food and beverage containers, and cutlery, are encouraged whenever practicable.

Compostable plastic products purchased shall meet American Society for Testing and Materials (ASTM) standards as found in ASTM D6400-04. Biodegradable plastics used as coatings on paper and other compostable substrates shall meet ASTM D6868-03 standards.

Proof of compliance with ASTM standards for compostable, biodegradable and degradable plastic products shall be provided by vendors of such products, upon request. One acceptable proof of compliance for compostable plastic products shall be the certification by the Biodegradable Products Institute (BPI).

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.5 PRIORITIES**

The health & safety of workers & citizens is of the utmost importance and takes precedence over all other policies and practices.

To the extent practicable, the Township of Lakewood has made significant investments in developing a successful recycling system and recognizes that recycled content products are essential to the continuing viability of that recycling system and for the foundation of an environmentally sound production system. Therefore, to the greatest extent practicable, recycled content shall be included in products that also meet other specifications, such as chlorine free or bio-based.

Nothing contained in this policy shall be construed as requiring a department, purchaser or contractor to procure products that do not perform adequately for their intended use, exclude adequate competition, or are not available at a reasonable price in a reasonable period of time.

Nothing contained in this policy shall be construed as requiring the Township of Lakewood, department, purchaser or contractor to take any action that conflicts with local, state or federal requirements.

### **1.6 IMPLEMENTATION OF THE POLICY**

The Business Administrator, Purchasing Manager/Agent, Director of Finance, Director of Public Works and other responsible directors/managers shall implement this policy in coordination with other appropriate Township of Lakewood personnel.

As applicable, successful bidders shall certify in writing that the environmental attributes claimed in competitive bids are accurate. In compliance with New Jersey State Law, vendors shall be required to specify the minimum or actual percentage of recovered and postconsumer material in their products, even when such percentages are zero.

Upon request, buyers making the selection from competitive bids shall be able to provide justification for product choices that do not meet the environmentally preferable purchasing criteria in this policy.

Vendors, contractors and grantees shall be encouraged to comply with applicable sections of this policy for products and services provided to the Township of Lakewood, where practicable.

### **1.7 PROGRAM EVALUATION**

The Business Administrator, Purchasing Manager/Agent, Director of Finance, the "Green Team" Committee and other positions responsible for implementing this policy, shall periodically meet and evaluate the success of this policy's implementation.

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.8 DEFINITIONS**

"American Society for Testing & Materials" means ASTM International, an open forum for the development of high quality, market relevant international standards use around the globe.

"Bio-Based Products" means commercial or industrial products (other than food or feed) that utilize agricultural crops or residues but does not include products made from forestry materials.

"Biodegradable Plastic" means the degradation of the plastic must occur as a result of the action of naturally occurring microorganisms.

"Biodegradable Products Institute" (BPI) is a multi-stakeholder association of key individuals and groups from government, industry and academia, which promotes the use, and recycling of biodegradable polymeric materials (via composting). BPI does not create standards but certifies products that demonstrate they meet the requirements in ASTM D6400 or D6868, based on testing in an approved laboratory.

"Buyer" means anyone authorized to purchase or contract for purchases on behalf of the Township of Lakewood or its subdivisions.

"The Carpet & Rug Institute" (CR1) is the national trade association representing the carpet and rug industry. CR1 has developed and administered the "Green Label" indoor air quality testing and labeling program for carpet, adhesives, cushion materials and vacuum cleaners.

"Chlorine Free" means products processed without chlorine or chlorine derivatives.

"Compostable Plastic" means plastic that is biodegradable during composting to yield carbon dioxide, water and inorganic compounds and biomass, at a rate consistent with other known compostable materials and leaves no visually distinguishable or toxic residues.

"Contractor" means any person, group of persons, business, consultant, designing architect, association, partnership, corporation, supplier, vendor or other entity that has a contract with the Township of Lakewood or serves in a subcontracting capacity with the Township of Lakewood or with an entity having a contract with Township of Lakewood for the provision of any goods or services.

"Degradable Plastic" means plastic that undergoes significant changes in its chemical structure under specific environmental conditions.

"Dioxins & Furans" are a group of chemical compounds that are classified as persistent, bioaccumulative, and toxic by the U.S. Environmental Protection Agency (EPA).

"Energy Star" means the U.S. EPA's energy efficiency product labeling program.

"Energy Efficient Product" means a product that is in the upper twenty-five (25%) percent of energy efficiency for all similar products, or that is at least ten (10%) percent more efficient than the minimum level that meets Federal standards and guidelines.

"Electronic Product Environmental Assessment Tool" (EPEAT) is a procurement tool to help institutional purchasers in the public and private sectors evaluate, compare and select desktop computers, notebooks and monitors based on their environmental attributes.

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.8 DEFINITIONS (CONTINUED)**

“Federal Energy Management Program” is a program of the Department of Energy that issues a series of *Product Energy Efficiency Recommendations* that identify recommended efficiency levels for energy-using products.

“Forest Stewardship Council” (FSC) is a global organization that certifies responsible, on-the-ground forest management according to rigorous standards developed by a broad variety of stakeholder groups.

“Green Building Practices” means a whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green Building Practices such as those described in the LEED IM Rating System, recognize the relationship between natural and built environments and seeks to minimize the use of energy, water, and other natural resources and provide a healthy productive environment.

“Green Seal” is an independent, non-profit environmental labeling organization. Green Seal standards for products and services meet the U.S. EPA’s criteria for third-party certifiers. The Green Seal is a registered certification mark that may appear only on certified products.

“Integrated Pest Management (IPM)” is an ecosystem-based strategy that focuses on long-term prevention of pests or their damage through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of resistant varieties. Pesticides are used only after monitoring indicates they are needed according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and non-target organisms, and the environment.

“LEED IM Rating System” means the most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED IM Rating System, approved by the U.S. Green Building Council and designed for rating new and existing commercial, institutional, and high-rise residential buildings.

“Organic Pest Management” prohibits the use and application of toxic chemical pesticides and strives to prevent pest problems through the application of natural, organic horticultural and maintenance practices. All pest control products shall be in keeping with, but not limited to, those products on the approved list of New Jersey Certified Organic Foods (NJOF).

“Postconsumer Material” means a finished material which would normally be disposed of as a solid waste, having reached its intended end-use and completed its life cycle as a consumer item, and does not include manufacturing or converting wastes.

“Practical” & “Practicable” mean whenever possible and compatible with local, state and federal law, without reducing safety, quality, or effectiveness and where the product or service is available at a reasonable cost in a reasonable period of time.

## **1.0 ENVIRONMENTALLY PREFERABLE PURCHASING (GREEN PURCHASING) (CONTINUED)**

### **1.8 DEFINITIONS (CONTINUED)**

"Preconsumer Material" means material or by-products generated after manufacture of a product is completed but before the product reaches the end-use consumer. Preconsumer material does not include mill and manufacturing trim, scrap or broke which is generated at a manufacturing site and commonly reused on-site in the same or another manufacturing process.

"Recovered Material" means fragments of products or finished products of a manufacturing process, which has converted a resource into a commodity of real economic value, and includes pre-consumer and postconsumer material but does not include excess resources of the manufacturing process.

"Recycled Content" means the percentage of recovered material, including pre-consumer and postconsumer materials, in a product.

"Recycled Content Standard" means the minimum level of recovered material and/or postconsumer material necessary for products to qualify as "recycled products."

"Recycled Product" means a product that meets Township of Lakewood's recycled content policy objectives for postconsumer and recovered material.

"Remanufactured Product" means any product diverted from the supply of discarded materials by refurbishing and marketing said product without substantial change to its original form.

"Reused Product" means any product designed to be used many times for the same or other purposes without additional processing except for specific requirements such as cleaning, painting or minor repairs.

"Source Reduction" refers to products that result in a net reduction in the generation of waste compared to their previous or alternate version and includes durable, reusable and remanufactured products; products with no, or reduced, toxic constituents; and products marketed with no, or reduced packaging.

"U.S. EPA Guidelines" means the Comprehensive Procurement Guidelines established by the U.S. Environmental Protection Agency for federal agency purchases as of May 2002 and any subsequent versions adopted.

"Water-Saving Products" are those that are in the upper twenty-five (25%) percent of water conservation for all similar products, or at least ten (10%) percent more water-conserving than the minimum level that meets the Federal standards.



(D)6.2020-0223

Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey In Support Of Replacing The V.A. Clinic In Ocean County

**WHEREAS**, Ocean County is home to more than 40,000 veterans, the largest veteran population in the State of New Jersey, and

**WHEREAS**, our veterans have provided a great service to all of us here in Ocean County and the entire Country, and •

**WHEREAS**, many of our veterans are in need of medical care that should easily be accessed at home in Ocean County, and

**WHEREAS**, recent delays in the federal government's plan to bring a new Veterans Administration clinic to Ocean County are unacceptable as the need increases significantly to replace the aging James J. Howard VA Clinic in Brick Township, and

**WHEREAS**, the VA clinic in Brick Township, has reached its capacity and while it provides invaluable services to our veterans, it can no longer handle the increasing numbers of veterans using the facility, and

**WHEREAS**, Ocean County is working closely with Congressman Chris Smith, who is the senior member of the New Jersey Congressional delegation and Congressman Andy Kim to put the project back on track and expedite the building of a new VA facility in Ocean County, and

**WHEREAS**, having this facility in Ocean County is critical for the care of our veterans, many of whom are elderly and frail.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that Ocean County calls upon the federal government to end the needless delays in moving forward with a new VA Clinic to be located in Ocean County.

**BE IT FURTHER RESOLVED** by the Township Committee of the Township of Lakewood pledges to work with Congressmen Smith and Kim to assist in any way to expedite the process of building a new VA clinic in Ocean County.

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution

Request from Freeholders

**RESOLUTION # 2020-223**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY IN SUPPORT OF REPLACING THE VA CLINIC  
IN OCEAN COUNTY**

**WHEREAS**, Ocean County is home to more than 40,000 veterans, the largest veteran population in the State of New Jersey, and

**WHEREAS**, our veterans have provided a great service to all of us here in Ocean County and the entire Country, and •

**WHEREAS**, many of our veterans are in need of medical care that should easily be accessed at home in Ocean County, and

**WHEREAS**, recent delays in the federal government's plan to bring a new Veterans Administration clinic to Ocean County are unacceptable as the need increases significantly to replace the aging James J. Howard VA Clinic in Brick Township, and

**WHEREAS**, the VA clinic in Brick Township, has reached its capacity and while it provides invaluable services to our veterans, it can no longer handle the increasing numbers of veterans using the facility, and

**WHEREAS**, Ocean County is working closely with Congressman Chris Smith, who is the senior member of the New Jersey Congressional delegation and Congressman Andy Kim to put the project back on track and expedite the building of a new VA facility in Ocean County, and

**WHEREAS**, having this facility in Ocean County is critical for the care of our veterans, many of whom are elderly and frail.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that Ocean County calls upon the federal government to end the needless delays in moving forward with a new VA Clinic to be located in Ocean County.

**BE IT FURTHER RESOLVED** by the Township Committee of the Township of Lakewood pledges to work with Congressmen Smith and Kim to assist in any way to expedite the process of building a new VA clinic in Ocean County.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **July 16, 2020**.

---

**LAUREN KIRKMAN, RMC, CMR**  
**Township Clerk**

# THE BOARD OF CHOSEN FREEHOLDERS

OCEAN COUNTY  
TOMS RIVER, NEW JERSEY 08754-2191

Joseph H. Vicari  
Freeholder Director



(732) 929-2002  
Fax (732) 505-1918

June 11, 2020

The Honorable Raymond G. Coles  
Township of Lakewood  
231 Third Street  
Lakewood, NJ 08701

Dear Mayor <sup>Ray</sup> Coles:

I am asking you to support the efforts of Ocean County Board of Chosen Freeholders and our Congressional Delegation to replace the aging James J. Howard Veterans Clinic in Brick Township. The Freeholders have been working closely with Reps. Chris Smith and Andy Kim to bring a new clinic to Ocean County. The existing facility is simply too small and has too many parking problems to serve our veterans' population.

Last week the Board of Freeholders unanimously passed a resolution asking the Department of Veterans Affairs to build a new clinic in Ocean County. A copy of that resolution is attached. I respectfully ask that your governing body pass a similar resolution.

Should you have any questions about this important matter, please do not hesitate to contact my office.

Best regards,

Joseph H. Vicari  
Freeholder Director

JHV/jpr  
Attachment

MEMORANDUM FOR THE RECORD

DATE: 10/15/54  
SUBJECT: [Illegible]

TO: [Illegible]

FROM: [Illegible]

RE: [Illegible]

10/15/54

## RESOLUTION

June 3, 2020

**WHEREAS**, Ocean County is home to more than 40,000 veterans, the largest veteran population in the State of New Jersey, and

**WHEREAS**, our veterans have provided a great service to all of us here in Ocean County and the entire Country, and

**WHEREAS**, many of our veterans are in need of medical care that should easily be accessed at home in Ocean County, and

**WHEREAS**, recent delays in the federal government's plan to bring a new Veterans Administration clinic to Ocean County are unacceptable as the need increases significantly to replace the aging James J. Howard VA Clinic in Brick Township, and

**WHEREAS**, the VA clinic in Brick Township, has reached its capacity and while it provides invaluable services to our veterans, it can no longer handle the increasing numbers of veterans using the facility, and

**WHEREAS**, Ocean County is working closely with Congressman Chris Smith, who is the senior member of the New Jersey Congressional delegation and Congressman Andy Kim to put the project back on track and expedite the building of a new VA facility in Ocean County, and

**WHEREAS**, having this facility in Ocean County is critical for the care of our veterans, many of whom are elderly and frail.

**NOW, THEREFORE BE IT RESOLVED** that Ocean County calls upon the federal government to end the needless delays in moving forward with a new VA Clinic to be located in Ocean County.

**BE IT FURTHER RESOLVED** that the Ocean County Board of Chosen Freeholders pledges to work with Congressmen Smith and Kim to assist in any way to expedite the process of building a new VA clinic in Ocean County.

I certify the foregoing to be a  
True copy of a Resolution adopted  
by the Board of Chosen Freeholders  
of the County of Ocean on the  
3rd day of June, 2020

M.A. Cilento

Mary Ann Cilento  
Clerk of the Board

### ROLL CALL

(moved by Haines, seconded by Quinn)

AYES: Haines, Kelly, Little, Quinn, Vicari

NAYES: None

ABSENT: None

ABSTAIN: None

SECRET

CONFIDENTIAL

On 10/10/54, the following information was received from the [redacted] regarding the activities of [redacted] in the [redacted] area.

The [redacted] is a [redacted] and has been active in the [redacted] area since [redacted].

It is noted that the [redacted] has been in contact with [redacted] and [redacted] in the [redacted] area.

The [redacted] is currently residing at [redacted] and is active in the [redacted] area.

It is noted that the [redacted] has been active in the [redacted] area since [redacted].

The [redacted] is a [redacted] and has been active in the [redacted] area since [redacted].

It is noted that the [redacted] has been in contact with [redacted] and [redacted] in the [redacted] area.

The [redacted] is currently residing at [redacted] and is active in the [redacted] area.

It is noted that the [redacted] has been active in the [redacted] area since [redacted].

The [redacted] is a [redacted] and has been active in the [redacted] area since [redacted].

CONFIDENTIAL

SECRET

(D)7.2020-0224

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Professional Services Contract To Remington, & Vernick Engineers To Prepare And Submit A Grant Application To The New Jersey Department Of Transportation For The Township's 2021 Aid Application, For Various Roadway Improvements, Authorizing Payments To Remington & Vernick For These Services In An Amount Not To Exceed \$3,200.00, And Authorizing Mayor, Deputy Mayor And Clerk To Sign The Grant Application Pursuant To And In Accordance With N.J.S.A. 40a:11-5

**WHEREAS**, the New Jersey Department of Transportation (the "NJDOT") has announced that it is now accepting grant applications from municipalities for 2021 local system support; and

**WHEREAS**, the Township would like to submit two grant applications to the NJDOT for improvements to various roads (One for the Vermont Ave. and Route 70 Intersection; The second for Vine Avenue Extension); and

**WHEREAS**, the Township wishes to authorize Remington and Vernick Engineers, (RVE) through an award of a Professional Services Contract to prepare and submit these grant applications on behalf of the Township with the NJDOT for the projects; and

**WHEREAS**, RVE shall charge the Township for its services in the preparation and filing of this grant application based upon its regularly hourly rate in an amount not to exceed \$3,200.00.

**NOW, THEREFORE, BE IT RESOLVED** that Township Committee of the Township of Lakewood formally approves the grant applications for the above stated projects.

**BE IT FURTHER RESOLVED** that the Mayor or Deputy Mayor and Clerk are hereby authorized to submit an electronic grant applications identified as MA-2021-Lakewood Township- Rt 70 and Vermont Avenue Intersection Improvements; and MA-2021-Lakewood Township Vine Avenue Extension Improvements to the New Jersey Department of Transportation on behalf of Lakewood.

**BE IT FURTHER RESOLVED** that Mayor or Deputy Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Lakewood and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager
- B. Chief Financial Officer
- C. Township Engineer

#### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---



Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

Description

Resolution

## **RESOLUTION # 2020-224**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A PROFESSIONAL SERVICES CONTRACT TO REMINGTON, & VERNICK ENGINEERS TO PREPARE AND SUBMIT A GRANT APPLICATION TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE TOWNSHIP'S 2021 AID APPLICATION, FOR VARIOUS ROADWAY IMPROVEMENTS, AUTHORIZING PAYMENTS TO REMINGTON & VERNICK FOR THESE SERVICES IN AN AMOUNT NOT TO EXCEED \$3,200.00, AND AUTHORIZING MAYOR, DEPUTY MAYOR AND CLERK TO SIGN THE GRANT APPLICATION PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-5**

**WHEREAS**, the New Jersey Department of Transportation (the "NJDOT") has announced that it is now accepting grant applications from municipalities for 2021 local system support; and

**WHEREAS**, the Township would like to submit two grant applications to the NJDOT for improvements to various roads (One for the Vermont Ave. and Route 70 Intersection; The second for Vine Avenue Extension); and

**WHEREAS**, the Township wishes to authorize Remington and Vernick Engineers, (RVE) through an award of a Professional Services Contract to prepare and submit these grant applications on behalf of the Township with the NJDOT for the projects; and

**WHEREAS**, RVE shall charge the Township for its services in the preparation and filing of this grant application based upon its regularly hourly rate in an amount not to exceed \$3,200.00.

**NOW, THEREFORE, BE IT RESOLVED** that Township Committee of the Township of Lakewood formally approves the grant applications for the above stated projects.

**BE IT FURTHER RESOLVED** that the Mayor or Deputy Mayor and Clerk are hereby authorized to submit ~~an~~ electronic grant applications identified as MA-2021-Lakewood Township-Rt 70 and Vermont Avenue Intersection Improvements; and MA-2021-Lakewood Township Vine Avenue Extension Improvements to the New Jersey Department of Transportation on behalf of Lakewood.

**BE IT FURTHER RESOLVED** that Mayor or Deputy Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Lakewood and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager
- B. Chief Financial Officer
- C. Township Engineer

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

\_\_\_\_\_  
Lauren Kirkman, RMC, CMR  
Township Clerk

(D)8.2020-0225

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Continuing A Professional Services Contract Pursuant To N.J.S.A. 40a:11-5 For Engineering Services For The Vine Street Extension/CAFRA Permit Project

**WHEREAS**, the Township of Lakewood was in need of engineering professional services related to the Vine Street Extension/CAFRA permit project; and

**WHEREAS**, the said services require a licensed professional, regulated by law, requiring extensive and specialized training, and as such is an exception to the bidding requirements set forth in N.J.S.A. 40A:11-5, et seq.; and

**WHEREAS**, N.J.S.A. 40A:11-5 permits the award of such professional services contract without the need for formal bidding; and,

**WHEREAS**, it is required that the Resolution authorizing the award of a Contract for Professional Services, and the contract itself must be made available for public inspection; and

**WHEREAS**, the Township Committee appointed Maser Consulting P.A. for engineering services for the Vine Street Extension/CAFRA permit project via Resolution on April 6, 2017; and

**WHEREA**, the project is now completed; and

**WHEREAS**, certification of funds for additional funds for this contract will be provided subject to the availability of funds and pursuant to N.J.A.C. 5:34-5.5(b) in an amount not to exceed \$ 74,481.25; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That Maser Consulting P.A., is hereby continue in its capacity as Engineer for the Vine Street Extension /CAFRA permit.
2. That the Township Committee does hereby express its approval and authorization of funds in an amount not to exceed \$ 74,481.25.
3. That the Mayor and or his designee, the CFO, Finance Department, Purchasing Agent, Business Administrator and the Township Engineer are authorized to execute the aforesaid payment of funds in an amount not to exceed \$ 74,481.25.

1. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Mayor;
  - B. Township Manager
  - C. Chief Financial Officer;
  - D. Maser Consulting;

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**Cost:**

\$74,481.25

**Budget Line Item:**

0-01-20-165-165-211

**ATTACHMENTS:**

Description

Resolution

**RESOLUTION #2020-225**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, CONTINUING A PROFESSIONAL SERVICES  
CONTRACT PURSUANT TO N.J.S.A. 40A:11-5 FOR ENGINEERING  
SERVICES FOR THE VINE STREET EXTENSION/CAFRA PERMIT PROJECT**

**WHEREAS**, the Township of Lakewood was in need of engineering professional services related to the Vine Street Extension/CAFRA permit project; and

**WHEREAS**, the said services require a licensed professional, regulated by law, requiring extensive and specialized training, and as such is an exception to the bidding requirements set forth in N.J.S.A. 40A:11-5, et seq.; and

**WHEREAS**, N.J.S.A. 40A:11-5 permits the award of such professional services contract without the need for formal bidding; and,

**WHEREAS**, it is required that the Resolution authorizing the award of a Contract for Professional Services, and the contract itself must be made available for public inspection; and

**WHEREAS**, the Township Committee appointed Maser Consulting P.A. for engineering services for the Vine Street Extension/CAFRA permit project via Resolution on April 6, 2017; and

**WHEREA**, the project is now completed; and

**WHEREAS**, certification of funds for additional funds for this contract will be provided subject to the availability of funds and pursuant to N.J.A.C. 5:34-5.5(b) in an amount not to exceed \$ 74,481.25; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That Maser Consulting P.A., is hereby continue in its capacity as Engineer for the Vine Street Extension /CAFRA permit.
2. That the Township Committee does hereby express its approval and authorization of funds in an amount not to exceed \$ 74,481.25.
3. That the Mayor and or his designee, the CFO, Finance Department, Purchasing Agent, Business Administrator and the Township Engineer are authorized to execute the aforesaid payment of funds in an amount not to exceed \$ 74,481.25.

4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
- A. Mayor;
  - B. Township Manager
  - C. Chief Financial Officer;
  - D. Maser Consulting;

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020.**

\_\_\_\_\_  
Lauren Kirkman, RMC CMR  
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in the year 2020 of the Township of Lakewood. Line item to be charged is 0-01-20-165-165-211

\_\_\_\_\_  
William C. Rieker  
Chief Financial Officer

(D)9.2020-0226

Resolution Of The Township Of Lakewood Awarding A Professional Services Contract To Remington, & Vernick Engineers For The Preparation And Submission Of A Grant Application To The New Jersey Department Of Transportation For The Township's 2021 Bikeways Aid Application, For A New Bike Path Around John F Patrick Park And A New Bike Path Within The Industrial Park, Authorizing Payments To Remington & Vernick For These Services In An Amount Not To Exceed \$1,200.00, And Authorizing Mayor, Deputy Mayor And Clerk To Sign The Grant Application Pursuant To And In Accordance With N.J.S.A. 40a:11-5

**WHEREAS**, the New Jersey Department of Transportation (the "NJDOT") has announced that it is now accepting Bikeways grant applications from municipalities for 2021 local system support; and

**WHEREAS**, the Township would like to submit a Bikeways grant application to the NJDOT to install a new bike path around John F Patrick Park and along the frontages of Vine Street along the park; and also to install a new bike path within the Industrial Park around the interior loop of Lehigh Avenue and Swarthmore Avenue; and

**WHEREAS**, the Township wishes to authorize Remington and Vernick Engineers, (RVE) through an award of a professional services contract to prepare and submit a grant application on behalf of the Township with the NJDOT for the projects; and

**WHEREAS**, RVE shall charge the Township for its services in the preparation and filing of this grant application based upon its regularly hourly rate in an amount not to exceed \$1,200.00.

**NOW, THEREFORE, BE IT RESOLVED** that Township Committee of the Township of Lakewood formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor or Deputy Mayor and Clerk are hereby authorized to submit an electronic grant application identified as BIKE-2021-Lakewood Township-00044 to the New Jersey Department of Transportation on behalf of Lakewood.

**BE IT FURTHER RESOLVED** that Mayor or Deputy Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Lakewood and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager
- B. Chief Financial Officer
- C. Township Engineer

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk



**ATTACHMENTS:**

**Description**

Resolution

**RESOLUTION 2020-226**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD AWARDING A PROFESSIONAL SERVICES CONTRACT TO REMINGTON, & VERNICK ENGINEERS FOR THE PREPARATION AND SUBMISSION OF A GRANT APPLICATION TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE TOWNSHIP'S 2021 BIKEWAYS AID APPLICATION, FOR A NEW BIKE PATH AROUND JOHN F PATRICK PARK AND A NEW BIKE PATH WITHIN THE INDUSTRIAL PARK, AUTHORIZING PAYMENTS TO REMINGTON & VERNICK FOR THESE SERVICES IN AN AMOUNT NOT TO EXCEED \$1,200.00, AND AUTHORIZING MAYOR, DEPUTY MAYOR AND CLERK TO SIGN THE GRANT APPLICATION PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-5**

**WHEREAS**, the New Jersey Department of Transportation (the "NJDOT") has announced that it is now accepting Bikeways grant applications from municipalities for 2021 local system support; and

**WHEREAS**, the Township would like to submit a Bikeways grant application to the NJDOT to install a new bike path around John F Patrick Park and along the frontages of Vine Street along the park; and also to install a new bike path within the Industrial Park around the interior loop of Lehigh Avenue and Swarthmore Avenue; and

**WHEREAS**, the Township wishes to authorize Remington and Vernick Engineers, (RVE) through an award of a professional services contract to prepare and submit a grant application on behalf of the Township with the NJDOT for the projects; and

**WHEREAS**, RVE shall charge the Township for its services in the preparation and filing of this grant application based upon its regularly hourly rate in an amount not to exceed \$1,200.00.

**NOW, THEREFORE, BE IT RESOLVED** that Township Committee of the Township of Lakewood formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor or Deputy Mayor and Clerk are hereby authorized to submit an electronic grant application identified as BIKE-2021-Lakewood Township-00044 to the New Jersey Department of Transportation on behalf of Lakewood.

**BE IT FURTHER RESOLVED** that Mayor or Deputy Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Lakewood and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager
- B. Chief Financial Officer
- C. Township Engineer

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman, RMC, CMR  
Township Clerk

(D)10.2020-0227

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing An Equipment Finance Agreement With Lakeland Bank

**WHEREAS**, the Lakewood Township is in need of police vehicles and equipment; and

**WHEREAS**, the Township would like to finance said purchase through Lakeland Bank; and

**WHEREAS**, the Township Committee is satisfied with the terms of the financial agreement with Lakeland Bank having address at 500 River Ave., Lakewood, NJ 08701 and 166 Changebridge Road Montville, NJ 07045; and

**WHEREAS**, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$77,779.60 in 2020 from account # 0-01-25-240-240-281

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, Mayor Raymond Coles is authorized to enter into a contract with Lakeland Bank having address at 500 River Ave., Lakewood, NJ 08701 and 166 Changebridge Road Montville, NJ 07045 in an amount not to exceed \$866,157.14 as described herein; and,

**BE IT FURTHER RESOLVED** that the CFO William Rieker and the Clerk are authorized to sign or attest to any other required documentation; and

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Chief of Police
- E. Lakeland Bank

**CERTIFICATION**

I, Lauren Kirkman, Clerk for the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on **July 16, 2020**.

---

Lauren Kirkman, RMC CMR  
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in the year 2020 of the Township of Lakewood. Line item to be charged is # 0-01-25-240-240-281.

---

William C. Rieker  
Chief Financial Officer

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

Description

Resolution

**RESOLUTION #2020-227**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN EQUIPMENT FINANCE AGREEMENT WITH LAKELAND BANK**

**WHEREAS**, the Lakewood Township is in need of police vehicles and equipment; and

**WHEREAS**, the Township would like to finance said purchase through Lakeland Bank;  
and

**WHEREAS**, the Township Committee is satisfied with the terms of the financial agreement with Lakeland Bank having address at 500 River Ave., Lakewood, NJ 08701 and 166 Changebridge Road Montville, NJ 07045; and

**WHEREAS**, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$77,779.60 in 2020 from account # 0-01-25-240-240-281

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, Mayor Raymond Coles is authorized to enter into a contract with Lakeland Bank having address at 500 River Ave., Lakewood, NJ 08701 and 166 Changebridge Road Montville, NJ 07045 in an amount not to exceed \$866,157.14 as described herein; and,

**BE IT FURTHER RESOLVED** that the CFO William Rieker and the Clerk are authorized to sign or attest to any other required documentation; and

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Chief of Police
- E. Lakeland Bank

**CERTIFICATION**

I, Lauren Kirkman, Clerk for the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on **July 16, 2020**.

---

Lauren Kirkman, RMC CMR  
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in the year 2020 of the Township of Lakewood. Line item to be charged is # 0-01-25-240-240-281.

---

William C. Rieker  
Chief Financial Officer

(D)11.2020-0228

Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 189.05, Lot 149.01 And Block 189.05, Lot 149.02 (Stirling Ave)

**WHEREAS**, Shmuel Zeffrin (hereafter referred to as owner) is the owner of the properties known as Block 189.05, Lot 149.01 And Block 189.05, Lot 149.02; and

**WHEREAS**, the owner has requested that the properties be consolidated into a single new block and lot assignment; and

**WHEREAS**, the Township Committee has considered the request and has found it to be acceptable.

**NOW, THEREFORE, LET IT BE RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that:

1. The Township Tax Assessor consolidate the properties known as Block 189.05, Lot 149.01 And Block 189.05, Lot 149.02 into new Block 189.05, Lot 149.03.
2. The Township Clerk forward a copy of this Resolution to the following:
  - a. Township Tax Assessor
  - b. All other interested parties

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

Description

Resolution



**RESOLUTION # 2020-228**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY REQUESTING A  
CONSOLIDATION OF BLOCK 189.05, LOT 149.01 AND  
BLOCK 189.05, LOT 149.02**

**WHEREAS**, Shmuel Zeffrin (hereafter referred to as owner) is the owner of the properties known as Block 189.05, Lot 149.01 And Block 189.05, Lot 149.02; and

**WHEREAS**, the owner has requested that the properties be consolidated into a single new block and lot assignment; and

**WHEREAS**, the Township Committee has considered the request and has found it to be acceptable.

**NOW, THEREFORE, LET IT BE RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that:

1. The Township Tax Assessor consolidate the properties known as Block 189.05, Lot 149.01 And Block 189.05, Lot 149.02 into new Block 189.05, Lot 149.03.
2. The Township Clerk forward a copy of this Resolution to the following:
  - a. Township Tax Assessor
  - b. All other interested parties

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **July 16, 2020**.

---

**LAUREN KIRKMAN, RMC, CMR**  
Township Clerk

(D)12.2020-0229

Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 534, Lot 7.02 And Block 534, Lot 7.03 And Block 534, Lot 7.04

**WHEREAS**, Moshe Newhouse (hereafter referred to as owner) is the owner of the properties known as Block 534, Lot 7.02 and Block 534, Lot 7.03 and Block 534, Lot 7.04; and

**WHEREAS**, the owner has requested that the properties be consolidated into a single new block and lot assignment; and

**WHEREAS**, the Township Committee has considered the request and has found it to be acceptable.

**NOW, THEREFORE, LET IT BE RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that:

1. The Township Tax Assessor consolidate the properties known as Block 534, Lot 7.02 and Block 534, Lot 7.03 and Block 534, Lot 7.04 into new Block 534, Lot 7.15.
2. The Township Clerk forward a copy of this Resolution to the following:
  - a. Township Tax Assessor
  - b. All other interested parties

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

Description

Resolution

**RESOLUTION # 2020-229**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY REQUESTING A  
CONSOLIDATION OF BLOCK 534, LOT 7.02 AND BLOCK  
534, LOT 7.03 AND BLOCK 534, LOT 7.04**

**WHEREAS**, Moshe Newhouse (hereafter referred to as owner) is the owner of the properties known as Block 534, Lot 7.02 and Block 534, Lot 7.03 and Block 534, Lot 7.04; and

**WHEREAS**, the owner has requested that the properties be consolidated into a single new block and lot assignment; and

**WHEREAS**, the Tax Assessor has reviewed the request and approved the same; and

**WHEREAS**, the Township Committee has considered the request and has found it to be acceptable.

**NOW, THEREFORE, LET IT BE RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that:

1. The Township Tax Assessor consolidate the properties known as Block 534, Lot 7.02 and Block 534, Lot 7.03 and Block 534, Lot 7.04 into new Block 534, Lot 7.15.
2. The Township Clerk forward a copy of this Resolution to the following:
  - a. Township Tax Assessor
  - b. All other interested parties

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **July 16, 2020**.

---

**LAUREN KIRKMAN, RMC, CMR**  
Township Clerk

(D)13.2020-0230

Resolution Of The Township Of Lakewood, County Of Ocean State Of New Jersey, Accepting A Grant For The Lakewood Airport - Agreement# 6915323 Contract Id: 20-35264 Design Update, Bidding And Construction)

**WHEREAS**, New Jersey's public use general aviation airports are an integral of the STATE's transportation network and promote mobility and economic activities of common publ

**WHEREAS**, these public use general aviation transportation facilities must be improved in order to realize their full benefit; and

**WHEREAS**, many publicly-owned general aviation airports are unable to obtain all of the federal funds available to them for airport development because they are unable to rais local matching requirements; and

**WHEREAS**, many privately-owned public use general aviation airports which are essential to the STATE'S economic development are in danger of conversion to non-aviation us public interest to provide STATE assistance to preserve these airports; and

**WHEREAS**, these public use general aviation transportation facilities are deteriorating, and safety improvement must be made in order to protect the users of the aviation system; an

**WHEREAS, LAKEWOOD TOWNSHIP / LAKEWOOD INDUSTRIAL COMMISSION** has submitted to the STATE an application for a grant of STATE fur associated with the **Lakewood Airport** herein identified as being in Ocean County, Township of Lakewood, Block1160, Lots 220, 242 and 246, dated October 17, 2019; the total to cost **\$753,478.82**, together with plans and specifications for such projects pursuant to the New Jersey Airport Safety Security and Improvement Act N.J.S.A. 6:1-89 et seq as promulgated thereunder N.J.A.C. 16:56- 1.1 et seq; and

-  
-  
**WHEREAS**, the Township Committee of the Township of Lakewood is asking the STATE to provide a ninety percent (90%) share of the funding for the Project in \$678,130.00; and

**WHEREAS**, the calculated ten percent (10%) RECIPIENT match to this project grant funding totals \$75,347.88; and

**WHEREAS**, the Commissioner of Transportation hereinafter referred to as the "Commissioner", under the powers vested by law and more specifically set forth in N.J.S.A. 27:1A- determined that it is in the STATE's best interest to fund this project by entering into this Agreement; and

**WHEREAS**, the parties hereto desire to enter into an agreement, referred to as Agreement No. 6915323, providing for the funding of the Project.

#### CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkr

#### ATTACHMENTS:

Description

Resolution

**REOLUTION # 2020-030**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN  
STATE OF NEW JERSEY, ACCEPTING A GRANT FOR THE LAKEWOOD  
AIRPORT - AGREEMENT# 6915323 CONTRACT ID: 20-35264  
(Project: Helipad Design Update, Bidding and Construction)**

**WHEREAS**, New Jersey's public use general aviation airports are an integral of the STATE's transportation network and promote mobility and economic activities of common public benefit; and

**WHEREAS**, these public use general aviation transportation facilities must be improved in order to realize their full benefit; and

**WHEREAS**, many publicly-owned general aviation airports are unable to obtain all of the federal funds available to them for airport development because they are unable to raise money for their local matching requirements; and

**WHEREAS**, many privately-owned public use general aviation airports which are essential to the STATE'S economic development are in danger of conversion to non-aviation uses, and it is in the public interest to provide STATE assistance to preserve these airports; and

**WHEREAS**, these public use general aviation transportation facilities are deteriorating, and safety improvement must be made in order to protect the users of the aviation system; and

**WHEREAS**, **LAKWOOD TOWNSHIP / LAKEWOOD INDUSTRIAL COMMISSION** has submitted to the STATE an application for a grant of STATE funds for a Project associated with the **Lakewood Airport** herein identified as being in Ocean County, Township of Lakewood, Block 1160, Lots 220, 242 and 246, dated October 17, 2019; the total project estimated to cost **\$753,478.82**, together with plans and specifications for such projects pursuant to the New Jersey Airport Safety Security and Improvement Act N.J.S.A 6:1-89 et seq and the regulations promulgated thereunder N.J.A.C. 16:56- 1.1 et seq; and

**WHEREAS**, the Township Committee of the Township of Lakewood is asking the STATE to provide a ninety percent (90%) share of the funding for the Project in an amount up to \$678,130.00; and

**WHEREAS**, the calculated ten percent (10%) RECIPIENT match to this project grant funding totals \$75,347.88; and

**WHEREAS**, the Commissioner of Transportation hereinafter referred to as the "Commissioner", under the powers vested by law and more specifically set forth in N.J.S.A.

27:1A-5 and 6:1-93, has determined that it is in the STATE's best interest to fund this project by entering into this Agreement; and

**WHEREAS**, the parties hereto desire to enter into an agreement, referred to as Agreement No. 6915323, providing for the funding of the Project.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

Lauren Kirkman, RMC, CMR  
Township Clerk

This Agreement made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
By and between the State of New Jersey, acting by and through the New Jersey Department of Transportation (hereinafter the "STATE" or the "DEPARTMENT"), and Lakewood Township, Vendor ID#21-6000784, a Governing Body, with principal offices at 231 Third Street, Lakewood, New Jersey 08701 (hereinafter the "RECIPIENT").

(D)14.2020-0231

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Purchase Of Upgrades To Its Fuel Storage Tank System Pursuant To And In Accordance With N.J.S.A. 40a:11-1et Seq.

**WHEREAS**, the Lakewood Township Public Works Department is in need of upgrades to its fuel storage tank system; and

**WHEREAS**, N.J.S.A. 40A:11-12 permits municipalities to purchase from New Jersey State-contracted vendors without having to go through the bidding process; and

**WHEREAS**, E.O. Habhegger 460 Penn Street Yeadon PA 19050 is the holder of New Jersey State contract A42261 for the aforementioned upgrades; and

**WHEREAS**, the Township Committee is satisfied with the recommendation of the Purchasing Agent to award a contract for this purchase to E.O Habhegger and;

**WHEREAS**, the Chief Financial Officer has certified that there are sufficient legally appropriated funds not to exceed \$184,550 in account #0-01-44-902-048-211;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

That a contract for the purchase of upgrades to its fuel storage tank system for the Public Works department for an amount not to exceed \$184,550.00 is hereby awarded to E. O. Habhegger.

1. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the aforesaid purchase.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Municipal Manager
  - B. Chief Financial Officer
  - C. Purchasing Agent
  - D. E. O. Habhegger

#### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

Cost:

Funds not to exceed \$184,550

Budget Line Item:

Account #0-01-44-902-048-211;

ATTACHMENTS:

Description

Resolution



**RESOLUTION #2020-231**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASE OF UPGRADES TO ITS FUEL STORAGE TANK SYSTEM PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1et seq.**

**WHEREAS**, the Lakewood Township Public Works Department is in need of upgrades to its fuel storage tank system; and

**WHEREAS**, N.J.S.A. 40A:11-12 permits municipalities to purchase from New Jersey State-contracted vendors without having to go through the bidding process; and

**WHEREAS**, E.O. Habhegger 460 Penn Street Yeadon PA 19050 is the holder of New Jersey State contract A42261 for the aforementioned upgrades; and

**WHEREAS**, the Township Committee is satisfied with the recommendation of the Purchasing Agent to award a contract for this purchase to E.O Habhegger and;

**WHEREAS**, the Chief Financial Officer has certified that there are sufficient legally appropriated funds not to exceed \$184,550 in account #0-01-44-902-048-211;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

That a contract for the purchase of upgrades to its fuel storage tank system for the Public Works department for an amount not to exceed \$184,550.00 is hereby awarded to E. O. Habhegger.

1. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the aforesaid purchase.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Municipal Manager
  - B. Chief Financial Officer
  - C. Purchasing Agent
  - D. E. O. Habhegger

**CERTIFICATION**

I, Lauren Kirkman, Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee of said Township at a meeting held on July 16, 2020.

\_\_\_\_\_  
Lauren Kirkman CMR RMC  
Township Clerk

(D)15.2020-0232

Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2020 Municipal Budget For Funding Of Alcohol Education Rehabilitation Enforcement Grant

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2020 in the sum **Eleven Thousand Four Hundred Nineteen and 49 cents (\$11,419.49)**, which item is now available as:

**REVENUE:**

Alcohol Education Rehabilitation Enforcement Fund	\$11,419.49
---	-------------

**APPROPRIATION:**

Alcohol Education Rehabilitation Enforcement Fund	\$11,419.49
---	-------------

**BE IT FURTHER RESOLVED** that the above is a result of funds being made available from State of New Jersey Alcohol Education Rehabilitation & Enforcement Fund.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward one certified copy of this Resolution to the Director of the Division of Local Government Services.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Township Auditor.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true

copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution chap 159 2020 alcohol ed rehab enfrc grt

**RESOLUTION # 2020-232**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, AUTHORIZING THE INSERTION  
OF A SPECIAL ITEM OF REVENUE INTO THE  
2020 MUNICIPAL BUDGET FOR FUNDING OF  
ALCOHOL EDUCATION REHABILITATION  
ENFORCEMENT FUND**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2020 in the sum **Eleven Thousand Four Hundred Nineteen and 49 cents (\$11,419.49)**, which item is now available as:

**REVENUE:**

Alcohol Education Rehabilitation Enforcement Fund  
\$11,419.49

**APPROPRIATION:**

Alcohol Education Rehabilitation Enforcement Fund  
\$11,419.49

**BE IT FURTHER RESOLVED** that the above is a result of funds being made available from State of New Jersey Alcohol Education Rehabilitation & Enforcement Fund.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward one certified copy of this Resolution to the Director of the Division of Local Government Services.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Township Auditor.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **July 16<sup>th</sup>, 2020**.

\_\_\_\_\_  
Lauren Kirkman, RMC,CMR  
Township Clerk

(D)16.2020-0233

Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2020 Municipal Budget For Funding Of Central Jersey Health Insurance Fund 2020 Wellness Grant

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2020 in the sum **Eleven Thousand Five Hundred dollars (\$11,500.00)**, which item is now available as:

**REVENUE:**

CJHIF – 2020 Wellness Grant Program	\$11,500.00
-------------------------------------	-------------

**APPROPRIATION:**

CJHIF – 2020 Wellness Grant Program	\$11,500.00
-------------------------------------	-------------

**BE IT FURTHER RESOLVED** that the above is a result of funds being made available from the Central Jersey Health Insurance Fund in increments of \$5,500 as of May 2020, included in the 2020 Municipal Budget and a balance of \$11,500 in June 2020, as a Chapter 159 for a total of \$17,000 for FY2020

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward one certified copies of this Resolution to the Director of the Division of Local Government Services.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Township Auditor.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution Chap 159 CJHIF Wellness Grant 2020

**RESOLUTION 2020-233**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, AUTHORIZING THE INSERTION  
OF A SPECIAL ITEM OF REVENUE INTO THE  
2020 MUNICIPAL BUDGET FOR FUNDING OF  
CENTRAL JERSEY HEALTH INSURANCE FUND  
2020 WELLNESS GRANT PROGRAM**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2020 in the sum **Eleven Thousand Five Hundred dollars (\$11,500.00)**, which item is now available as:

**REVENUE:**

CJHIF – 2020 Wellness Grant Program	\$11,500.00
-------------------------------------	-------------

**APPROPRIATION:**

CJHIF – 2020 Wellness Grant Program	\$11,500.00
-------------------------------------	-------------

**BE IT FURTHER RESOLVED** that the above is a result of funds being made available from the Central Jersey Health Insurance Fund in increments of \$5,500 as of May 2020, included in the 2020 Municipal Budget and a balance of \$11,500 in June 2020, as a Chapter 159 for a total of \$17,000 for FY2020

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward one certified copies of this Resolution to the Director of the Division of Local Government Services.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Township Auditor.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **July 16, 2020**.

---

Lauren Kirkman  
Township Clerk



(D)17.2020-0234

Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2020 Municipal Budget For Funding Under The UEZ Basic Business Tools Training Program 2020-2021

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2020 in the sum of **FORTY FIVE THOUSAND Dollars and 00/100 cents (\$47,000.00)**, which item is now available as:

**REVENUE:**

UEZ 2020-2021 Basic Business Training Program	\$47,000.00
---	-------------

**APPROPRIATION:**

UEZ 2020-21 Basic Business Tools Training	\$47,000.00
---	-------------

**BE IT FURTHER RESOLVED** that the above is a result of funds being made available from the Lakewood Urban Enterprise Zone Assistance Fund for 2020-2021.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the Director of the Division of Local Government Services.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Township Auditor.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resoution Uez Basic Business Tools Training Prgm 2020-2021

**RESOLUTION # 2020-234**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, AUTHORIZING THE INSERTION  
OF A SPECIAL ITEM OF REVENUE INTO THE  
2020 MUNICIPAL BUDGET FOR FUNDING  
UNDER THE UEZ BASIC BUSINESS TOOLS  
TRAINING PROGRAM 2020-2021**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2020 in the sum of **FORTY FIVE THOUSAND Dollars and 00/100 cents (\$47,000.00)**, which item is now available as:

**REVENUE:**

UEZ 2020-2021 Basic Business Training Program                      \$47,000.00

**APPROPRIATION:**

UEZ 2020-21 Basic Business Tools Training                              \$47,000.00

**BE IT FURTHER RESOLVED** that the above is a result of funds being made available from the Lakewood Urban Enterprise Zone Assistance Fund for 2020-2021.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the Director of the Division of Local Government Services.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Township Auditor.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on July 16th, 2020.

---

Lauren Kirkman, RMC  
Township Clerk

(D)18.2020-0235

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting A Bid For Block 175.02, Lot 83 As A Result Of A Sealed Bid Public Land Sale In The Township Of Lakewood County Of Ocean, State Of New Jersey Pursuant To N.J.S.A. 40A:12-1 Et Seq.

**WHEREAS**, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey has determined that Block 175.02, Lot 83 is not needed for public use; and

**WHEREAS**, by Ordinance 2020-015, finally adopted on June 11, 2020, the Township authorized a sealed bid public land sale of Block 175.02, Lot 83 as permitted by N.J.S.A. 40A:12-13(a); and

**WHEREAS**, the necessary public notice by publication was given that this property was to be sold to the highest bidder by way of sealed bid public land sale subject to the terms of the Ordinance; and

**WHEREAS**, the Township of Lakewood received a sealed bid to purchase the property known as Block 175.02, Lot 83 shown on the official tax map of the Township of Lakewood pursuant to Ordinance 2020-015; and

**WHEREAS, Yeshiva Shaar Hatalmud Inc.** c/o Moishie M. Klein, Esq., 36 Airport Road, Lakewood, New Jersey 08701 offered the highest winning bid in the amount of \$30,000.00 and has made a satisfactory deposit of at least ten (10%) of their highest winning bid in the amount of \$3,000.00 in accordance with the Ordinance; and

**WHEREAS**, the Township Committee of the Township of Lakewood is desirous of accepting the aforementioned bid subject to the limitations and restrictions set forth in Ordinance 2020-015; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean and State of New Jersey as follows:

1. The Township Committee hereby accepts the bid of **Yeshiva Shaar Hatalmud Inc.** in the amount of \$30,000.00 for the purchase of Block 175.02, Lot 83.
2. The sale of Block 175.02, Lot 83 is subject to the conditions, restrictions and requirements set forth in Ordinance 2020-015.
3. Full payment for this property shall be made by certified check or bank check at closing. Closing shall be scheduled to occur within 30 days from the date this Resolution is adopted.
4. It shall be the responsibility of the aforesaid purchaser to pay all costs and expenses incurred by both the Township of Lakewood and the purchaser relating to the sale, transfer, and exchange of said real property.
  1. That should the property be developed, it shall be done in compliance with all applicable Lakewood Township Ordinances as well as all County and State laws, rules and regulations, notwithstanding any restrictions, conditions or interests imposed by the Township of Lakewood and included within this Resolution and in the Deed.
  2. The Deed must be recorded within 30 days of closing or title to the property shall automatically revert

back to the Township of Lakewood without the necessity of entry or re-entry.

3. It is expressly understood that the Township of Lakewood makes no representations with regard to the property or title. This sale is made “as is”.
4. No commission shall be paid to any real estate broker/agent or any other person.
5. The Mayor or Deputy Mayor is authorized to execute and the Township Clerk to attest to any and all documentation that may be necessary to convey the aforementioned property.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager;
- B. Chief Financial Officer;
- C. Tax Collector;
- D. Tax Assessor;
- E. Yeshiva Shaar Hatalmud Inc.

-

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution

**RESOLUTION 2020-235**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING  
A BID FOR BLOCK 175.02, LOT 83 AS A RESULT OF A  
SEALED BID PUBLIC LAND SALE IN THE TOWNSHIP OF  
LAKEWOOD COUNTY OF OCEAN, STATE OF NEW JERSEY  
PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ.**

**WHEREAS**, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey has determined that Block 175.02, Lot 83 is not needed for public use; and

**WHEREAS**, by Ordinance 2020-015, finally adopted on June 11, 2020, the Township authorized a sealed bid public land sale of Block 175.02, Lot 83 as permitted by N.J.S.A. 40A:12-13(a); and

**WHEREAS**, the necessary public notice by publication was given that this property was to be sold to the highest bidder by way of sealed bid public land sale subject to the terms of the Ordinance; and

**WHEREAS**, the Township of Lakewood received a sealed bid to purchase the property known as Block 175.02, Lot 83 shown on the official tax map of the Township of Lakewood pursuant to Ordinance 2020-015; and

**WHEREAS**, **Yeshiva Shaar Hatalmud Inc.** c/o Moishie M. Klein, Esq., 36 Airport Road, Lakewood, New Jersey 08701 offered the highest winning bid in the amount of \$30,000.00 and has made a satisfactory deposit of at least ten (10%) of their highest winning bid in the amount of \$3,000.00 in accordance with the Ordinance; and

**WHEREAS**, the Township Committee of the Township of Lakewood is desirous of accepting the aforementioned bid subject to the limitations and restrictions set forth in Ordinance 2020-015; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Lakewood, County of Ocean and State of New Jersey as follows:

1. The Township Committee hereby accepts the bid of **Yeshiva Shaar Hatalmud Inc.** in the amount of \$30,000.00 for the purchase of Block 175.02, Lot 83.
2. The sale of Block 175.02, Lot 83 is subject to the conditions, restrictions and requirements set forth in Ordinance 2020-015.

3. Full payment for this property shall be made by certified check or bank check at closing. Closing shall be scheduled to occur within 30 days from the date this Resolution is adopted.
4. It shall be the responsibility of the aforesaid purchaser to pay all costs and expenses incurred by both the Township of Lakewood and the purchaser relating to the sale, transfer, and exchange of said real property.
5. That should the property be developed, it shall be done in compliance with all applicable Lakewood Township Ordinances as well as all County and State laws, rules and regulations, notwithstanding any restrictions, conditions or interests imposed by the Township of Lakewood and included within this Resolution and in the Deed.
6. The Deed must be recorded within 30 days of closing or title to the property shall automatically revert back to the Township of Lakewood without the necessity of entry or re-entry.
7. It is expressly understood that the Township of Lakewood makes no representations with regard to the property or title. This sale is made "as is".
8. No commission shall be paid to any real estate broker/agent or any other person.
9. The Mayor or Deputy Mayor is authorized to execute and the Township Clerk to attest to any and all documentation that may be necessary to convey the aforementioned property.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager;
- B. Chief Financial Officer;
- C. Tax Collector;
- D. Tax Assessor;
- E. Yeshiva Shaar Hatalmud Inc.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey do hereby certify that the foregoing Resolution was duly adopted by the Township Committee of said Township at its meeting held on \_\_\_\_\_, 2020.

---

LAUREN KIRKMAN, RMC CMR  
Township Clerk



(D)19.2020-0236

Resolution Of The Township Of Lakewood Awarding A Professional Services Contract To Remington, & Vernick Engineers For The Preparation And Submission Of A Grant Application To The New Jersey Department Of Transportation FY 2019 And Community Development Block Grant For The Township's Route 88 Pedestrian Safety Improvement Project SWM & Environmental Screening And Authorizing Payments And Authorizing Mayor, Deputy Mayor And Clerk To Sign The Grant Application Pursuant To And In Accordance With N.J.S.A. 40A:11-5

**WHEREAS**, the New Jersey Department of Transportation (the "NJDOT") and Community Development Block Grant ("CDBG") have announced that they are now accepting grant applications from municipalities; and

**WHEREAS**, the Township would like to submit a Route 88 Pedestrian Safety Improvement Project SWM & Environmental Screening; and

**WHEREAS**, the Township wishes to authorize Remington and Vernick Engineers, (RVE) through an award of a professional services contract to prepare and submit a grant application on behalf of the Township with the NJDOT and CDBG for the project; and

**WHEREAS**, RVE shall charge the Township for its services in the preparation and filing of this grant application based upon its regularly hourly rate in an amount not to exceed **\$49,950.00** for engineering costs and an amount not to exceed **\$3,000.00** for Geotechnical Investigation.

**NOW, THEREFORE, BE IT RESOLVED** that Township Committee of the Township of Lakewood formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor or Deputy Mayor and Clerk are hereby authorized to submit an electronic grant application identified as FY2019 NJDOT & CDBG: Rt. 88 Pedestrian Safety Improvement Project SWM & Environmental Screening to the New Jersey Department of Transportation and Community Development Block Grant on behalf of Lakewood.

**BE IT FURTHER RESOLVED** that Mayor or Deputy Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Lakewood and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager
- B. Chief Financial Officer
- C. Township Engineer
- D. Director, Community Development Department

#### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR

**ATTACHMENTS:**

**Description**

Resolution

**RESOLUTION 2020-236**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD AWARDING A PROFESSIONAL SERVICES CONTRACT TO REMINGTON, & VERNICK ENGINEERS FOR THE PREPARATION AND SUBMISSION OF A GRANT APPLICATION TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FY 2019 AND COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE TOWNSHIP'S ROUTE 88 PEDESTRIAN SAFETY IMPROVEMENT PROJECT SWM & ENVIRONMENTAL SCREENING AND AUTHORIZING PAYMENTS AND AUTHORIZING MAYOR, DEPUTY MAYOR AND CLERK TO SIGN THE GRANT APPLICATION PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-5**

**WHEREAS**, the New Jersey Department of Transportation (the "NJDOT") and Community Development Block Grant ("CDBG") have announced that they are now accepting grant applications from municipalities; and

**WHEREAS**, the Township would like to submit a Route 88 Pedestrian Safety Improvement Project SWM & Environmental Screening; and

**WHEREAS**, the Township wishes to authorize Remington and Vernick Engineers, (RVE) through an award of a professional services contract to prepare and submit a grant application on behalf of the Township with the NJDOT and CDBG for the project; and

**WHEREAS**, RVE shall charge the Township for its services in the preparation and filing of this grant application based upon its regularly hourly rate in an amount not to exceed **\$49,950.00** for engineering costs and an amount not to exceed **\$3,000.00** for Geotechnical Investigation.

**NOW, THEREFORE, BE IT RESOLVED** that Township Committee of the Township of Lakewood formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor or Deputy Mayor and Clerk are hereby authorized to submit an electronic grant application identified as FY2019 NJDOT & CDBG: Rt. 88 Pedestrian Safety Improvement Project SWM & Environmental Screening to the New Jersey Department of Transportation and Community Development Block Grant on behalf of Lakewood.

**BE IT FURTHER RESOLVED** that Mayor or Deputy Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Lakewood and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager
- B. Chief Financial Officer
- C. Township Engineer
- D. Director, Community Development Department

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

\_\_\_\_\_  
Lauren Kirkman, RMC, CMR  
Township Clerk

(D)20.2020-0237

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure Two (2) Side- Loader And Two (2) Rear-Loder Mcneilus Refuse Trucks Pursuant To And In Accordance With P.L. 2011, C.139

**WHEREAS**, the Township of Lakewood's Public Works department is in need of two (2) McNeilus side-loader and two (2) McNeilus rear-loader refuse trucks and wishes to procure the same through Sourcewell, a National Cooperative vendor, pursuant to the provisions of P.L. 2011, c.139; and

**WHEREAS**, an explanation brief has been submitted as to why the Township had to consider the National Cooperative in this instance, as per Local Finance Notice 2012-10 and that all additional documentation necessary for a National Coop purchase is in the file; and

**WHEREAS**, McNeilus Truck & Manufacturing Inc. at 941 Hemlock Road Morgantown PA 19543, is the holder of the Sourcewell contract RFP #091219-MCN for this acquisition; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-5.4, the CFO has certified that there are sufficient funds for this purchase, not to exceed \$1,243,192.00 in account #0-01-44-902-030-211.

**NOW, THEREFORE BE IT RESOLVED**, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with McNeilus Truck & Manufacturing Inc. 941 Hemlock Road Morgantown PA 19543, in an amount not to exceed \$1,243,192.00 as described herein; and,

**BE IT FURTHER RESOLVED** that the required National Coop documentation be placed on file with this resolution and that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. McNeilus

#### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

Budget Line Item:

#0-01-44-902-030-211

ATTACHMENTS:

## Description

Resolution

Notice

**RESOLUTION 2020-237**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE AWARD OF CONTRACT TO PROCURE TWO (2) SIDE- LOADER AND TWO (2) REAR-LODER McNEILUS REFUSE TRUCKS PURSUANT TO AND IN ACCORDANCE WITH P.L. 2011, c.139**

**WHEREAS**, the Township of Lakewood's Public Works department is in need of two (2) McNeilus side-loader and two (2) McNeilus rear-loader refuse trucks and wishes to procure the same through Sourcewell, a National Cooperative vendor, pursuant to the provisions of P.L. 2011, c.139; and

**WHEREAS**, an explanation brief has been submitted as to why the Township had to consider the National Cooperative in this instance, as per Local Finance Notice 2012-10 and that all additional documentation necessary for a National Coop purchase is in the file; and

**WHEREAS**, McNeilus Truck & Manufacturing Inc. at 941 Hemlock Road Morgantown PA 19543, is the holder of the Sourcewell contract RFP #091219-MCN for this acquisition; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-5.4, the CFO has certified that there are sufficient funds for this purchase, not to exceed \$1,243,192.00 in account #0-01-44-902-030-211.

**NOW, THEREFORE BE IT RESOLVED**, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with McNeilus Truck & Manufacturing Inc. 941 Hemlock Road Morgantown PA 19543, in an amount not to exceed \$1,243,192.00 as described herein; and,

**BE IT FURTHER RESOLVED** that the required National Coop documentation be placed on file with this resolution and that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. McNeilus

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on **July 16,2020**.

---

Lauren Kirkman, RMC CMR  
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in the

year 2020 Official Budget of the Township of Lakewood. The above funds have been certified as available in Grant – Account No. #0-01-44-902-030-211.

---

WILLIAM C REIKER,  
Chief Financial Officer



## **Notice of Intent to Award a Contract under the Sourcewell Cooperative for Mobile Refuse Collection Vehicles**

The Township of Lakewood intends to participate in the Sourcewell RFP #091219-MCN for Mobile Refuse Collection Vehicles and to purchase, through said contract, two (2) side-loader and two (2) rear-loader McNeilus refuse trucks. The purchase is through McNeilus Truck & Manufacturing Inc. 941 Hemlock Road Morgantown PA 19543, the awardee for this Sourcewell contract.

Information regarding the contract may be found at the Township Municipal Building 231 Third Street Lakewood NJ during regular business hours as well as on-line at <https://www.sourcewell-mn.gov/cooperative-purchasing/091219-mcn?domain=246>. The Township of Lakewood joined Sourcewell as of September 3, 2013. Sourcewell's contract term with McNeilus Truck & Manufacturing Inc. is from November 15, 2019 through November 15, 2023.

It is the intent of the Township of Lakewood to make a contract award to McNeilus Truck & Manufacturing Inc. in response to Sourcewell's request for proposal.

The Township of Lakewood is permitted to execute National Cooperative purchasing agreements under the authority N.J.S.A. 52:34-6.2(b)(3).

Comment period ends June 16, 2020.

(E)21.

2020-024 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-10 (Stopping Or Standing)

**BE IT ORDAINED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** That Chapter XI entitled "Traffic" of the revised general ordinances of the Township of Lakewood, specifically Section 11-10 entitled "Stopping or Standing" be and hereby is amended and supplemented as follows:

**11-10.01 Stopping or Standing Prohibited**

1971 Code § 11-12A; Ord. No. 96-61; Ord. No. 98-13; Ord. No. 2005-102 § 1; Ord. No. 2012-11; Ord. No. 2012-20; Ord. No. 2014-72; Ord. No. 2014-94; Ord. No. 2015-3

No person shall stop or stand a vehicle on any day (except Sundays and public holidays) upon any of the streets or parts of streets described.

Note: An asterisk following the street name indicates that the Sunday and public holiday exception does not apply. Stopping or standing prohibitions will apply on all days at all times.

Name of Street	Sides	Times	Location
Williams Street*	West	All	From the northwest curb line of Williams Street and Sylvan Court and extending 124 feet in a northerly direction.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

-  
**SECTION 3.** If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

-  
**SECTION 4.** This Ordinance shall take effect immediately upon final passage and publication as required by law.

-  
-  
**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Ordinance

(F)22.

2020-018 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale Of Block 495 Lot 1, 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. (Corner Doria and Bellevue)

**WHEREAS**, the Township of Lakewood is the owner of real property known as Block 495 Lot 1, in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the "Property"); and

**WHEREAS**, the Property is located on Doria Avenue. Lot 1 contains approximately one-half acre of vacant land. Same is located in the R-40 Zone and is an undersized lot; and

**WHEREAS**, N.J.S.A. 40A:12-13(b)(5) authorizes the Township to sell municipally owned real property at a private sale to an owner of real property contiguous thereto where the Township owned Property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

**WHEREAS**, N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of the said real property; and

**WHEREAS**, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is not needed for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood, and it is in the best interests of the Township of Lakewood to offer the Property for sale at a private sale to an owner of real property contiguous thereto, to the highest bidder; and

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

**SECTION 1.** The Township of Lakewood in the County of Ocean is the owner of the following land located within the Township of Lakewood (hereinafter referred to as the "Property"):

Block 495; Lot 1 located on Doria Avenue in Lakewood, New Jersey, are located in the R-40 Zone, (note: no Metes and Bounds Description will be supplied; successful bidder is to prepare and submit a metes and bounds description for inclusion in the deed of conveyance), and subject to all easements and restrictions of record and not of record.

**SECTION 2.** The Township Committee has determined it to be in the public interest to sell said Property at private sale to an owner of real property contiguous thereto to the highest bidder in accordance with N.J.S.A. 40A: 12-13(b)(5).

**SECTION 3.** N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

**SECTION 4.** The Township Committee declares the Property to be surplus and not needed for public use.

**SECTION 5.** The following conditions for the sale of the Property apply:

a. The minimum bid for the Property shall be \$250,000.00

(b) The highest bidder will be the purchaser.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

1. Each Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
2. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
3. The closing of title to the Property is "TIME OF THE ESSENCE" and must take place on a date as described above, and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
4. The successful bidder shall consolidate the Property purchased with other contiguous lot or lots so as to be part of a reconfigured lot in conformance with the zoning requirements.
5. No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is consolidated with a contiguous parcel.
6. The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.
7. In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
8. The purchaser(s) shall pay the cost of recording fees.
9. The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
10. With respect to the sale of the Property herein, NO real estate commission is owed.
11. The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
12. No representation is made by the Township as to the utility, usability or environmental condition of the Property.
13. The purchaser will pay at the time of closing a fee per lot of \$155 to change the tax map.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a Quit Claim Deed. No title contingencies or conditions are permitted.

(f) The sale shall be subject to adjournment or cancellation by the Township Committee.

(g) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the

right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(h) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

**SECTION 6.** That notice of the Township's intention to sell the Property and the minimum bid price therefor shall be sent by certified mail, return receipt requested, to all property owners listed on the municipal tax records who own properties contiguous to the Property.

**SECTION 7.** That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

**SECTION 8.** That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

**SECTION 9.** That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

**SECTION 10.** That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

**SECTION 11.** That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13 (a) or reject any or all bids and retain any or all of the Property for Township use.

**SECTION 12.** That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 13.** If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 14.** This Ordinance shall take effect upon final passage and publication in accordance with law.

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County

of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Ordinance

Tax Map 1515-103.00

**ORDINANCE # 2020-018**

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
AUTHORIZING THE PRIVATE SALE OF BLOCK 495  
LOT 1, 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.**

**WHEREAS**, the Township of Lakewood is the owner of real property known as Block 495 Lot 1, in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the "Property"); and

**WHEREAS**, the Property is located on Doria Avenue. Lot 1 contains approximately one-half acre of vacant land. Same is located in the R-40 Zone and is an undersized lot; and

**WHEREAS**, N.J.S.A. 40A:12-13(b)(5) authorizes the Township to sell municipally owned real property at a private sale to an owner of real property contiguous thereto where the Township owned Property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

**WHEREAS**, N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of the said real property; and

**WHEREAS**, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is not needed for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood, and it is in the best interests of the Township of Lakewood to offer the Property for sale at a private sale to an owner of real property contiguous thereto, to the highest bidder; and

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

**SECTION 1.** The Township of Lakewood in the County of Ocean is the owner of the following land located within the Township of Lakewood (hereinafter referred to as the "Property"):

Block 495; Lot 1 located on Doria Avenue in Lakewood,  
New Jersey, are located in the R-40 Zone, (note: no Metes



and Bounds Description will be supplied; successful bidder is to prepare and submit a metes and bounds description for inclusion in the deed of conveyance), and subject to all easements and restrictions of record and not of record.

**SECTION 2.** The Township Committee has determined it to be in the public interest to sell said Property at private sale to an owner of real property contiguous thereto to the highest bidder in accordance with N.J.S.A. 40A: 12-13(b)(5).

**SECTION 3.** N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

**SECTION 4.** The Township Committee declares the Property to be surplus and not needed for public use.

**SECTION 5.** The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property shall be \$250,000.00

(b) The highest bidder will be the purchaser.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) Each Property is being sold in an “AS IS” WHERE-IS” condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 2) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 3) The closing of title to the Property is “TIME OF THE ESSENCE” and must take place on a date as described above, and the failure of the successful bidder to close title

as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.

- 4) The successful bidder shall consolidate the Property purchased with other contiguous lot or lots so as to be part of a reconfigured lot in conformance with the zoning requirements.
- 5) No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is consolidated with a contiguous parcel.
- 6) The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.
- 7) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
- 8) The purchaser(s) shall pay the cost of recording fees.
- 9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 10) With respect to the sale of the Property herein, NO real estate commission is owed.
- 11) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
- 12) No representation is made by the Township as to the utility, usability or environmental condition of the Property.
- 13) The purchaser will pay at the time of closing a fee per lot of \$155 to change the tax map.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a Quit Claim Deed. No title contingencies or conditions are permitted.

(f) The sale shall be subject to adjournment or cancellation by the Township Committee.

(g) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(h) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

**SECTION 6.** That notice of the Township's intention to sell the Property and the minimum bid price therefor shall be sent by certified mail, return receipt requested, to all property owners listed on the municipal tax records who own properties contiguous to the Property.

**SECTION 7.** That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

**SECTION 8.** That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

**SECTION 9.** That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

**SECTION 10.** That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

**SECTION 11.** That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13 (a) or reject any or all bids and retain any or all of the Property for Township use.

**SECTION 12.** That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 13.** If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 14.** This Ordinance shall take effect upon final passage and publication in accordance with law.

**CERTIFICATION**

Introduced: June 11,2020

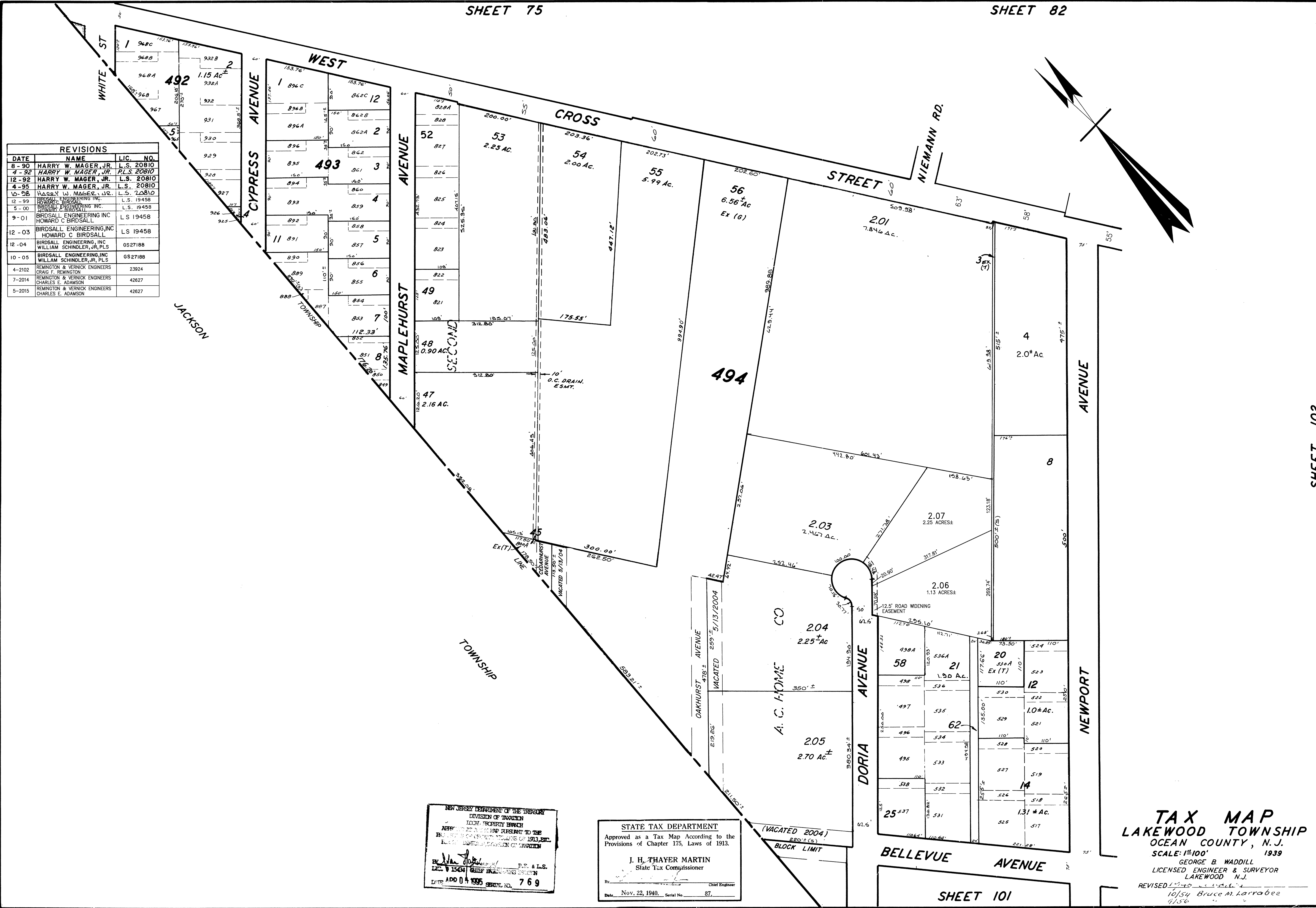
Adoption:

I, Lauren Kirkman, Deputy Township Clerk of the Township do hereby certify that the above ordinance was introduced on **June 11, 2020** and adopted on \_\_\_\_\_ 2020 after a public hearing where all persons were given an opportunity to be heard.

---

LAUREN KIRKMAN, RMC CMR  
Township Clerk

REVISIONS		
DATE	NAME	LIC. NO.
8-90	HARRY W. MAGER, JR.	L.S. 20810
4-92	HARRY W. MAGER, JR.	P.L.S. 20810
12-92	HARRY W. MAGER, JR.	L.S. 20810
4-95	HARRY W. MAGER, JR.	L.S. 20810
10-98	HARRY W. MAGER, JR.	L.S. 20810
12-99	BIRDSALL ENGINEERING INC.	L.S. 19458
5-00	BIRDSALL ENGINEERING INC.	L.S. 19458
9-01	BIRDSALL ENGINEERING INC HOWARD C. BIRDSALL	L.S. 19458
12-03	BIRDSALL ENGINEERING, INC HOWARD C. BIRDSALL	LS 19458
12-04	BIRDSALL ENGINEERING, INC WILLIAM SCHINDLER, JR, PLS	GS27188
10-05	BIRDSALL ENGINEERING, INC WILLIAM SCHINDLER, JR, PLS	GS27188
4-2102	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
7-2014	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
5-2015	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627



NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
LOCAL PROPERTY BRANCH  
APPROVED AS A TAX MAP PURSUANT TO THE  
PROVISIONS OF CHAPTER 175, LAWS OF 1913,  
AS AMENDED BY THE DIVISION OF TAXATION

BY: *[Signature]* P.E. & L.S.  
LIC. # 15041  
DATE: ADD 04 1995 SERIAL NO. 769

STATE TAX DEPARTMENT  
Approved as a Tax Map According to the  
Provisions of Chapter 175, Laws of 1913.

J. H. THAYER MARTIN  
Slate Tax Commissioner

By: *[Signature]* Chief Engineer  
Date: Nov. 22, 1940. Serial No. 87.

TAX MAP  
LAKEWOOD TOWNSHIP  
OCEAN COUNTY, N.J.  
SCALE: 1"=100'  
1939

GEORGE B. WADDILL  
LICENSED ENGINEER & SURVEYOR  
LAKEWOOD, N.J.

REVISED 10/54  
10/54 Bruce M. Larrabee  
9/56

SHEET 101

SHEET 102

(F)23.

2020-019 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 368 Lot 1 And Block 363 Lot 1 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Ridgeway and Rector Pl.)

**WHEREAS**, the Township of Lakewood is the owner of real property known as Block 368, Lot 1 and Block 363, Lot 1 in the Township of Lakewood, County of Ocean, State of New Jersey (the "Property"); and

**WHEREAS**, the Property is vacant and the size and zone are as follows:

**Block 368, Lot 1 and Block 363, Lot 1 contain approximately 1 acre in the R-12 Zone**

**WHEREAS**, the Property has been valued by the Lakewood Township Tax Assessor for public sale at a minimum bid price of **\$875,000.00**.

**WHEREAS**, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is well suited for non-residential school development, and does not hold any intrinsic value for public use; and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood; and it is in the best interests of the Township of Lakewood to offer the Property for sale by public auction to the highest bidder via submission of sealed bids to the Township Manager; and

**WHEREAS**, to accomplish the stated goal of utilizing the property for non-residential school purposes, the Deed conveying the Property shall contain the following language regarding the Township's Right of Reverter:

Purchaser agrees that the property shall remain in a non-profit ownership and non-profit use for school purposes in perpetuity and the deed must be recorded within 30 days of closing or title to the property shall automatically revert back to the Township of Lakewood without the necessity of entry or re-entry.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

**SECTION 1.** The Township of Lakewood in the County of Ocean is the owner of the Block 368, Lot 1 and Block 363, Lot 1 located within the Township of Lakewood (hereinafter referred to as the "Property"):

**SECTION 2.** The Township Committee has determined it to be in the public interest to sell said Property by public sale via sealed bid submission to the Township Manager, to the highest bidder in accordance with N.J.S.A. 40A: 12-13(a).

**SECTION 3.** The Township Committee declares the Property to be surplus and not needed for public use.

**SECTION 4.** The following conditions for the sale of the Property apply:

- (a) The minimum bid for the Property is \$875,000.00.
- (b) The highest bidder will be the purchaser, subject to the provisions below.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit (excluding interest) to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

1. The Property will be deed restricted for non-residential school use only as set forth above.
2. The Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
3. The Property is being sold subject to existing zoning; however, prospective bidders should be aware that the Township has adopted a Smart Growth Plan which could require future changes in zoning for the Property. A copy of the Smart Growth Plan can be reviewed in the office of the Township Clerk.
4. The successful bidder shall bear the burden of paying any and all required sewer service and/or connection fees associated with the use of the Property.
5. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
6. The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections and/or arrangements to provide for water, electric, sewer, or solid waste disposal.
7. The closing of title to the Property is "TIME OF THE ESSENCE" and must take place within 30 days of the date of acceptance of the bid and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
8. The purchaser(s) shall pay the cost of recording fees.
9. The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
10. With respect to the sale of the Property herein, NO real estate commission is owed.
11. No representation is made by the Township as to the utility, usability or environmental condition of the Property.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a bargain and sale deed without covenants. No title contingencies or conditions are permitted.

(f) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.

(g) The sale shall be subject to adjournment or cancellation by the Township Committee.

(h) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(j) The Township's acceptance or rejection of bids shall be made not later than at the second regular Township Committee meeting following the receipt of bids. No bid shall be considered finally accepted until passage by the Township Committee of a Resolution accepting such bid.

(k) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.

(l) Any material prepared and distributed in connection with this sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment.

(m) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the property or properties. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the property or properties. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

**SECTION 5.** That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

**SECTION 6.** That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

**SECTION 7.** That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.



**SECTION 8.** That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

**SECTION 9.** That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13 (a) or reject any or all bids and retain any or all of the Property for Township use.

**SECTION 10.** That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 11.** If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 12.** This Ordinance shall take effect upon final passage and publication in accordance with law.

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

#### **ATTACHMENTS:**

Description

Ordinance

Tax map & Info

**ORDINANCE #2020-019**

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
AUTHORIZING THE PUBLIC SALE OF BLOCK 368 LOT 1  
AND BLOCK 363 LOT 1 IN THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW  
JERSEY, BY SEALED BID PUBLIC SALE PURSUANT TO  
N.J.S.A. 40A:12-1 ET SEQ.**

**WHEREAS**, the Township of Lakewood is the owner of real property known as Block 368, Lot 1 and Block 363, Lot 1 in the Township of Lakewood, County of Ocean, State of New Jersey (the “Property”); and

**WHEREAS**, the Property is vacant and the size and zone are as follows:

**Block 368, Lot 1 and Block 363, Lot 1 contain approximately 1 acre in the R-12 Zone**

**WHEREAS**, the Property has been valued by the Lakewood Township Tax Assessor for public sale at a minimum bid price of **\$875,000.00**.

**WHEREAS**, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is well suited for non-residential school development, and does not hold any intrinsic value for public use; and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood; and it is in the best interests of the Township of Lakewood to offer the Property for sale by public auction to the highest bidder via submission of sealed bids to the Township Manager; and

**WHEREAS**, to accomplish the stated goal of utilizing the property for non-residential school purposes, the Deed conveying the Property shall contain the following language regarding the Township’s Right of Reverter:

Purchaser agrees that the property shall remain in a non-profit ownership and non-profit use for school purposes in perpetuity and the deed must be recorded within 30 days of closing or title to the property shall automatically revert back to the Township of Lakewood without the necessity of entry or re-entry.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

**SECTION 1.** The Township of Lakewood in the County of Ocean is the owner of the Block 368, Lot 1 and Block 363, Lot 1 located within the Township of Lakewood (hereinafter

referred to as the "Property"):

**SECTION 2.** The Township Committee has determined it to be in the public interest to sell said Property by public sale via sealed bid submission to the Township Manager, to the highest bidder in accordance with NJ.S.A. 40A: 12-13(a).

**SECTION 3.** The Township Committee declares the Property to be surplus and not needed for public use.

**SECTION 4.** The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property is \$875,000.00.

(b) The highest bidder will be the purchaser, subject to the provisions below.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit (excluding interest) to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

1) The Property will be deed restricted for non-residential school use only as set forth above.

2) The Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.

3) The Property is being sold subject to existing zoning; however, prospective bidders should be aware that the Township has adopted a Smart Growth Plan which could require future changes in zoning for the Property. A copy of the Smart Growth Plan can be reviewed in the office of the Township Clerk.

4) The successful bidder shall bear the burden of paying any and all required sewer service and/or connection fees associated with the use of the Property.

5) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.

- 6) The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections and/or arrangements to provide for water, electric, sewer, or solid waste disposal.
- 7) The closing of title to the Property is "TIME OF THE ESSENCE" and must take place within 30 days of the date of acceptance of the bid and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
- 8) The purchaser(s) shall pay the cost of recording fees.
- 9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 10) With respect to the sale of the Property herein, NO real estate commission is owed.
- 11) No representation is made by the Township as to the utility, usability or environmental condition of the Property.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a bargain and sale deed without covenants. No title contingencies or conditions are permitted.

(f) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.

(g) The sale shall be subject to adjournment or cancellation by the Township Committee.

(h) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and

informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(j) The Township's acceptance or rejection of bids shall be made not later than at the second regular Township Committee meeting following the receipt of bids. No bid shall be considered finally accepted until passage by the Township Committee of a Resolution accepting such bid.

(k) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.

(l) Any material prepared and distributed in connection with this sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment.

(m) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the property or properties. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the property or properties. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

**SECTION 5.** That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

**SECTION 6.** That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

**SECTION 7.** That if more than one bid is received, the Municipal Manager may hold

such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

**SECTION 8.** That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

**SECTION 9.** That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13 (a) or reject any or all bids and retain any or all of the Property for Township use.

**SECTION 10.** That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 11.** If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 12.** This Ordinance shall take effect upon final passage and publication in accordance with law.

### **CERTIFICATION**

Introduced: June 11, 2020

Adoption:

I, Lauren Kirkman, Deputy Township Clerk of the Township do hereby certify that the above ordinance was introduced on **June 11, 2020** and adopted on \_\_\_\_\_ 2020 after a public hearing where all persons were given an opportunity to be heard.

---

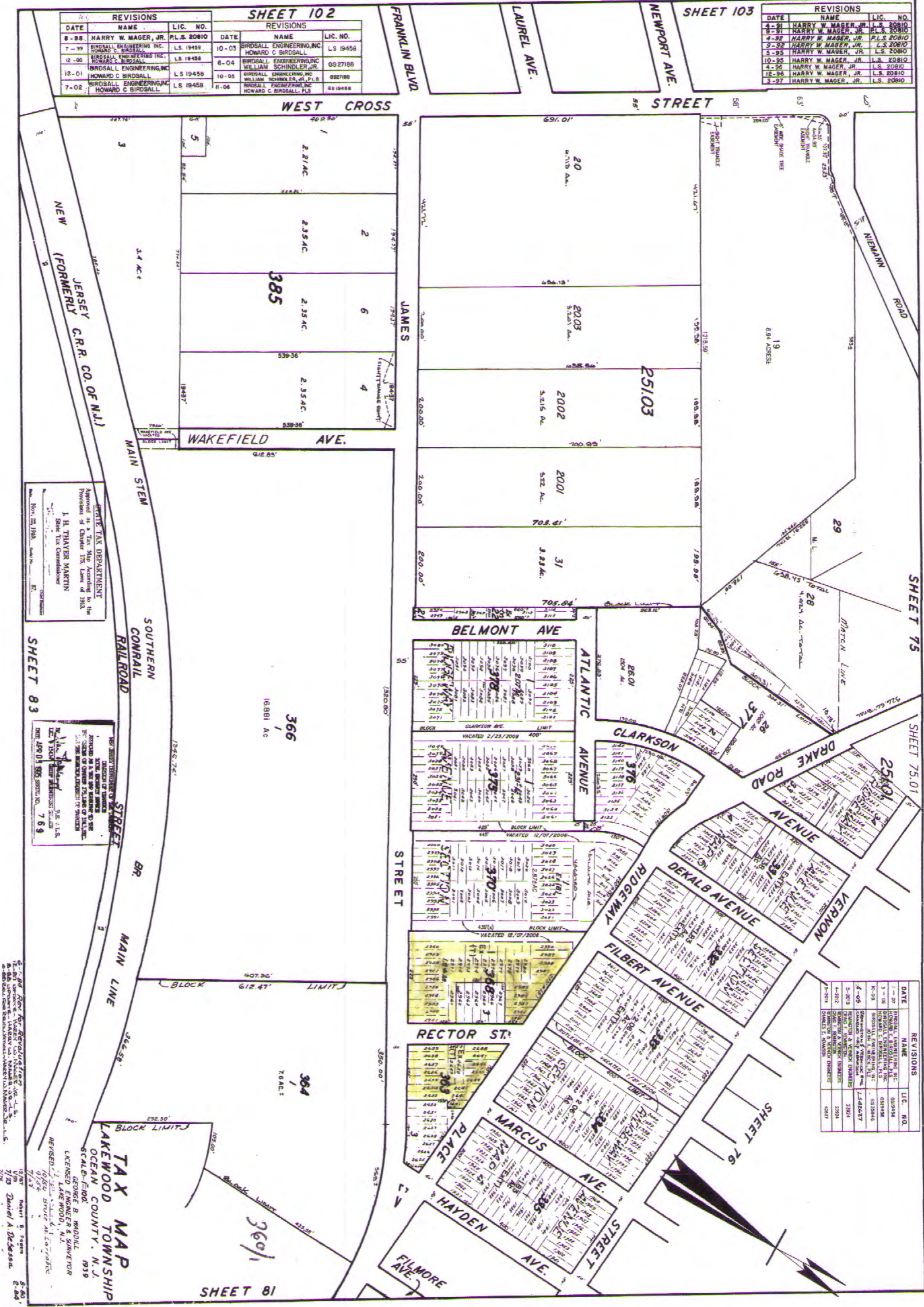
LAUREN KIRKMAN, RMC CMR  
Township Clerk



REVISIONS		
DATE	NAME	LIC. NO.
4-21	HARRY W. MAGER, JR.	P.L.S. 20810
8-31	HARRY W. MAGER, JR.	P.L.S. 20810
4-22	HARRY W. MAGER, JR.	P.L.S. 20810
3-22	HARRY W. MAGER, JR.	P.L.S. 20810
5-23	HARRY W. MAGER, JR.	P.L.S. 20810
10-24	HARRY W. MAGER, JR.	P.L.S. 20810
4-26	HARRY W. MAGER, JR.	P.L.S. 20810
12-26	HARRY W. MAGER, JR.	P.L.S. 20810
3-27	HARRY W. MAGER, JR.	P.L.S. 20810

REVISIONS		
DATE	NAME	LIC. NO.
8-28	HARRY W. MAGER, JR.	P.L.S. 20810
7-29	BIRDALL ENGINEERING INC.	L.S. 19458
12-00	BIRDALL ENGINEERING INC.	L.S. 19458
12-01	BIRDALL ENGINEERING INC.	L.S. 19458
7-02	BIRDALL ENGINEERING INC.	L.S. 19458

REVISIONS		
DATE	NAME	LIC. NO.
10-03	BIRDALL ENGINEERING INC.	L.S. 19458
6-04	BIRDALL ENGINEERING INC.	GG 27188
10-05	BIRDALL ENGINEERING INC.	GG 27188
11-06	BIRDALL ENGINEERING INC.	GG 19458



OFFICE TAX DEPARTMENT  
 APPROVED AS A TAX MAP according to the  
 Provisions of Chapter 175, Laws of 1913.  
 J. H. THAYER MARTIN  
 State Tax Commissioner

NOTED: THESE TAX MAPS ARE  
 SUBJECT TO THE REVISIONS  
 WHICH MAY BE MADE BY THE  
 OFFICE OF TAX MAPS AND  
 RECORDS, OCEAN COUNTY, N.J.  
 THE APPROXIMATE AREA IS  
 769 AC.

REVISIONS

DATE	NAME	LIC. NO.
1-07	BIRDALL ENGINEERING INC.	GG 27188
3-08	BIRDALL ENGINEERING INC.	GG 27188
10-08	BIRDALL ENGINEERING INC.	GG 27188
4-09	BIRDALL ENGINEERING INC.	GG 27188
5-2012	BIRDALL ENGINEERING INC.	GG 27188
4-2012	BIRDALL ENGINEERING INC.	GG 27188
5-2014	BIRDALL ENGINEERING INC.	GG 27188

TAX MAP  
 LAKWOOD TOWNSHIP  
 OCEAN COUNTY, N. J.  
 SCALE: 1" = 100'  
 GEORGE B. WOODHULL  
 LICENSED ENGINEER & SURVEYOR  
 10/24/14  
 7/13



## TAX BOARD

Tax List Details - Current Year			
Municipality:	Lkwd	Deed date:	9/13/1983
Owner:	TOWNSHIP OF LAKEWOOD	Block:	363
Mailing address:	THIRD ST	Lot:	1
City/State:	LAKEWOOD NJ 08701	Qual:	
Location:	RIDGEWAY AVENUE MAP 5		
Prop class:	15C	Land val:	66,000
Bldg desc:		Improvement val:	
Land desc:	140X200 20X48	Exemption 1:	
Addtl lots:		Exemption 2:	
Zone:	R12	Exemption 3:	
Map:	82	Exemption 4:	
Year blt:		Net value:	66,000
Book/page:	4151/730	Last yr taxes:	0.00
Sale price:		Prev block:	
Nonusable code:		Prev lot:	
Spcl tax codes:	F01, , ,	Prev qual:	
Exmt Prop Code	040	Init/Fur file date	NA / NA
Statue:	54:4-3.3	Facility:	TAX LIEN #148

### Assessment History

Year	Prop cls	Land Value	Imprv Val	Net Val
2019	15C	66,000		66,000
2018	15C	66,000		66,000
2017	15C	66,000		66,000
2016	15C	34,000		34,000

### Cama Details

Type/use:		Story hgt:	
Design:		Roof type:	
Roof mtrl:		Ext Finish:	
Foundation:		Basement:	0
Heating src:		Heat system:	
Electric:		A/C:	
Plumbing:			
Fireplace:	None(0)	SFLA:	0
Attic area:	0	Unf area:	0
# bedrooms:	0	# bathrooms:	0
Attchd items:		Total # rooms:	0
Detchd items:			

### Sr1a Details

--



# TAX BOARD

Tax List Details - Current Year			
Municipality:	Lkwd	Deed date:	7/22/1971
Owner:	TOWNSHIP OF LAKEWOOD	Block:	368
Mailing address:	THIRD STREET	Lot:	1
City/State:	LAKEWOOD NJ 08701	Qual:	
Location:	RIDGEWAY AVENUE MAP 5		
Prop class:	15C	Land val:	800,000
Bldg desc:		Improvement val:	
Land desc:	125X375 100X120	Exemption 1:	
Addtl lots:		Exemption 2:	
Zone:	R12	Exemption 3:	
Map:	82	Exemption 4:	
Year blt:		Net value:	800,000
Book/page:	3141/616	Last yr taxes:	0.00
Sale price:		Prev block:	
Nonusable code:		Prev lot:	
Spcl tax codes:	F01, , ,	Prev qual:	
Exmt Prop Code	040	Init/Fur file date	NA / NA
Statue:	54:4-3.3	Facility:	TAX LIEN FORECL #32

Assessment History				
Year	Prop cls	Land Value	Imprv Val	Net Val
2019	15C	800,000		800,000
2018	15C	800,000		800,000
2017	15C	136,300		136,300
2016	15C	49,700		49,700

Cama Details			
Type/use:		Story hgt:	
Design:		Roof type:	
Roof mtrl:		Ext Finish:	
Foundation:		Basement:	0
Heating src:		Heat system:	
Electric:		A/C:	
Plumbing:			
Fireplace:	None(0)	SFLA:	0
Attic area:	0	Unf area:	0
# bedrooms:	0	# bathrooms:	0
Attchd items:		Total # rooms:	0
Detchd items:			

Sr1a Details



(F)24.

2020-020 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Amending The Cedarbridge Redevelopment Plan Pursuant To The Local Redevelopment And Housing Law (N.J.S.A. 40a:12a-1 Et Seq.)

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), authorizes the Township Committee of the Township of Lakewood (the “Township”) to adopt by ordinance redevelopment plans and amendments to redevelopment plans concerning areas designated as being in need of redevelopment or rehabilitation;

**WHEREAS**, the Township previously designated the Cedarbridge Redevelopment Area (the DA-1 District on the Township zoning map and previously known as the Southwest Acquisition Area) as an area in need of redevelopment pursuant to the LRHL;

**WHEREAS**, on January 25, 1990, the Township adopted the Cedarbridge Redevelopment Plan (the “Redevelopment Plan”) pursuant to Ordinance No. 1990-143;

**WHEREAS**, on June 1, 2000, the Township adopted an amendment to the Redevelopment Plan pursuant to Ordinance No. 2000-35, and executed an agreement (as subsequently amended, the “Option Agreement”) to implement the Redevelopment Plan through a designated redeveloper;

**WHEREAS**, on December 3, 2015, the Township adopted an amendment to the Redevelopment Plan pursuant to Ordinance No. 2015-66;

**WHEREAS**, the designated redeveloper under the Option Agreement is currently Cedarbridge Development LLC (“CDLLC”), as successor-in-interest to Cedarbridge Development Urban Renewal Corporation;

**WHEREAS**, on June 18, 2002, in furtherance of the Redevelopment Plan, the Township Planning Board (the “Planning Board”) adopted Resolution SD# 1373, memorializing the grant of preliminary major subdivision approval and general development plan (“GDP”) approval for that portion of the Cedarbridge Redevelopment Area composed of all lots in Blocks 892, 894, 895, 896, 897, 898, 900 through 916, 918, 919, 920, 921, 923, 924, 925, 926, 939 through 948; Block 899, Lot 2; Block 899, part of Lot 1; and part of Blocks 917, 922, 927, 935, 936, 937, 938 and 961, as then shown on the Township tax maps;

**WHEREAS**, on February 15, 2005, the Planning Board adopted Resolution SD# 1373A, memorializing the grant of final major subdivision approval for a portion of the Cedarbridge Redevelopment Area then known and designated as Block 961, Lot 2 on the Township tax maps;

**WHEREAS**, the purpose of the GDP was to provide initial conceptual guidelines for the general subdivision of the Cedarbridge Redevelopment Area, and the location and construction of internal roadways, drainage basins and utility infrastructure to serve that subdivision, all of which have been constructed in compliance with the GDP;

**WHEREAS**, the GDP expires on that date which is 20-years following the final approval of the first section of development pursuant to Planning Board Resolution SD# 1373A, and thus expires on February 15, 2025;

**WHEREAS**, pursuant to the June 1, 2000 amendment, the Redevelopment Plan will be in effect for 25-years, expiring on May 31, 2025;

**WHEREAS**, the Option Agreement does not have any fixed expiration date and, instead, permits successive, automatic 5-year renewals, in accordance with the terms thereof;

**WHEREAS**, on or about November 3, 2010, an action captioned *Yehuda Shain and Joseph DeFalco v. The Township of Lakewood in the County of Ocean, New Jersey, and Cedarbridge Development, LLC*, was commenced in the Superior Court of New Jersey, Law Division, Ocean County under Docket No. OCN-L-4118-10PW (the “Action”) seeking to challenge certain aspects of the Redevelopment Plan and the Option Agreement;

**WHEREAS**, as a result of the Action, the Township and CDLLC entered into a tolling agreement dated as of January 17, 2013 (the “Tolling Agreement”) which tolled the running of time limits and performance milestones under the Option Agreement and the Redevelopment Plan pending the final disposition of the

Action, including the exhaustion of all appeal periods relating thereto;

**WHEREAS**, all appeals relating to the Action were exhausted as of February 7, 2017, thereby resulting in a tolling period of 2,288 days (or 6 years, 3 months and 4 days) under the Tolling Agreement;

**WHEREAS**, to date, CDLLC has acquired approximately 102.408 acres of land within the Cedarbridge Redevelopment Area which, based on the formula in the Option Agreement and after taking into consideration the tolling of time under the Tolling Agreement, vests rights under the Option Agreement through September 20, 2034, subject to further extensions as provided therein as additional portions of the Cedarbridge Redevelopment Area are acquired in the future;

**WHEREAS**, after taking into consideration the tolling of time under the Tolling Agreement, the expiration date under the Redevelopment Plan is September 4, 2031;

**WHEREAS**, there are approximately 113-acres remaining in the Cedarbridge Redevelopment Area to be acquired under the Option Agreement which, based on the terms thereof, could extend the vesting of development rights well beyond 2050;

**WHEREAS**, the Township has determined that the implementation of the Redevelopment Plan would be benefitted by further amending the Redevelopment Plan in a manner which better aligns the timing and performance obligations thereunder with the terms of the Option Agreement;

**WHEREAS**, the Township has also determined that while the GDP was a useful tool in 2002 for providing a conceptual blueprint for the Cedarbridge Redevelopment Area from the standpoint of constructing roads, drainage and utility infrastructure, and providing a framework for future lot division, (i) its purpose has long-been served, as all critical infrastructure has been installed; (ii) the broader redevelopment of the Cedarbridge Redevelopment Area has been governed solely by the Redevelopment Plan for the past 15-years; and (iii) any continued reliance on the GDP is outdated and would be inconsistent with the goals of the Redevelopment Plan given changes in market conditions;

**WHEREAS**, pursuant to the express terms of Section 10.5 of the Option Agreement, the Township reiterates that, in order to continue to incentivize investment in and the overall success of the Cedarbridge Redevelopment Area, the Township will continue to permit applications to make payments-in-lieu-of-taxes (PILOTs) for a period of thirty-five (35) years, for lots within the Cedarbridge Redevelopment Area;

**WHEREAS**, the Township hereby determines that it is necessary and appropriate to further amend the Redevelopment Plan consistent with this Ordinance in order to better effectuate the redevelopment objectives of the Township; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Township will refer the proposed amendments to the Redevelopment Plan contained in this Ordinance to the Planning Board for its review and recommendation. **NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** Article IV.A of the June 1, 2000 amendment to the Redevelopment Plan is hereby amended by deleting the full paragraph at the top of Page 5 thereof in its entirety.

**SECTION 2.** Article VIII.B of the June 1, 2000 amendment to the Redevelopment Plan is hereby deleted in its entirety and replaced with the following:

## **VIII. TIME LIMITS**

### **B. Expiration of Redevelopment Plan**

**The provisions and regulations specified in this Plan shall continue in effect until May 31, 2040.**

**SECTION 3.** The Township acknowledges that the June 18, 2002 General Development Plan approval for the Cedarbridge Redevelopment Area has served its purpose in terms of providing the initial conceptual

blueprint for the Cedarbridge Redevelopment Area from the standpoint of constructing roads, drainage and utility infrastructure, and providing a framework for future lot division. Accordingly, now that such roads and infrastructure have been constructed and the broader redevelopment of the Cedarbridge Redevelopment Area is well along, the General Development Plan will no longer govern or limit in any way the development of the remainder of the Cedarbridge Redevelopment Area in accordance with the Redevelopment Plan.

**SECTION 4.** The Township Clerk shall publish, this ordinance, after being introduced and having passed a first reading, at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further consideration for final passage, pursuant to N.J.S.A. 40:49-6.

**SECTION 5.** The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to N.J.S.A. 40:49-6.

**SECTION 6.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 7.** If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 8.** This Ordinance shall take effect upon final passage and publication in accordance with law.

#### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

#### **ATTACHMENTS:**

Description

Ordinance

**ORDINANCE 2020-020**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING THE  
CEDARBRIDGE REDEVELOPMENT PLAN PURSUANT TO THE  
LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A.  
40A:12A-1 ET SEQ.)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), authorizes the Township Committee of the Township of Lakewood (the “Township”) to adopt by ordinance redevelopment plans and amendments to redevelopment plans concerning areas designated as being in need of redevelopment or rehabilitation;

**WHEREAS**, the Township previously designated the Cedarbridge Redevelopment Area (the DA-1 District on the Township zoning map and previously known as the Southwest Acquisition Area) as an area in need of redevelopment pursuant to the LRHL;

**WHEREAS**, on January 25, 1990, the Township adopted the Cedarbridge Redevelopment Plan (the “Redevelopment Plan”) pursuant to Ordinance No. 1990-143;

**WHEREAS**, on June 1, 2000, the Township adopted an amendment to the Redevelopment Plan pursuant to Ordinance No. 2000-35, and executed an agreement (as subsequently amended, the “Option Agreement”) to implement the Redevelopment Plan through a designated redeveloper;

**WHEREAS**, on December 3, 2015, the Township adopted an amendment to the Redevelopment Plan pursuant to Ordinance No. 2015-66;

**WHEREAS**, the designated redeveloper under the Option Agreement is currently Cedarbridge Development LLC (“CDLLC”), as successor-in-interest to Cedarbridge Development Urban Renewal Corporation;

**WHEREAS**, on June 18, 2002, in furtherance of the Redevelopment Plan, the Township Planning Board (the “Planning Board”) adopted Resolution SD# 1373, memorializing the grant of preliminary major subdivision approval and general development plan (“GDP”) approval for that portion of the Cedarbridge Redevelopment Area composed of all lots in Blocks 892, 894, 895, 896, 897, 898, 900 through 916, 918, 919, 920, 921, 923, 924, 925, 926, 939 through 948; Block 899, Lot 2; Block 899, part of Lot 1; and part of Blocks 917, 922, 927, 935, 936, 937, 938 and 961, as then shown on the Township tax maps;

**WHEREAS**, on February 15, 2005, the Planning Board adopted Resolution SD# 1373A, memorializing the grant of final major subdivision approval for a portion of the Cedarbridge Redevelopment Area then known and designated as Block 961, Lot 2 on the Township tax maps;

**WHEREAS**, the purpose of the GDP was to provide initial conceptual guidelines for the general subdivision of the Cedarbridge Redevelopment Area, and the location and construction of internal roadways, drainage basins and utility infrastructure to serve that subdivision, all of which have been constructed in compliance with the GDP;

**WHEREAS**, the GDP expires on that date which is 20-years following the final approval of the first section of development pursuant to Planning Board Resolution SD# 1373A, and thus expires on February 15, 2025;

**WHEREAS**, pursuant to the June 1, 2000 amendment, the Redevelopment Plan will be in effect for 25-years, expiring on May 31, 2025;

**WHEREAS**, the Option Agreement does not have any fixed expiration date and, instead, permits successive, automatic 5-year renewals, in accordance with the terms thereof;

**WHEREAS**, on or about November 3, 2010, an action captioned *Yehuda Shain and Joseph DeFalco v. The Township of Lakewood in the County of Ocean, New Jersey, and Cedarbridge Development, LLC*, was commenced in the Superior Court of New Jersey, Law Division, Ocean County under Docket No. OCN-L-4118-10PW (the “Action”) seeking to challenge certain aspects of the Redevelopment Plan and the Option Agreement;

**WHEREAS**, as a result of the Action, the Township and CDLLC entered into a tolling agreement dated as of January 17, 2013 (the “Tolling Agreement”) which tolled the running of time limits and performance milestones under the Option Agreement and the Redevelopment Plan pending the final disposition of the Action, including the exhaustion of all appeal periods relating thereto;

**WHEREAS**, all appeals relating to the Action were exhausted as of February 7, 2017, thereby resulting in a tolling period of 2,288 days (or 6 years, 3 months and 4 days) under the Tolling Agreement;

**WHEREAS**, to date, CDLLC has acquired approximately 102.408 acres of land within the Cedarbridge Redevelopment Area which, based on the formula in the Option Agreement and after taking into consideration the tolling of time under the Tolling Agreement, vests rights under the Option Agreement through September 20, 2034, subject to further extensions as provided therein as additional portions of the Cedarbridge Redevelopment Area are acquired in the future;

**WHEREAS**, after taking into consideration the tolling of time under the Tolling Agreement, the expiration date under the Redevelopment Plan is September 4, 2031;

**WHEREAS**, there are approximately 113-acres remaining in the Cedarbridge Redevelopment Area to be acquired under the Option Agreement which, based on the terms thereof, could extend the vesting of development rights well beyond 2050;

**WHEREAS**, the Township has determined that the implementation of the Redevelopment Plan would be benefitted by further amending the Redevelopment Plan in a manner which better aligns the timing and performance obligations thereunder with the terms of the Option Agreement;

**WHEREAS**, the Township has also determined that while the GDP was a useful tool in 2002 for providing a conceptual blueprint for the Cedarbridge Redevelopment Area from the standpoint of constructing roads, drainage and utility infrastructure, and providing a framework for future lot division, (i) its purpose has long-been served, as all critical infrastructure has been installed; (ii) the broader redevelopment of the Cedarbridge Redevelopment Area has been

governed solely by the Redevelopment Plan for the past 15-years; and (iii) any continued reliance on the GDP is outdated and would be inconsistent with the goals of the Redevelopment Plan given changes in market conditions;

**WHEREAS**, pursuant to the express terms of Section 10.5 of the Option Agreement, the Township reiterates that, in order to continue to incentivize investment in and the overall success of the Cedarbridge Redevelopment Area, the Township will continue to permit applications to make payments-in-lieu-of-taxes (PILOTs) for a period of thirty-five (35) years, for lots within the Cedarbridge Redevelopment Area;

**WHEREAS**, the Township hereby determines that it is necessary and appropriate to further amend the Redevelopment Plan consistent with this Ordinance in order to better effectuate the redevelopment objectives of the Township; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Township will refer the proposed amendments to the Redevelopment Plan contained in this Ordinance to the Planning Board for its review and recommendation.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** Article IV.A of the June 1, 2000 amendment to the Redevelopment Plan is hereby amended by deleting the full paragraph at the top of Page 5 thereof in its entirety.

**SECTION 2.** Article VIII.B of the June 1, 2000 amendment to the Redevelopment Plan is hereby deleted in its entirety and replaced with the following:

### **VIII. TIME LIMITS**

#### **B. Expiration of Redevelopment Plan**

**The provisions and regulations specified in this Plan shall continue in effect until May 31, 2040.**

**SECTION 3.** The Township acknowledges that the June 18, 2002 General Development Plan approval for the Cedarbridge Redevelopment Area has served its purpose in terms of providing the initial conceptual blueprint for the Cedarbridge Redevelopment Area from the standpoint of constructing roads, drainage and utility infrastructure, and providing a framework for future lot division. Accordingly, now that such roads and infrastructure have been constructed and the broader redevelopment of the Cedarbridge Redevelopment Area is well along, the General Development Plan will no longer govern or limit in any way the development of the remainder of the Cedarbridge Redevelopment Area in accordance with the Redevelopment Plan.

**SECTION 4.** The Township Clerk shall publish, this ordinance, after being introduced and having passed a first reading, at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further consideration for final passage, pursuant to N.J.S.A. 40:49-6.

**SECTION 5.** The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to N.J.S.A. 40:49-6.

**SECTION 6.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 7.** If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 8.** This Ordinance shall take effect upon final passage and publication in accordance with law.

### **CERTIFICATION**

Introduced: June 11,2020

Adoption:

I, Lauren Kirkman, Deputy Township Clerk of the Township do hereby certify that the above ordinance was introduced on **June 11, 2020** and adopted on \_\_\_\_\_ 2020 after a public hearing where all persons were given an opportunity to be heard.

---

LAUREN KIRKMAN, RMC CMR  
Township Clerk



(F)25.

2020-021 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 1149 Lot 1 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Fronting On Madeline Avenue)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 1149, Lot 1 in the Township of Lakewood, County of Ocean, State of New Jersey (the "Property"); and WHEREAS, the Property is vacant land, comprised of approximately 0.735 acres (32,000 sq. ft.) and located in the R10A zone. WHEREAS, the Property has been valued by the Lakewood Township Tax Deputy Assistant Tax Assessor for public sale at a minimum bid of \$600,000.00; and WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is well suited for non-residential school development, and does not hold any intrinsic value for public use; and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood; and it is in the best interests of the Township of Lakewood to offer the Property for sale by public auction to the highest bidder via the submission of sealed bids to the Township Manager; and WHEREAS, to accomplish the stated goal of utilizing the property for non-residential school purposes, the Deed conveying the Property shall contain the following language regarding the Township's Right of Reverter: Purchaser agrees that the property shall remain in a non-profit ownership and non-profit use for school purposes in perpetuity and the deed must be recorded within 30 days of closing or title to the property shall automatically revert back to the Township of Lakewood without the necessity of entry or re-entry. NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

SECTION 1. The Township of Lakewood in the County of Ocean is the owner of the following land located within the Township of Lakewood (hereinafter referred to as the "Property"): Block 1149 Lot 1.

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property by public sale via sealed bid submission to the Township Manager, to the highest bidder in accordance with NJ.S.A. 40A: 12-13(a).

SECTION 3. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 4. The following conditions for the sale of the Property apply: (a) The minimum bid for the Property is \$600,000.00. (b) The highest bidder will be the purchaser, subject to the provisions below. (c) The Township will only accept bids calling for an all cash purchase of the Property.

Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit (excluding interest) to be credited to the purchase price at closing. (d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions: The Property will be deed restricted for non-residential school use only as set forth above. The Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense. The Property is being sold subject to existing zoning; however, prospective bidders should be aware that the Township has adopted a Smart Growth Plan which could require future changes in zoning for the Property. A copy of the Smart Growth Plan can be reviewed in the office of the Township Clerk. The successful bidder shall bear the burden of paying any and all required sewer service and/or connection fees associated with the use of the Property. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title. The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections and/or arrangements to provide for water, electric, sewer, or solid waste disposal. The closing of title to the Property is "TIME OF THE ESSENCE" and must take place within 30 days of the date of acceptance of the bid and the failure of the successful bidder to close title as agreed shall result in the

successful bidder's forfeiture of any and all money deposited with the Township. The purchaser(s) shall pay the cost of recording fees. The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property. With respect to the sale of the Property herein, NO real estate commission is owed. No representation is made by the Township as to the utility, usability or environmental condition of the Property. (e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a bargain and sale deed without covenants. No title contingencies or conditions are permitted. (f) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid. (g) The sale shall be subject to adjournment or cancellation by the Township Committee.

(h) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township. (j) The Township's acceptance or rejection of bids shall be made not later than at the second regular Township Committee meeting following the receipt of bids. No bid shall be considered finally accepted until passage by the Township Committee of a Resolution accepting such bid. (k) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence. (l) Any material prepared and distributed in connection with this sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment. (m) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the property or properties. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the property or properties. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

SECTION 5. That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building. SECTION 6. That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein. SECTION 7. That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids. SECTION 8. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property. SECTION 9. That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13 (a) or reject any or all bids and retain any or

all of the Property for Township use. SECTION 10. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency. SECTION 11. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered. SECTION 12. This Ordinance shall take effect upon final passage and publication in accordance with law.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Ordinance

Analysis B 1149 L 1

Copy of land sale request

Tax Info

Tax Map

**Ordinance # 2020-021**

**Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 1149 Lot 1 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Fronting On Madeline Avenue)**

**WHEREAS**, the Township of Lakewood is the owner of real property known as Block 1149, Lot 1 in the Township of Lakewood, County of Ocean, State of New Jersey (the "Property"); and

**WHEREAS**, the Property is vacant land, comprised of approximately 0.735 acres (32,000 sq. ft.) and located in the R10A zone.

**WHEREAS**, the Property has been valued by the Lakewood Township Tax Deputy Assistant Tax Assessor for public sale at a minimum bid of \$600,000.00; and

**WHEREAS**, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is well suited for non-residential school development, and does not hold any intrinsic value for public use; and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood; and it is in the best interests of the Township of Lakewood to offer the Property for sale by public auction to the highest bidder via the submission of sealed bids to the Township Manager; and

**WHEREAS**, to accomplish the stated goal of utilizing the property for non-residential school purposes, the Deed conveying the Property shall contain the following language regarding the Township's Right of Reverter:

Purchaser agrees that the property shall remain in a non-profit ownership and non-profit use for school purposes in perpetuity and the deed must be recorded within 30 days of closing or title to the property shall automatically revert back to the Township of Lakewood without the necessity of entry or re-entry.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

**SECTION 1.** The Township of Lakewood in the County of Ocean is the owner of the following land located within the Township of Lakewood (hereinafter referred to as the "Property"): Block 1149 Lot 1.

**SECTION 2.** The Township Committee has determined it to be in the public interest to sell said Property by public sale via sealed bid submission to the Township Manager, to the highest bidder in accordance with N.J.S.A. 40A: 12-13(a).

**SECTION 3.** The Township Committee declares the Property to be surplus and not needed

for public use.

**SECTION 4.** The following conditions for the sale of the Property apply:

- (a) The minimum bid for the Property is \$600,000.00.
- (b) The highest bidder will be the purchaser, subject to the provisions below.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit (excluding interest) to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) The Property will be deed restricted for non-residential school use only as set forth above.
- 2) The Property is being sold in an “AS IS” WHERE-IS” condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 3) The Property is being sold subject to existing zoning; however, prospective bidders should be aware that the Township has adopted a Smart Growth Plan which could require future changes in zoning for the Property. A copy of the Smart Growth Plan can be reviewed in the office of the Township Clerk.
- 4) The successful bidder shall bear the burden of paying any and all required sewer service and/or connection fees associated with the use of the Property.
- 5) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 6) The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections and/or arrangements to provide for water, electric, sewer, or solid waste disposal.

- 7) The closing of title to the Property is "TIME OF THE ESSENCE" and must take place within 30 days of the date of acceptance of the bid and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
- 8) The purchaser(s) shall pay the cost of recording fees.
- 9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 10) With respect to the sale of the Property herein, NO real estate commission is owed.
- 11) No representation is made by the Township as to the utility, usability or environmental condition of the Property.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a bargain and sale deed without covenants. No title contingencies or conditions are permitted.

(f) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.

(g) The sale shall be subject to adjournment or cancellation by the Township Committee.

(h) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(j) The Township's acceptance or rejection of bids shall be made not later than at the second regular Township Committee meeting following the receipt of bids. No bid shall be considered finally accepted until passage by the Township Committee of a Resolution accepting such bid.

(k) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.

(l) Any material prepared and distributed in connection with this sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment.

(m) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the property or properties. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the property or properties. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

**SECTION 5.** That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

**SECTION 6.** That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

**SECTION 7.** That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

**SECTION 8.** That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

**SECTION 9.** That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13 (a) or reject any or all bids and retain any or all of the Property for Township use.

**SECTION 10.** That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 11.** If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 12.** This Ordinance shall take effect upon final passage and publication in accordance with law.

**CERTIFICATION**

Introduced: June 11, 2020

Adoption:

I, Lauren Kirkman, Township Clerk of the Township of Lakewood do hereby certify that the above ordinance was introduced on **June 11, 2020** and adopted on \_\_\_\_\_ after a public hearing where all persons were given an opportunity to be heard.

\_\_\_\_\_  
Lauren Kirkman, RMC, CMR  
Township Clerk



# *Township of Lakewood*

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

---

## **INTEROFFICE MEMORANDUM**

**TO:** Patrick Donnelly, Municipal Manager  
**FROM:** Ally Morris, Planning Board Administrator  
**CC:** Ed Seeger, Tax Assessor  
**DATE:** February 15, 2019

**RE:** Land Sale Request from Bnos Devorah

---

I have analyzed the available data for the above-referenced property as per your request, which is limited to tax map sheet 138, aerial images of the property, and various GIS sources. A copy of an analysis sheet with aerial imagery is included. It is noted that no site visit was performed. Below are my findings.

The property in question is located one block south of Oak Street, on paper streets Madeline Avenue, Lambert Avenue, and Caldwell Avenue. Madeline Avenue appears to be cleared to allow vehicular access. The property in question is caddy-corner to the existing Bnos Devorah school site. It is vacant and wooded, contains approximately 32,000 square feet, and is currently zoned R-10A. The property could support 3 fully confirming duplex structures (or 6 units plus basement apartments). The Smart Growth Plan and Master Plan do not recommend any zoning changes or preservation for the property, and as such this office has no objection to the sale of the same.

Should you have any questions or require anything additional, don't hesitate to contact me.

# Land Sale Request

Received on 2/15/19

**Block**  
1149

**Lot**  
1

**Requested By**  
Bnos Devorah

**Planning Recommendation:** no objection

**Zone:** R-10A

**Lot Area:** 32,00 sf

**Best Use:** 3 duplexes

**Tax Assessor Recommendation:** I would start the bidding at the number below. I went out to the site today. It appears that both water and sewer have been installed.

**Tax Assessor Value:** \$600,000

**Manager Comments:**

## Area Map





## View Important Coronavirus Updates

### TAX BOARD

Tax List Details - Current Year			
Municipality:	Lkwd	Deed date:	5/3/1984
Owner:	TOWNSHIP OF LAKEWOOD	Block:	1149
Mailing address:	231 THIRD ST	Lot:	1
City/State:	LAKEWOOD NJ 08701	Qual:	
Location:	RIVER AVENUE MAP D		
Prop class:	15C	Land val:	598,500
Bldg desc:		Improvement val:	
Land desc:	320X100	Exemption 1:	
Addtl lots:		Exemption 2:	
Zone:	R10A	Exemption 3:	
Map:	138	Exemption 4:	
Year blt:		Net value:	598,500
Book/page:	4204/627	Last yr taxes:	0.00
Sale price:		Prev block:	
Nonusable code:		Prev lot:	
Spcl tax codes:	F01, , ,	Prev qual:	
Exmt Prop Code	040	Init/Fur file date	NA / NA
Statue:	54:4-3.3	Facility:	TAX LIEN FORECLOSURE

Assessment History				
Year	Prop cls	Land Value	Imprv Val	Net Val
2019	15C	328,500		328,500
2018	15C	328,500		328,500
2017	15C	328,500		328,500
2016	15C	174,400		174,400

Cama Details			
Type/use:		Story hgt:	
Design:		Roof type:	
Roof mtrl:		Ext Finish:	
Foundation:		Basement:	0
Heating src:		Heat system:	
Electric:		A/C:	
Plumbing:			
Fireplace:	None(0)	SFLA:	0
Attic area:	0	Unf area:	0
# bedrooms:	0	# bathrooms:	0
Attchd items:		Total # rooms:	0
Detchd items:			

Sr1a Details





(F)26.

2020-022 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Conveyance And Execution Of A Deed Of Easement For Road Widening To The County Of Ocean For A 2,967 Square Foot Portion Of Block 174.02 Lot 7 And A 948 Square Foot Sight Triangle Easement Fronting On Old Brook Road Right Of Way.

An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Conveyance And Execution Of A Deed Of Easement For Road Widening To The County Of Ocean For A 2,967 Square Foot Portion Of Block 174.02 Lot 7 And A 948 Square Foot Sight Triangle Easement Fronting On Old Brook Road Right Of Way.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Ordinance

**ORDINANCE # 2020-022**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE CONVEYANCE AND EXECUTION OF A DEED OF EASEMENT FOR ROAD WIDENING TO THE COUNTY OF OCEAN FOR A 2,967 SQUARE FOOT PORTION OF BLOCK 174.02 LOT 7 AND A 948 SQUARE FOOT SIGHT TRIANGLE EASEMENT FRONTING ON OLD BROOK ROAD RIGHT OF WAY.**

WHEREAS, in conjunction with Lakewood Township Planning Board Resolutions approving the Preliminary and Final Major Subdivision of Block 175 Lots 6 and 7, Block 174.03 Lot1 and Block 174.02 Lot 7, the Ocean County Engineering Department, as part of the county planning board approval process, has requested that the Township of Lakewood grant an easement for road widening of a 2,967 square foot portion of Block 174.02 Lot 7 as described in Schedule A, and a Sight Triangle Easement of 948 square feet on said lot as described in Schedule B; and

WHEREAS, the grant of these easements will be at no cost to Ocean County; and

WHEREAS, the Township Committee is satisfied that the grant of the easement is in the best interests of the residents of Lakewood Township; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. That the Mayor or the Deputy Mayor is authorized to execute and the Township Clerk to attest to a Deed of Easement for Road Widening and Sight Triangle in form and substance approved by the Township Attorney.

SECTION 2. That this ordinance repeals any inconsistent ordinance or ordinances or part or parts thereof

SECTION 3. This ordinance shall take effect immediately upon its final passage and publication as required by law.

**CERTIFICATION**

Introduced: June 11,2020

Adoption:

I, Lauren Kirkman, Deputy Township Clerk of the Township do hereby certify that the above ordinance was introduced on **June 11, 2020** and adopted on \_\_\_\_\_ 2020 after a public hearing where all persons were given an opportunity to be heard.

---

LAUREN KIRKMAN, RMC CMR  
Township Clerk

(F)27.

2020-023 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public Of A Portion Of A Paper Street Known As Brush Avenue And The Entirety Of Summit Avenue, In The Township Of Lakewood

**WHEREAS**, pursuant to *N.J.S.A.* 40:67-1(b) and *N.J.S.A.* 40:67-19, the Township Committee may, by ordinance, vacate any public street or portion thereof, dedicated to public use, but not accepted by the Township, whether or not the same, or any part, has been actually opened or improved; and

**WHEREAS**, a certain portion of Brush Avenue, and the entirety of Summit Avenue, in the Township of Lakewood are paper streets and remain unimproved; and

**WHEREAS**, a certain portion of Brush Avenue, and the entirety of Summit Avenue described in the attached Exhibits A and B have been determined to be unnecessary for public use; and

**WHEREAS**, the property owner with frontage on Brush Avenue and Summit Avenue has requested this vacation (the owner of Block 497 Lot 1; Lakewood Township owns the only other land fronting on Summit Avenue, to wit Block 497.01 Lot 1, an approximate 800 sq. ft. triangular-shaped parcel); and

**WHEREAS**, a Memorandum dated March 16, 2020 from Ally Morris, the Lakewood Township Planning Board Administrator, supported the vacation of a certain portion of Brush Avenue, and the entirety of Summit Avenue described in the attached Exhibits A and B; and

**WHEREAS**, it has been determined by the Township Committee as follows:

1. That a certain portion of Brush Avenue, and the entirety of Summit Avenue described in the attached Exhibits A and B are not needed for public road purposes; and
2. That the said certain portions of Brush Avenue, and the entirety of Summit Avenue lend themselves to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and

**WHEREAS**, pursuant to *N.J.S.A.* 40:67-1(b), the Township Committee must, by Ordinance, preserve the right of public utilities to maintain, repair and replace their existing utility facilities, including cable television facilities, in, adjacent to, over, or under the property or right-of-way to be vacated;

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** All public easements, right and interests to a certain portion of Brush Avenue, and the entirety of Summit Avenue as described in the attached Exhibits A and B are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in *N.J.S.A.* 48:2-13, and by any Cable Television Company, as defined in the "Cable Television Act," *N.J.S.A.* 48:5A-1 *et seq.*, to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

**SECTION 2.** The Township Clerk shall publish, this ordinance, after being introduced and having

passed a first reading, at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further consideration for final passage, pursuant to *N.J.S.A. 40:49-6*.

**SECTION 3.** The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to *N.J.S.A. 40:49-6*.

**SECTION 4.** The Township Clerk shall within sixty (60) days after such ordinance becomes effective file a certified copy of the ordinance vacating the street with the office of the County Clerk in a special book set aside for dedications and vacations, pursuant to *N.J.S.A. 40:67-21*.

**SECTION 5.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 6.** If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 7.** This Ordinance shall take effect upon final passage and publication in accordance with law.

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 16, 2020**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

#### **ATTACHMENTS:**

##### **Description**

Ordinance

Echibit 1

Jackson Tax Map

Marked Up tax Map



**ORDINANCE # 2020-023**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING,  
EXTINGUISHING AND VACATING THE RIGHTS OF THE  
PUBLIC OF A PORTION OF A PAPER STREET KNOWN AS  
BRUSH AVENUE AND THE ENTIRETY OF SUMMIT AVENUE, IN  
THE TOWNSHIP OF LAKEWOOD**

**WHEREAS**, pursuant to *N.J.S.A.* 40:67-1(b) and *N.J.S.A.* 40:67-19, the Township Committee may, by ordinance, vacate any public street or portion thereof, dedicated to public use, but not accepted by the Township, whether or not the same, or any part, has been actually opened or improved; and

**WHEREAS**, a certain portion of Brush Avenue, and the entirety of Summit Avenue, in the Township of Lakewood are paper streets and remain unimproved; and

**WHEREAS**, a certain portion of Brush Avenue, and the entirety of Summit Avenue described in the attached Exhibits A and B have been determined to be unnecessary for public use; and

**WHEREAS**, the property owner with frontage on Brush Avenue and Summit Avenue has requested this vacation (the owner of Block 497 Lot 1; Lakewood Township owns the only other land fronting on Summit Avenue, to wit Block 497.01 Lot 1, an approximate 800 sq. ft. triangular-shaped parcel); and

**WHEREAS**, a Memorandum dated March 16, 2020 from Ally Morris, the Lakewood Township Planning Board Administrator, supported the vacation of a certain portion of Brush Avenue, and the entirety of Summit Avenue described in the attached Exhibits A and B; and

**WHEREAS**, it has been determined by the Township Committee as follows:

- (1) That a certain portion of Brush Avenue, and the entirety of Summit Avenue described in the attached Exhibits A and B are not needed for public road purposes; and
- (2) That the said certain portions of Brush Avenue, and the entirety of Summit Avenue lend themselves to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and

**WHEREAS**, pursuant to *N.J.S.A.* 40:67-1(b), the Township Committee must, by Ordinance, preserve the right of public utilities to maintain, repair and replace their existing utility facilities, including cable television facilities, in, adjacent to, over, or under the property or right-of-way to be vacated;

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** All public easements, right and interests to a certain portion of Brush Avenue, and the entirety of Summit Avenue as described in the attached Exhibits A and B are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in *N.J.S.A. 48:2-13*, and by any Cable Television Company, as defined in the "Cable Television Act," *N.J.S.A. 48:5A-1 et seq.*, to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

**SECTION 2.** The Township Clerk shall publish, this ordinance, after being introduced and having passed a first reading, at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further consideration for final passage, pursuant to *N.J.S.A. 40:49-6*.

**SECTION 3.** The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to *N.J.S.A. 40:49-6*.

**SECTION 4.** The Township Clerk shall within sixty (60) days after such ordinance becomes effective file a certified copy of the ordinance vacating the street with the office of the County Clerk in a special book set aside for dedications and vacations, pursuant to *N.J.S.A. 40:67-21*.

**SECTION 5.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 6.** If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

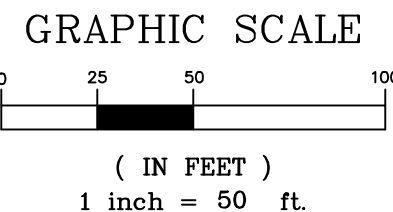
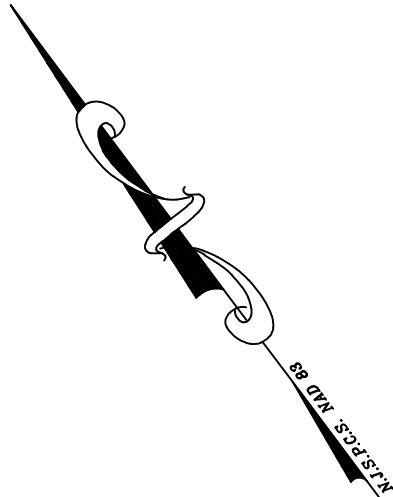
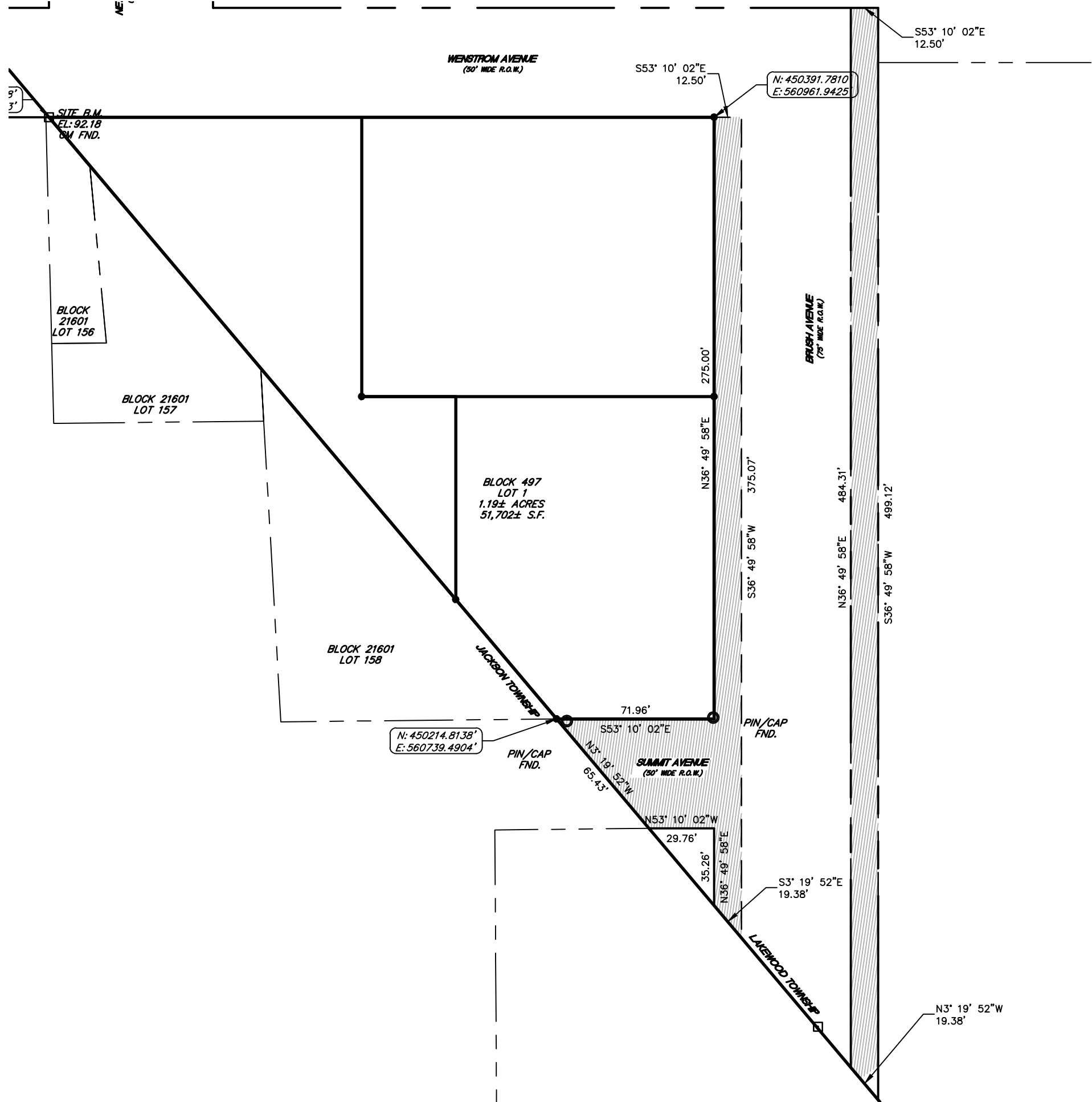
**SECTION 7.** This Ordinance shall take effect upon final passage and publication in accordance with law.

### **NOTICE**

**PUBLIC NOTICE** is hereby given that the foregoing ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 5:30 p.m. on \_\_\_\_\_, 2020. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

---

LAUREN KIRKMAN, RMC CMR  
Township Clerk



REV.	DATE	DESCRIPTION	DWN BY	APP BY

**PATTERSON SURVEYING & ENGINEERING, LLC**

CERTIFICATE OF AUTHORIZATION  
#24GA28227000  
4 UTAH TRAIL  
MEDFORD, NJ 08055  
732-501-7192  
www.PattersonSE.com

RIGHT OF WAY VACATION EXHIBIT

BLOCK 497 LOT 1

900 WENTSTROM AVENUE  
LAKEWOOD TOWNSHIP  
OCEAN COUNTY, N.J.

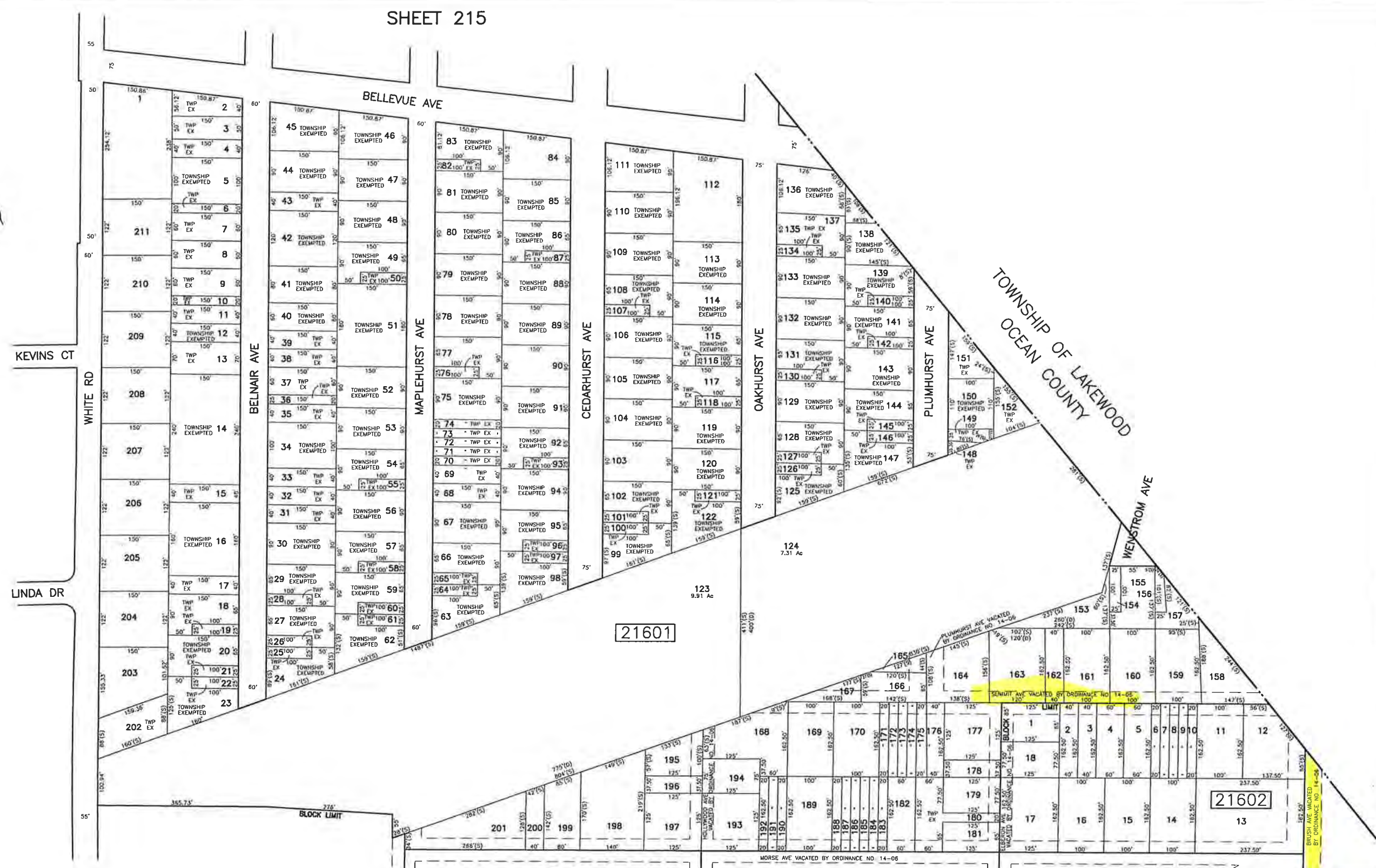
PREPARED FOR: PINEROCK

LOT(S): 1	SCALE: AS SHOWN	DATE: 6/2/2020	DRAWING NO: BL497 L1 LAKEWOOD
BLOCK: 497	ACREAGE: AS SHOWN	PATTERSON No. 2017-037	SHEET No. 1 OF 1

SHEET 215

SHEET 214

SHEET 217



REVISIONS		
DATE	BY	LIC. NO.
10-11-2006	CHARLES E. ADAMSON	42627
7-24-2008	CHARLES E. ADAMSON	42627
12-23-2011	CHARLES E. ADAMSON	42627

SHEET 219

SHEET 220

NEW JERSEY DEPARTMENT OF THE TREASURY  
 DIVISION OF TAXATION  
 PROPERTY ADMINISTRATION  
 APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF  
 P.S.A. 46:1-10 (a)  
 FOR THE DIRECTOR, DIVISION OF TAXATION  
*Scott C. DiMatteo*  
 SCOTT C. DIMATTEO, ALTERNATE FIELD REPRESENTATIVE  
 DATE: MAR 15 2008 SERIAL NO. 878

**TAX MAP**  
**TOWNSHIP OF JACKSON**

OCEAN COUNTY  
 SCALE: 1" = 100'  
 NEW JERSEY  
 DATE: JUNE 2002

**ROBERT R. HEGGAN**

PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 1775  
 950 SO WHITE HORSE PIKE  
 HAMMONTON, NEW JERSEY 08037  
 COAP 24GA2797300  
 TO SHOW CONDITIONS AS OF JUNE 2002

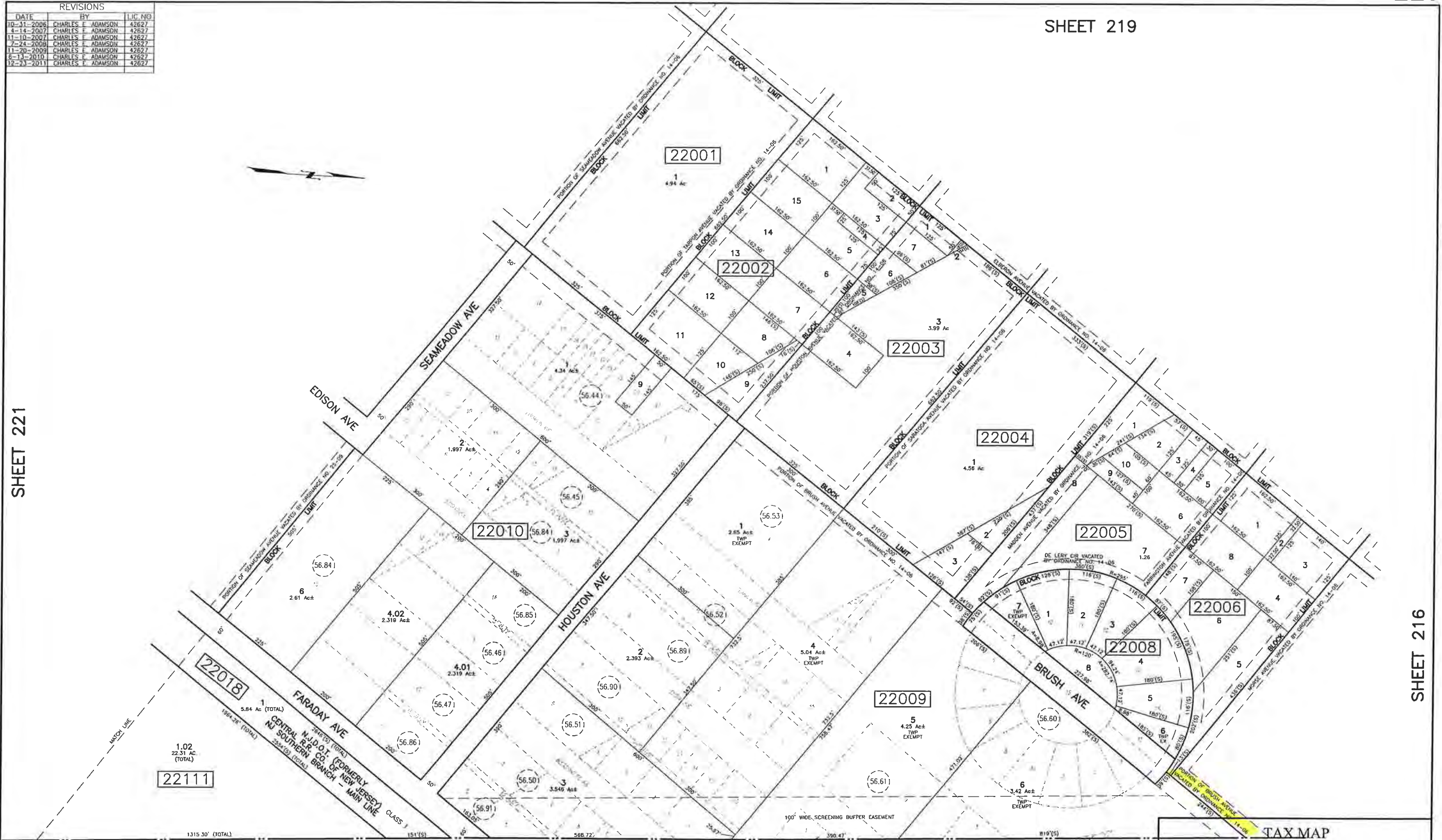
\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/  
 DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).



REVISIONS		
DATE	BY	LIC. NO.
10-31-2006	CHARLES F. ADAMSON	42627
4-14-2007	CHARLES F. ADAMSON	42627
11-10-2007	CHARLES F. ADAMSON	42627
7-24-2009	CHARLES F. ADAMSON	42627
11-20-2009	CHARLES F. ADAMSON	42627
6-11-2010	CHARLES F. ADAMSON	42627
12-23-2011	CHARLES F. ADAMSON	42627

SHEET 221

SHEET 216



TOWNSHIP OF LAKEWOOD  
OCEAN COUNTY

**TAX MAP**  
TOWNSHIP OF JACKSON

OCEAN COUNTY  
SCALE: 1" = 100'

NEW JERSEY  
DATE: JUNE 2002

**ROBERT R. HEGGAN**

PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 11775  
850 SO. WHITE HORSE PIKE  
HAMMONTON, NEW JERSEY 08037  
CDA# 2462793300  
TO SHOW CONDITIONS AS OF JUNE 2002

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
PROPERTY ADMINISTRATION  
APPROVED AS A TAX MAP PRESENTED TO THE AUTHORITY OF  
N.J.A.C. 17:27, N.J.A.C. 17:28 & N.J.A.C. 17:29  
FOR THE DIRECTOR, DIVISION OF TAXATION

*James A. Cook* C.E.A.  
JAMES A. COOK & COMPANY, INC. C.E.A.  
LAND SURVEYORS, PLANNERS & FIELD REPRESENTATIVES  
DATE: MAR 15 2006 REF: 08-7-8

\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).



