

AGENDA JUNE 11, 2020
LAKEWOOD TOWNSHIP COMMITTEE MEETING
REGULAR MEETING 5:30 P.M.

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published in the Asbury Park Press on January 7, 2020 and updated on June 5, 2020.

- (A) ROLL CALL - MEETING BEGINS AT 5:30 P. M.
- (B) SALUTE TO THE FLAG AND PRAYER
- (C) APPROVE MINUTES of MAY 21, 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. 2020-0201 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Park Avenue Builders, LLC., In Connection With SD #1854 (Dewey Ct), Block 247, Lots 11,12,13,14,15 & 16
- (D)2. 2020-0202 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 765.01, Lot 24 And Block 765.01, Lot 25 (John Street)
- (D)3. 2020-0203 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment (Multiple Lot and Blocks)
- (D)4. 2020-0204 A Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of Taxes On Parcels No Longer Assessed (BI 533, L 3; BI 533, L10)
- (D)5. 2020-0205 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment (BI 169, L 21)
- (D)6. 2020-0206 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment (BI 2, Lot 60)
- (D)7. 2020-0207 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment (BI 49 L 4.685 Q C2000)
- (D)8. 2020-0208 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 NJDOT Bikeway Program
- (D)9. 2020-0209 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Adjustment To The Township's Bid Threshold Pursuant To The Local Public Contracts Law N.J.S.A. 40a:11-3(C)
- (D)10. 2020-0210 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of Three (3) Dump Trucks From Robert H. Hoover And Sons Pursuant To And In Accordance With N.J.S.A. 40a:11-11
- (D)11. 2020-0211 Second Addendum To The November 1, 2018 Resolution 2018-432 Of The Township Of Lakewood County Of Ocean State Of New Jersey Awarding A Contract To IPL Inc. For The Purchase Of Wheeled Refuse Collection Containers
- (D)12. 2020-0212 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Amendments To The NJ DOSCC County Grant Program In Support Of Census 2020 Outreach Ocean County Sub-Award Grants
- (D)13. 2020-0213 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing For The Township Of Lakewood To Process An Involuntary Disability Retirement Application
- (D)14. 2020-0214 A Resolution Of The Township Committee Of The Township Of Lakewood Referring An Amendment To The Cedarbridge Redevelopment Plan Pursuant To The Local Redevelopment And Housing Law (N.J.S.A. 40a:12a-1 Et Seq.) To The Planning Board For Review
- (D)15. 2020-0215 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Use Of Enterprise Zone Assistance Funds For Basic Business Tools Training Programs For Year 2020-2021
- (D)16. 2020-0216 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Increase Of Funds In The UEZ Financial Assistance Program VI For Emergency Loans Due To The COVID-19 Health Crisis
- (D)17. 2020-0217 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Use Of Second Generation Enterprise Zone Assistance Funds To Fund UEZ Financial Assistance Program
- (E) ORDINANCES FIRST READING - Public Hearing Scheduled For
- (E)18. 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)
- (E)19. 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.)
- (E)20. 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.)
- (E)21. 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)
- (E)22. 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.
- (E)23. 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
- (F) ORDINANCES SECOND READING: Comments may be submitted to comments@lakewoodnj.gov during the meeting. Please include your name and address for the record.
- (F)24. 2020-015 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 175.02 Lot 83 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By A Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (County Line Road/Clayton)
- (F)25. 2020-016 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement To Local Property Taxes To Hal Stickel Inc., D/B/A Stickel Packaging Supply, Llc And Crete Holdings, L.L.C. For Facilities Located At Block 1609, Lot 34, And Authorizing The Mayor And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement. (Rutgers Univ. Blvd)
- (F)26. 2020-017 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting And Accepting A Cross

Access Easement With Spruce Care, Llc For The Purpose Of Providing Cross Access And Parking Between A Portion Of Township Owned Block 855.01 Lot 17 And A Portion Of Spruce Care's Block 855.01 Lots 26 & 29 On The Tax Map Of Lakewood Township, Ocean County, New Jersey.

- (G) MOTION TO APPROVE BILL LIST JUNE 9, 2020.
- (H) PUBLIC COMMENT: Comments from the public will be accepted through 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)1.2020-0201

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Park Avenue Builders, LLC., In Connection With SD #1854 (Dewey Ct), Block 247, Lots 11,12,13,14,15 & 16

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Park Avenue Builders, LLC., in the form of Bond No. CT #020567M, issued by First Indemnity of America Insurance Company on May 30,2018, in the amount of \$41,060.00, in connection with SD #1854, Block 247, Lots 11,12,13,14,15 &16 and,

WHEREAS, under date of May 12, 2020, the Township Engineer did recommend a release of the Maintenance 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 above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the Ocean County Soil Conservation District and applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.

1. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Park Avenue Builders, 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 **June 11, 2020**.

Lauren Kirkman RMC, CMR

ATTACHMENTS:

Description

Resolution

Engineer Recommendation

RESOLUTION #2020-201

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING THE MAINTENANCE GUARANTEE POSTED BY PARK AVENUE BUILDERS, LLC., IN CONNECTION WITH SD #1854 (DEWEY CT), BLOCK 247, LOTS 11,12,13,14,15 & 16

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Park Avenue Builders, LLC., in the form of Bond No. CT #020567M, issued by First Indemnity of America Insurance Company on May 30,2018, in the amount of \$41,060.00, in connection with SD #1854, Block 247, Lots 11,12,13,14,15 &16 and,

WHEREAS, under date of May 12, 2020, the Township Engineer did recommend a release of the Maintenance 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 above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the Ocean County Soil Conservation District and applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services 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
 - C. Park Avenue Builders, 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 **June 11, 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

May 12, 2020
RVE Job No. 15151406

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: Park Avenue Builders, LLC
APPLICATION NUMBER: SD 1854 (Dewey Ct)
BLOCK #: 247 **LOT(S) #:** 11, 12, 13, 14, 15 & 16

Per our records, the Maintenance Guarantee for the captioned application is due to expire on May 31, 2020. Based upon the performance bond release resolved by the Township Committee on May 31, 2018, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond # CT020567M
2. Issued by: First Indemnity of America Insurance Company
3. Amount of Guarantee: **\$41,060.00**
4. Date of Bond: May 30, 2018

Remington & Vernick Engineers has inspected all improvements covered by the obligor's guarantee. We are satisfied that the bonded improvements are acceptable and all conditions for the release of the guarantee have been met

Please advise this office if your office has any items of concerns or maintenance items, which should be addressed, and our office will notify the bonding company. If there are none, it is my recommendation that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Maintenance Guarantee and any excess escrow for the next meeting. Any release must be subject to verification that all outstanding engineering inspection escrow charges are paid, and the Ocean County Soil Conservation District and applicable regulatory agencies do not object to the action. In the interim, the applicant should complete and return the attached form authorizing return of unused escrow monies once all fees for professional services are paid

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; Lauren Kirkman, Township Clerk; Steve Secare, Township Attorney (via email); Ocean County Soil Conservation District
Park Avenue Builders, LLC, 104 Leonard Street, Lakewood, NJ 08701 w/encl.

(D)2.2020-0202

Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 765.01, Lot 24 And Block 765.01, Lot 25 (John Street)

WHEREAS, 269 John Street Holdings, LLC (hereafter referred to as owner) is the owner of the properties known as Block 765.01, Lot 24, and Block 765.01, Lot 25; 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 765.01, Lot 24, and Block 765.01, Lot 25 into new Block 765.01, Lot 24.01.
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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Request

Approval

RESOLUTION # 2020-202

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY REQUESTING A
CONSOLIDATION OF BLOCK 765.01, LOT 24 AND BLOCK
765.01, LOT 25**

WHEREAS, 269 John Street Holdings, LLC (hereafter referred to as owner) is the owner of the properties known as Block 765.01, Lot 24, and Block 765.01, Lot 25; 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 765.01, Lot 24, and Block 765.01, Lot 25 into new Block 765.01, Lot 24.01.
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 **June 11, 2020**.

LAUREN KIRKMAN, RMC, CMR
Township Clerk



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

SCOTT M. COLABELLA
OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com

6



INSTR # 2020017146
OR BK 17789 PG 1781
RECORDED 02/18/2020 08:38:39 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

02/05/2020

COUNTY OF OCEAN
CONSIDERATION 1.00
REALTY TRANSFER FEE ~~0.00~~
DATE 2/18/20 BY DD

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

DEED



OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)

liezer Gibber

SECOND PARTY NAME: (Enter Last Name, First Name)

269 John Street Holdings LLC

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS:

DD - cash

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 765.01

LOT: 24

MUNICIPALITY: (Select Municipality from Drop-Down Box)

LAKWOOD



CONSIDERATION: \$ 1.00

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street Address 251 Elm Street

Town Lakewood

State NJ Zip 08701

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

RIVERSIDE ABSTRACT, LLC
As Agent for
CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A LEGAL DESCRIPTION continued

Title No.: RANJ-37915A

Parcel II

Tract II:
All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Lakewood, County of Ocean, State of New Jersey being more particularly described as follows:

BEING known and designated as Lot 18 in Block A4 as shown on a certain plan entitled "Map of Thomas J. Sprowl's Property At Lakewood, New Jersey," filed in the Ocean County Clerk's Office on November 26, 1895 as Map No. A-239

BEGINNING at a point in the Northeasterly Right-of-Way of John Street (66 feet wide) said point being distant 186.54 feet from the intersection of the Northeasterly Right-of-Way of John Street and the Northwesterly Right-of-Way of Melville Avenue (50 feet wide) and from said beginning point running, Thence;

- (1) Along the said Right-of-Way of John Street, North 56° 34' 00" West 50.00 feet to a point in the Southeasterly line of Block 765.01 Lot 23, Thence;
- (2) North 13° 00' 00" East 199.98 feet to a point in the Southwesterly line of Block 765.01 Lot 28.01, Thence;
- (3) South 56° 34' 00" 50.00 feet to a point in the Northwesterly line of Block 765.01, Lot 25, Thence;
- (4) South 13° 00' 00" West 199.98 feet to the point and place of BEGINNING.

BEING in accordance with a survey prepared by Newlines Engineering and Survey dated 9/10/2019.

FOR INFORMATION ONLY:

County: Ocean, Municipality: Lakewood
Tax Block: 765.01, Tax Lot: 24
Address: 269 John Street, Lakewood, NJ 08701.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s) Eliezer Gibber

Current Street Address 110 Arlington Avenue

City, Town, Post Office Lakewood State NJ ZIP Code 08701

Property Information

Block(s) 765.01 Lot(s) 24 Qualifier _____

Street Address (Vacant Land) John Street

City, Town, Post Office Lakewood State NJ ZIP Code 08701

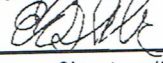
| | | | |
|----------------------------------|---------------------|--------------------------------|---------------|
| Seller's Percentage of Ownership | Total Consideration | Owner's Share of Consideration | Closing Date |
| 100 | 1.00 | 100% | <u>2-5-20</u> |

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
- Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

| | | |
|-----------------------|---|---|
| <u>2-5-20</u> Date |  Signature (Seller) | Indicate if Power of Attorney or Attorney in Fact |
| _____ Date | _____ Signature (Seller) | Indicate if Power of Attorney or Attorney in Fact |

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Ocean } SS. County Municipal Code 1515

| FOR RECORDER'S USE ONLY | |
|-------------------------|-----------------------------|
| Consideration | \$ <u>100</u> |
| RTF paid by seller | \$ <u>2000</u> |
| Date | <u>2/18/20</u> By <u>DS</u> |

MUNICIPALITY OF PROPERTY LOCATION Lakewood

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Eliezer Gibber, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated February 5, 2020 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 765.01 Lot number 24 located at (vacant land) John Street, Lakewood, NJ and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail. Consideration under \$100.00.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
 - B. { BLIND PERSON Grantor(s) legally blind or; *
 DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 5th day of February 20

Eliezer Gibber
Signature of Deponent Grantor Name

110 Arlington Avenue
Lakewood, NJ 08701 Grantor Address at Time of Sale

Deponent Address

xxx-xxx-069
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

MIRIAM B. WEINSTEIN
Attorney at Law
of the State of New Jersey


| FOR OFFICIAL USE ONLY | |
|-----------------------|------------------------------|
| Instrument Number | County <u>Ocean</u> |
| Deed Number | Book <u>Page</u> |
| Deed Dated | Date Recorded <u>2/18/20</u> |

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to. STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:





Eliezer Gibber (Seal)

STATE OF NEW JERSEY, COUNTY OF OCEAN SS.:

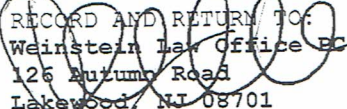
I CERTIFY that on February 5, 2020, **Eliezer Gibber**, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for **\$1.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A.46:15-5.)



NOTARY

MIRIAM B. WEINSTEIN
Attorney at Law
of the State of New Jersey


RECORD AND RETURN TO:
Weinstein Law Office PC
126 Autumn Road
Lakewood, NJ 08701

RANJ: 379154
Record & Return to:
Riverside Abstract, LLC
212 Second Street, Suite 200



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

SCOTT M. COLABELLA
OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com



INSTR # 2020017147
OR BK 17789 PG 1787
RECORDED 02/18/2020 08:38:39 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RTF TOTAL TAX \$2,027.00

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

11/26/2019

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

DEED

COUNTY OF OCEAN
CONSIDERATION 340,000
REALTY TRANSFER FEE 2027.00
DATE 2/18/20 BY 00

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)
Yaakov Dovid Gluck

SECOND PARTY NAME: (Enter Last Name, First Name)
269 John Street Holdings LLC

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS:

5d
80-cash

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 765.01

LOT: 25

MUNICIPALITY: (Select Municipality from Drop-Down Box)

LAKWOOD

CONSIDERATION: \$1.00 340,000.00

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street Address 251 Elm Street Town Lakewood State NJ Zip 08701

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Prepared By:

Miriam B. Weinstein, Esq.

DEED

This Deed is made on November 26, 2019

| | |
|---------------------|---------|
| COUNTY OF OCEAN | |
| CONSIDERATION | 340,000 |
| REALTY TRANSFER FEE | 2027.00 |
| DATE | 2/18/20 |
| BY | MD |

BETWEEN

Yaakov Dovid Gluck,

whose address is 17/0001 Shaul Hamelech St., Jerusalem, Israel,
9737117, referred to as the Grantors,

AND

269 John Street Holdings LLC, a New Jersey Limited
Liability Company,

whose address is 251 Elm Street, Lakewood, NJ 08701 referred to as
the Grantees.

The words "Grantor" and "Grantee" shall mean all Grantors and all
Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys
(transfers ownership of) the property described below to the
Grantee. This transfer is made for the sum of **THREE HUNDRED FORTY
THOUSAND (\$340,000.00) DOLLAR(S) AND XX/100 CENTS.** The Grantor
acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) TOWNSHIP OF LAKEWOOD
Block No. 765.01 Lot No. 25

Property. This property consists of the land and all the
buildings and structures on the land situated in the Township of
LAKEWOOD, County of Ocean, and State of New Jersey.

The legal description is:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF FOR
COMPLETE DESCRIPTION.

BEING commonly known as 269 John Street, Lakewood, NJ

Being the same premises conveyed to Grantor herein by deed from
Jacob Yaakov Brownstein and Chana Brownstein, dated February 3,
2014 and recorded August 22, 2019 in the Ocean County Clerk's
Office in Deed Book 17579, Page 1302.

Title was previously vested as follows:

Jacob Yaakov Brownstein and Chana Brownstein, his wife by deed
from Eliezer Karfoil, dated March 10, 2010 and recorded March 17,
2010 in the Ocean County Clerk's Office in Deed Book 14550, Page
1244.

SUBJECT to covenants, easements and restrictions of record, if
any, and such state of facts as an accurate survey would
disclose.

Promises by Grantor. The Grantor promises that the Grantor has
done no act to encumber the property. The promise is called a

State of New Jersey

NONRESIDENT SELLER'S TAX DECLARATION



(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Yaakov David Gluck

Current Street Address:

17/0001 Shaul Hamelech St

City, Town, Post Office Box

State

Zip Code

973717

Jerusalem Israel

PROPERTY INFORMATION

Block(s)

765.01

Lot(s)

25

Qualifier

Street Address:

269 John Street

City, Town, Post Office Box

Lakewood

State

NJ

Zip Code

08701

Seller's Percentage of Ownership
100%

Total Consideration
340,000

Owner's Share of Consideration
340,000

Closing Date

2/5/2020

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

11/26/2019
Date

Yaakov David Gluck
Signature (Seller)

Please indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Please indicate if Power of Attorney or Attorney in Fact

RIVERSIDE ABSTRACT, LLC
As Agent for
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A LEGAL DESCRIPTION

Title No.: RANJ-37915A

Parcel I

Tract I:

All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Lakewood, County of Ocean, State of New Jersey being more particularly described as follows:

BEING known and designated as Lot 19 in Block A4 as shown on a certain plan entitled "Map of Thomas J. Sprowl's Property At Lakewood, New Jersey," filed in the Ocean County Clerk's Office on November 26, 1895 as Map No. A-239

BEGINNING at a point in the Northeasterly Right-of-Way of John Street (66 feet wide) said point being distant 136.54 feet from the intersection of the Northeasterly Right-of-Way of John Street and the Northwesterly Right-of-Way of Melville Avenue (50 feet wide) and from said beginning point running, Thence;

- (1) Along the said Right-of-Way of John Street, North 56° 34' 00" West 50.00 feet to a point in the Southeasterly line of Block 765.01 Lot 24, Thence;
- (2) North 13° 00' 00" East 199.98 feet to a point in the Southwesterly line of Block 765.01 Lot 28.01, Thence;
- (3) Along the Southwesterly line of Block 765.01 Lot 28.01 and Lot 32, South 56° 34' 00" East 50.00 feet to a point in the Northwesterly line of Block 765.01, Lot 33, Thence;
- (4) Along the Northwesterly line of Block 765.01, Lot 33, 34, 35 and 36, South 13° 00' 00" West 199.98 feet to the point and place of BEGINNING.

BEING in accordance with a survey prepared by Newlines Engineering and Survey dated 9/10/2019.

FOR INFORMATION ONLY:

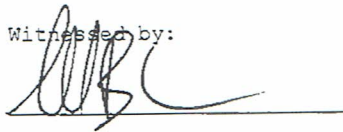
County: Ocean, Municipality: Lakewood Township
Tax Block: 765.01, Tax Lot: 25
Address: 269 John Street #1, Lakewood, NJ 08701.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

"covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

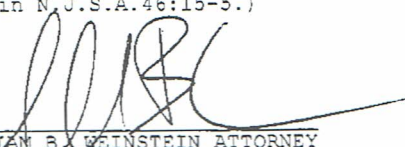


Yaakov Dovid Gluck (Seal)
Yaakov Dovid Gluck

STATE OF New Jersey, COUNTY OF Ocean SS.:

I CERTIFY that on November 26 2019, Yaakov Dovid Gluck, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$340,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A.46:15-5.)


MIRIAM B. WEINSTEIN ATTORNEY
AT LAW STATE OF NEW JERSEY

RECORD AND RETURN TO:
Weinstein Law Office PC
126 Aucutt Road
Lakewood, NJ 08702

PAW-379154
Record & Return to:
Riverside Abstract, LLC
212 Second Street, Suite 502
Lakewood, NJ 08701

(D)3.2020-0203

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment (Multiple Lot and Blocks)

WHEREAS, the following Taxpayer(s) have filed an appeal against his/her assessment, and was successful at the appeal process, which granted a reduction of assessment, and

WHEREAS, pursuant to State Statute N.J.S.A 54:4-69.2, the following Taxpayer(s) are entitled to a reduction in taxes due to an appeal, to be calculated based on the new assessed value and the tax rate pertaining to the year appealed, which is then applied to his/her account, and

WHEREAS, the following Taxpayer(s) shall receive a refund of overpayment based on the Tax Court Judgment(s) on the properties as follows:

| <u>Blk/Lot</u> | <u>Name</u> | <u>Address</u> | <u>Year</u> | <u>Refund</u> |
|--------------------|--------------------------------------|-----------------------|-------------|---------------|
| 25.02/14 | Silberberg, Chaim & H. | 1472 Cedar Row | 2019 | \$727.94 |
| 104/2.116 | Silberberg, Lea | 116 Downing St | 2019 | \$588.03 |
| 104.02/16 | Mr. San, LLC | 1501 Berkowitz Ave | 2019 | \$513.71 |
| 189.03/76.01 | DC Commercial LLC | 1125 Ocean Ave | 2019 | \$21,020.58 |
| 189.06/160 | Woodlake Golf, LLC | 25 New Hampshire Ave | 2017 | \$36,478.40 |
| 248/1.12 | Murkav Holdings, LLC | 303 So.Park Ave | 2019 | \$491.85 |
| 248.03/57 | 30 Congress St.Lakewood | 30 Congress St | 2019 | \$1193.56 |
| 1077/52 | Mr.San, LLC | 74 Chestnut St. | 2019 | \$730.12 |
| 1160.04/41 | Fourteenth Vent, LLC Paramont SVC | 1215 Rte.70 | 2019 | \$17,461.76 |
| 189.03/1.45/C1000 | Murkav Holdings | 45 Woodlake Manor Dr | 2017 | \$318.06 |
| 189.03/1.45/C1000 | Murkav Holdings | 45 Woodlake Manor Dr | 2018 | \$404.91 |
| 189.03/1.45/C1000 | Murkav Holdings | 45 Woodlake Manor Dr | 2019 | \$673.29 |
| 189.03/3.152/C1000 | Murkav Holdings | 152 Woodlake Manor Dr | 2017 | \$283.18 |
| 189.03/3.152/C1000 | Murkav Holdings | 152 Woodlake Manor Dr | 2018 | \$362.95 |
| 189.03/3.152/C1000 | Murkav Holdings | 152 Woodlake Manor Dr | 2019 | \$603.34 |
| 189.03/2.213/C1000 | Murkav Holdings | 213 Woodlake Manor Dr | 2017 | \$279.07 |
| 189.03/2.213/C1000 | Murkav Holdings | 213 Woodlake Manor Dr | 2018 | \$354.56 |
| 189.03/2.213/C1000 | Murkav Holdings | 213 Woodlake Manor Dr | 2019 | \$590.22 |
| 189.03/5.415/C1000 | Murkav Holdings,LLC | 415 Woodlake Manor Dr | 2017 | \$295.49 |
| 189.03/5.415/C1000 | Murkav Holdings,LLC | 415 Woodlake Manor Dr | 2018 | \$379.74 |

| | | | | |
|--------------------|----------------------|-----------------------|-------|-------------|
| 189.03/5.415/C1000 | Murkav Holdings, LLC | 415 Woodlake Manor Dr | 2019 | \$638.31 |
| 232/7.03 | Murkav Holdings, LLC | 746 Park Ave | 2017 | \$1354.32 |
| 232/7.03 | Murkav Holdings, LLC | 746 Park Ave | 2018 | \$1384.68 |
| 232/7.03 | Murkav Holdings, LLC | 746 Park Ave | 2019 | \$1442.76 |
| 189.03/6.300 | Murkav Holdings, LLC | 300 Woodlake Manor Dr | 2017 | \$285.23 |
| 189.03/6.300 | Murkav Holdings, LLC | 300 Woodlake Manor Dr | 2018 | \$362.95 |
| 189.03/6.300 | Murkav Holdings, LLC | 300 Woodlake Manor Dr | 2019 | \$607.71 |
| | | | Total | \$89,826.72 |

THEREFORE BE IT RESOLVED, by the Township Committee that the Treasurer be authorized to refund the credits per said amounts c/o the following Attorney which represented the above Taxpayer(s), and the Tax Collector to adjust her records:

Zipp & Tannenbaum, LLC
Attorneys at Law
166 Gatzmer Avenue
Jamesburg, NJ 08831

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Attny Zipp Refunds on Tax Court Judgments

Resolution # 2020-203

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING A REFUND BASED ON A TAX COURT JUDGMENT**

WHEREAS, the following Taxpayer(s) have filed an appeal against his/her assessment, and was successful at the appeal process, which granted a reduction of assessment, and

WHEREAS, pursuant to State Statute N.J.S.A 54:4-69.2, the following Taxpayer(s) are entitled to a reduction in taxes due to an appeal, to be calculated based on the new assessed value and the tax rate pertaining to the year appealed, which is then applied to his/her account, and

WHEREAS, the following Taxpayer(s) shall receive a refund of overpayment based on the Tax Court Judgment(s) on the properties as follows:

| <u>Blk/Lot</u> | <u>Name</u> | <u>Address</u> | <u>Year</u> | <u>Refund</u> |
|--------------------|--------------------------------------|-----------------------|-------------|---------------|
| 25.02/14 | Silberberg, Chaim & H. | 1472 Cedar Row | 2019 | \$727.94 |
| 104/2.116 | Silberberg, Lea | 116 Downing St | 2019 | \$588.03 |
| 104.02/16 | Mr. San, LLC | 1501 Berkowitz Ave | 2019 | \$513.71 |
| 189.03/76.01 | DC Commercial LLC | 1125 Ocean Ave | 2019 | \$21,020.58 |
| 189.06/160 | Woodlake Golf, LLC | 25 New Hampshire Ave | 2017 | \$36,478.40 |
| 248/1.12 | Murkav Holdings, LLC | 303 So.Park Ave | 2019 | \$491.85 |
| 248.03/57 | 30 Congress St.Lakewood | 30 Congress St | 2019 | \$1193.56 |
| 1077/52 | Mr.San, LLC | 74 Chestnut St. | 2019 | \$730.12 |
| 1160.04/41 | Fourteenth Vent, LLC Paramont SVC | 1215 Rte.70 | 2019 | \$17,461.76 |
| 189.03/1.45/C1000 | Murkav Holdings | 45 Woodlake Manor Dr | 2017 | \$318.06 |
| 189.03/1.45/C1000 | Murkav Holdings | 45 Woodlake Manor Dr | 2018 | \$404.91 |
| 189.03/1.45/C1000 | Murkav Holdings | 45 Woodlake Manor Dr | 2019 | \$673.29 |
| 189.03/3.152/C1000 | Murkav Holdings | 152 Woodlake Manor Dr | 2017 | \$283.18 |
| 189.03/3.152/C1000 | Murkav Holdings | 152 Woodlake Manor Dr | 2018 | \$362.95 |
| 189.03/3.152/C1000 | Murkav Holdings | 152 Woodlake Manor Dr | 2019 | \$603.34 |

| | | | | |
|--|-----------------------|--------------|-------------|-----------|
| 189.03/2.213/C1000 Murkav Holdings | 213 Woodlake Manor Dr | 2017 | \$279.07 | |
| 189.03/2.213/C1000 Murkav Holdings | 213 Woodlake Manor Dr | 2018 | \$354.56 | |
| 189.03/2.213/C1000 Murkav Holdings | 213 Woodlake Manor Dr | 2019 | \$590.22 | |
| 189.03/5.415/C1000 Murkav Holdings,LLC | 415 Woodlake Manor Dr | 2017 | \$295.49 | |
| 189.03/5.415/C1000 Murkav Holdings,LLC | 415 Woodlake Manor Dr | 2018 | \$379.74 | |
| 189.03/5.415/C1000 Murkav Holdings,LLC | 415 Woodlake Manor Dr | 2019 | \$638.31 | |
| 232/7.03 | Murkav Holdings, LLC | 746 Park Ave | 2017 | \$1354.32 |
| 232/7.03 | Murkav Holdings, LLC | 746 Park Ave | 2018 | \$1384.68 |
| 232/7.03 | Murkav Holdings, LLC | 746 Park Ave | 2019 | \$1442.76 |
| 189.03/6.300 Murkav Holdings, LLC | 300 Woodlake Manor Dr | 2017 | \$285.23 | |
| 189.03/6.300 Murkav Holdings, LLC | 300 Woodlake Manor Dr | 2018 | \$362.95 | |
| 189.03/6.300 Murkav Holdings, LLC | 300 Woodlake Manor Dr | 2019 | \$607.71 | |
| Total | | | \$89,826.72 | |

THEREFORE BE IT RESOLVED, by the Township Committee that the Treasurer be authorized to refund the credits per said amounts c/o the following Attorney which represented the above Taxpayer(s), and the Tax Collector to adjust her records:

Zipp & Tannenbaum, LLC
Attorneys at Law
166 Gatzmer Avenue
Jamesburg, NJ 08831

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 **June 11, 2020.**

Lauren Kirkman, RMC, RMC
Township Clerk

(D)4.2020-0204

A Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of Taxes On Parcels No Longer Assessed (Bl 533, L 3; Bl 533, L10)

WHEREAS, various properties have had an approved subdivision, which now has no assessed value,

WHEREAS, upon approval of the Municipal Tax rate the final tax bills have been created which canceled the preliminary billing and created an overpayment of taxes as follows;

| <u>B/L</u> | <u>Address</u> | <u>Amounts</u> |
|------------|-----------------|----------------|
| 533/3 | 84 Cross Street | 13,175.67 |
| 533/10 | 56 Cross Street | 10,344.7cm5 |
| | | \$23,520.42 |

WHEREAS, the Taxpayer has provided valid proof of payment and is now requesting a refund to be sent to the following:

Greevo, Cross, LLC
104 Leonard Street
Lakewood, NJ 08701

THEREFORE BE IT RESOLVED, by the Township Committee, County of Ocean, State of New Jersey that the Treasurer is hereby directed to draft a check in the amount of \$23,520.42 to the Taxpayer named, and the Tax Collector to adjust her records accordingly.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution refund 533/3 & 533/10

Resolution # 2020-204

**A RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A REFUND
OF TAXES ON PARCELS NO LONGER ASSESSED**

WHEREAS, various properties have had an approved subdivision, which now has no assessed value,

WHEREAS, upon approval of the Municipal Tax rate the final tax bills have been created which canceled the preliminary billing and created an overpayment of taxes as follows;

| <u>B/L</u> | <u>Address</u> | <u>Amounts</u> |
|------------|-----------------|----------------|
| 533/3 | 84 Cross Street | 13,175.67 |
| 533/10 | 56 Cross Street | 10,344.7cm5 |
| | | \$23,520.42 |

WHEREAS, the Taxpayer has provided valid proof of payment and is now requesting a refund to be sent to the following:

Greevo, Cross, LLC
104 Leonard Street
Lakewood, NJ 08701

THEREFORE BE IT RESOLVED, by the Township Committee, County of Ocean, State of New Jersey that the Treasurer is hereby directed to draft a check in the amount of \$23,520.42 to the Taxpayer named, and the Tax Collector to adjust her records accordingly.

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 **June 11, 2020.**

Lauren Kirkman, RMC,CMR
Township Clerk

(D)5.2020-0205

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment (Bl 169, L 21)

WHEREAS, the following Taxpayer(s) have filed an appeal against his/her assessment, and was successful at the appeal process, which granted a reduction of assessment, and

WHEREAS, pursuant to State Statute N.J.S.A 54:4-69.2, the following Taxpayer(s) are entitled to a reduction in taxes due to an appeal, to be calculated based on the new assessment and the tax rate pertaining to the year appealed, which is then applied to his/her account, and

WHEREAS, the following Taxpayer(s) shall receive a refund of overpayment based on the Tax Court Judgments on their properties as follows:

| <u>Blk/Lot</u> | <u>Name</u> | <u>Address</u> | <u>Year</u> | <u>Refund</u> |
|----------------|---------------------------|-----------------|-------------|-----------------------|
| 169/21 | Tielman, Edmond C & Agnes | 357 Squankum Rd | 2017 | 7,573.93 |
| | | | | 2018 11,939.71 |
| | | | | 2019 <u>14,626.53</u> |

Total \$34,140.17

THEREFORE BE IT RESOLVED, by the Township Committee that the Treasurer be authorized to refund the credits per said amounts c/o the following Attorney which represented the above Taxpayer(s), and the Tax Collector to adjust her records:

Tielman, Edmond C & Agnes
c/o: The Lutz Law Group
121 Ridge Avenue
Passaic, NJ 07055

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution refund of SBJ Block 169 Lot 21

RESOLUTION #2020-205

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING A REFUND BASED ON A TAX COURT JUDGMENT**

WHEREAS, the following Taxpayer(s) have filed an appeal against his/her assessment, and was successful at the appeal process, which granted a reduction of assessment, and

WHEREAS, pursuant to State Statute N.J.S.A 54:4-69.2, the following Taxpayer(s) are entitled to a reduction in taxes due to an appeal, to be calculated based on the new assessment and the tax rate pertaining to the year appealed, which is then applied to his/her account, and

WHEREAS, the following Taxpayer(s) shall receive a refund of overpayment based on the Tax Court Judgments on their properties as follows:

| <u>Blk/Lot</u> | <u>Name</u> | <u>Address</u> | <u>Year</u> | <u>Refund</u> |
|----------------|---------------------------|-----------------|-------------|------------------|
| 169/21 | Tielman, Edmond C & Agnes | 357 Squankum Rd | 2017 | 7,573.93 |
| | | | 2018 | 11,939.71 |
| | | | 2019 | <u>14,626.53</u> |

Total \$34,140.17

THEREFORE BE IT RESOLVED, by the Township Committee that the Treasurer be authorized to refund the credits per said amounts c/o the following Attorney which represented the above Taxpayer(s), and the Tax Collector to adjust her records:

Tielman, Edmond C & Agnes
c/o: The Lutz Law Group
121 Ridge Avenue
Passaic, NJ 07055

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 **June 11, 2020.**

Lauren Kirkman, RMC, CMR
Township Clerk

(D)6.2020-0206

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment (Bl 2, Lot 60)

WHEREAS, the Taxpayer(s) of Block 2 Lot 60, Taxpayer known as Freedman, Betzalel & Sarah have filed an appeal against his/her assessed value, and was successful at the appeal process, which granted a reduction of assessment, and

WHEREAS, pursuant to State Statute N.J.S.A 54:4-69.2, the Taxpayer(s) are entitled to a reduction in taxes due to an appeal, to be calculated based on the new assessed value and the tax rate pertaining to the year appealed, which is then applied to his/her account, and

WHEREAS, the Taxpayer(s) have requested and shall receive a refund of overpayment based on the Tax Court Judgments on their property as follows:

| <u>Blk/Lot</u> | <u>Address</u> | <u>Year</u> | <u>Refund</u> |
|----------------|--------------------|-------------|---------------|
| 2/60 | 124 Seminole Drive | 2019 | 618.64 |
| | | Total | \$618.64 |

THEREFORE BE IT RESOLVED, by the Township Committee that the Treasurer be authorized to draft a check in the amount of \$618.64 to the Taxpayer named, and the Tax Collector to adjust her records accordingly.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Refund on Tax Court Judgment B 2 L 60

RESOLUTION # 2020-206

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING A REFUND BASED ON A
TAX COURT JUDGMENT**

WHEREAS, the Taxpayer(s) of Block 2 Lot 60, Taxpayer known as Freedman, Betzalel & Sarah have filed an appeal against his/her assessed value, and was successful at the appeal process, which granted a reduction of assessment, and

WHEREAS, pursuant to State Statute N.J.S.A 54:4-69.2, the Taxpayer(s) are entitled to a reduction in taxes due to an appeal, to be calculated based on the new assessed value and the tax rate pertaining to the year appealed, which is then applied to his/her account, and

WHEREAS, the Taxpayer(s) have requested and shall receive a refund of overpayment based on the Tax Court Judgments on their property as follows:

| <u>Blk/Lot</u> | <u>Address</u> | <u>Year</u> | <u>Refund</u> |
|----------------|--------------------|-------------|---------------|
| 2/60 | 124 Seminole Drive | 2019 | 618.64 |
| | | Total | \$618.64 |

THEREFORE BE IT RESOLVED, by the Township Committee that the Treasurer be authorized to draft a check in the amount of \$618.64 to the Taxpayer named, and the Tax Collector to adjust her records accordingly.

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 **June 11, 2020.**

Lauren Kirkman RMC, CMR
Township Clerk

(D)7.2020-0207

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment (Bl 49 L 4.685 Q C2000)

WHEREAS, the Taxpayer(s) of Block 49 Lot 4.685 Q C2000, Taxpayer known as Friedman, T Elliot & Vivian have filed an appeal against his/her assessed value, and was successful at the appeal process, which granted a reduction of assessment, and

WHEREAS, pursuant to State Statute N.J.S.A 54:4-69.2, the Taxpayer(s) are entitled to a reduction in taxes due to an appeal, to be calculated based on the new assessed value and the tax rate pertaining to the year appealed, which is then applied to his/her account, and

WHEREAS, the Taxpayer(s) have requested and shall receive a refund of overpayment based on the Tax Court Judgments on their property as follows:

| <u>Blk/Lot</u> | <u>Address</u> | <u>Year</u> | <u>Refund</u> |
|----------------|----------------------|-------------|---------------|
| 49/4.685/C2000 | 685 North Lake Drive | 2019 | 319.16 |
| | | Total | \$319.16 |

THEREFORE BE IT RESOLVED, by the Township Committee that the Treasurer be authorized to draft a check in the amount of \$319.16 to the Taxpayer named, and the Tax Collector to adjust her records accordingly.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Refund on Tax Court Judgment B 49 L 4.685

RESOLUTION #2020-207

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING A REFUND BASED ON A
TAX COURT JUDGMENT**

WHEREAS, the Taxpayer(s) of Block 49 Lot 4.685 Q C2000, Taxpayer known as Friedman, T Elliot & Vivian have filed an appeal against his/her assessed value, and was successful at the appeal process, which granted a reduction of assessment, and

WHEREAS, pursuant to State Statute N.J.S.A 54:4-69.2, the Taxpayer(s) are entitled to a reduction in taxes due to an appeal, to be calculated based on the new assessed value and the tax rate pertaining to the year appealed, which is then applied to his/her account, and

WHEREAS, the Taxpayer(s) have requested and shall receive a refund of overpayment based on the Tax Court Judgments on their property as follows:

| <u>Blk/Lot</u> | <u>Address</u> | <u>Year</u> | <u>Refund</u> |
|----------------|----------------------|-------------|---------------|
| 49/4.685/C2000 | 685 North Lake Drive | 2019 | 319.16 |
| | | Total | \$319.16 |

THEREFORE BE IT RESOLVED, by the Township Committee that the Treasurer be authorized to draft a check in the amount of \$319.16 to the Taxpayer named, and the Tax Collector to adjust her records accordingly.

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 **June 11, 2020.**

Lauren Kirkman, RMC, CMR
Township Clerk

(D)8.2020-0208

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 NJDOT Bikeway 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 of **Three Hundred Seventy Five Thousand dollars and 00 cents (\$375,000.00)**, which item is now available as:

REVENUE:

| | |
|----------------------------|--------------|
| NJDOT 2020 Bikeway Program | \$375,000.00 |
|----------------------------|--------------|

APPROPRIATION:

| | |
|----------------------------|--------------|
| NJDOT 2020 Bikeway Program | \$375,000.00 |
|----------------------------|--------------|

BE IT FURTHER RESOLVED that the above is a result of funds being made available from the State of New Jersey Department of Transportation Fiscal Year 2020 Bikeway Program

BE IT FURTHER RESOLVED that the Township Clerk shall forward two 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 **June 11, 2020**.

Lauren Kirkman RMC, CMR

ATTACHMENTS:

Description

Resolution Chap 159 NJDOT 2020 Bikeway Prgm

Resolution

Resolution #2020-208

**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
NJDOT 2020 BIKEWAY 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 of **Three Hundred Seventy Five Thousand dollars and 00 cents (\$375,000.00)**, which item is now available as:

REVENUE:
NJDOT 2020 Bikeway Program \$375,000.00

APPROPRIATION:
NJDOT 2020 Bikeway Program \$375,000.00

BE IT FURTHER RESOLVED that the above is a result of funds being made available from the State of New Jersey Department of Transportation Fiscal Year 2020 Bikeway Program

BE IT FURTHER RESOLVED that the Township Clerk shall forward two 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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

Resolution #2020-208

**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
NJDOT 2020 BIKEWAY 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 of **Three Hundred Seventy Five Thousand dollars and 00 cents (\$375,000.00)**, which item is now available as:

| | |
|----------------------------|--------------|
| REVENUE: | |
| NJDOT 2020 Bikeway Program | \$375,000.00 |

| | |
|----------------------------|--------------|
| APPROPRIATION: | |
| NJDOT 2020 Bikeway Program | \$375,000.00 |

BE IT FURTHER RESOLVED that the above is a result of funds being made available from the State of New Jersey Department of Transportation Fiscal Year 2020 Bikeway Program

BE IT FURTHER RESOLVED that the Township Clerk shall forward two 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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

(D)9.2020-0209

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Adjustment To The Township's Bid Threshold Pursuant To The Local Public Contracts Law N.J.S.A. 40a:11-3(C)

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Resolution # 2020-209

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE ADJUSTMENT TO THE TOWNSHIP'S BID THRESHOLD PURUSANT TO THE LOCAL PUBLIC CONTRACTS LAW N.J.S.A. 40A:11-3(c)

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-3(c), permits the Governor to exercise his authority to adjust the bid threshold for awarding contracts; and

WHEREAS, on March 1, 2020, the Governor increased the bid threshold for municipalities with a Qualified Purchasing Agent to \$44,000.00 and thereby increasing the quote threshold to \$6,600.00, and

WHEREAS, the adjustment shall become effective on July 1, 2020; and

WHEREAS, Yehuda Abraham was appointed to the position of Purchasing Agent/Qualified Purchasing Agent, effective February 1, 2012.

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

1. That the governing body of the Township of Lakewood hereby increases its bid threshold to \$44,000.00 and its quote threshold to \$6,600, and
2. That a certified copy of this Resolution shall be forwarded by the Township Clerk to the following:
 - a. Township Manager
 - b. Chief Financial Officer
 - c. Purchasing Agent

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

(D)10.2020-0210

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of Three (3) Dump Trucks From Robert H. Hoover And Sons Pursuant To And In Accordance With N.J.S.A. 40a:11-11

WHEREAS, the Township of Lakewood's Public Works department wishes to purchase three (3) dump trucks from a vendor in the NJ State-approved Ocean County Bid Portal Cooperative; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, N.J.S.A. 40:11-11; and

WHEREAS, Robert Hoover and Sons of 1784 Route 9 South Toms River, NJ 08755 has been awarded an approved Ocean County Bid Portal Cooperative contract #B2019-69; and

WHEREAS, the Purchasing Agent has recommended the utilization of this contract; and,

WHEREAS, the Township Committee is satisfied with the recommendation offered by the Purchasing Agent; and,

WHEREAS, the cost for this purchase shall not exceed a total of \$464,463.00; and,

WHEREAS, the Chief Financial Officer has certified that there are sufficient legally appropriated funds not to exceed \$464,463.00 in account 0-01-44-902-047-211;

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 a contract for the purchase of three (3) dump trucks for an amount not to exceed \$464,463.00 is hereby awarded to Robert Hoover and Sons of 1784 Route 9 South Toms River, NJ 08755;
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Municipal Manager;
 - B. Purchasing Agent;
 - C. Chief Financial Officer;

D. Robert H. Hoover and Sons

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Agreement

Quote

Documents

RESOLUTION #2020-210

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE PURCHASE OF THREE (3) DUMP TRUCKS FROM ROBERT H. HOOVER AND SONS PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-11

WHEREAS, the Township of Lakewood's Public Works department wishes to purchase three (3) dump trucks from a vendor in the NJ State-approved Ocean County Bid Portal Cooperative; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, N.J.S.A. 40:11-11; and

WHEREAS, Robert Hoover and Sons of 1784 Route 9 South Toms River, NJ 08755 has been awarded an approved Ocean County Bid Portal Cooperative contract #B2019-69; and

WHEREAS, the Purchasing Agent has recommended the utilization of this contract; and,

WHEREAS, the Township Committee is satisfied with the recommendation offered by the Purchasing Agent; and,

WHEREAS, the cost for this purchase shall not exceed a total of \$464,463.00; and,

WHEREAS, the Chief Financial Officer has certified that there are sufficient legally appropriated funds not to exceed \$464,463.00 in account 0-01-44-902-047-211;

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 a contract for the purchase of three (3) dump trucks for an amount not to exceed \$464,463.00 is hereby awarded to Robert Hoover and Sons of 1784 Route 9 South Toms River, NJ 08755;
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Municipal Manager;
 - B. Purchasing Agent;
 - C. Chief Financial Officer;
 - D. Robert H. Hoover and Sons

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, County of Ocean, at its meeting held on June 11, 2020.

Lauren Kirkman CMC CMR

Please complete all identifying information in the agreement below (leaving the dates to be determined), sign and submit three originals. This agreement will be countersigned by the Township representative and become the binding agreement between you and the Township.

AGREEMENT FOR PURCHASE OF THREE (3) DUMP TRUCKS

THIS AGREEMENT made the 11th day of June in the year 2020, between the Township of Lakewood, hereinafter called the Township, and Robert Hoover and Sons of 1784 Route 9 South Toms River, NJ 08755, hereinafter called the Contractor.

WITNESSETH

The contract documents shall consist of the Bidder Information and Specifications Documents and attachments, hereinafter referred to as BISD, which include the Contractor's proposal, as accepted by the Township Committee, all addenda, the Township Committee Resolution of Award and this Agreement form of Contract. If the award of this contract was done pursuant to a solicitation of quotes from vendors, the language utilized in soliciting the services, goods and price shall be incorporated herein. They are as fully a part of this Agreement as if hereto attached or herein repeated. Pursuant to N.J.S.A. 17:44-2.2 "The Vendor shall maintain all documentation related to products, transactions or services under this contract for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of the State Comptroller upon request." Further, the Township and the Contractor, for the consideration hereinafter specified, agree as follows:

DISCRIMINATION

It is agreed that the contractor shall comply with the Affirmative Action Regulations requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and the provisions of Title II of the Americans with Disabilities Act of 1990 (the "Act") (42 U.S.C. 12101 et. seq.) as amended and supplemented from time to time.

SCOPE OF WORK

The Contractor covenants and agrees to provide all material and/or all services awarded to him in compliance with the BISD.

TERM OF CONTRACT

The term of this contract shall be for the time needed for satisfactory inspection and delivery of the said vehicles beginning on the date of award, that day being June 11, 2020.

PAYMENT

The Township agrees to pay the contractor a sum not to exceed \$464,463.00 for said materials or services when delivered or performed, in accordance with the said BISD. Payments to be made in accordance with the Townships usual requirements for submission of invoices and vouchers and approval by authorized official(s). It is further agreed that the Township reserves the right to reduce or increase any or all of the quantities in each item at the unit price bid. Acceptance of the final payment by the contractor shall be understood to be a release in full of all claims against the Township arising out of the materials and/or services furnished under this contract.

THIS CONTRACT shall be binding upon the Township, its successors and assigns, and upon the Contractor, its successors and assigns, heirs, executors or administrators.

Pursuant to N.J.S.A. 17:44-2.2, Robert Hoover and Sons of 1784 Route 9 South Toms River, NJ 08755 “shall maintain all documentation related to products, transactions or services under this contract for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of the State Comptroller upon request.”

IN WITNESS WHEREOF, the Township has caused this instrument to be signed by Raymond Coles, Mayor.

ATTESTED BY Lauren Kirkman, Township Clerk, and the Township of Lakewood seal to be hereunto affixed, and the contractor hereunto set their hands and seals, or caused these presents to be signed by their proper corporate officers and their proper corporate seal to be hereunto affixed, the day and year first above mentioned.

TOWNSHIP OF LAKEWOOD:

SIGNED: _____
Raymond Coles, Mayor

ATTEST: _____
(SEAL) Lauren Kirkman, RMC CMC Township Clerk

CONTRACTOR

SIGNED BY: _____

SIGNATURE: _____

TITLE : _____

ATTEST: _____
(SEAL) **NOTE: Attach additional signature sheets in the above form if necessary.**

Prepared for:
 Roy Myers
 Lakewood Township
 231 Third Street
 Lakewood, NJ 08701
 Phone: 732-364-2500



Prepared by:
 Al Sacca
 ROBERT H. HOOVER & SONS
 INC.
 149 GOLD MINE ROAD
 FLANDERS, NJ 07836
 Phone: 856-266-6980

County Contract

B 2019-6

QUOTATION

114SD CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
 CUM L9 300 HP @ 2000 RPM, 2200 GOV RPM, 860 LB/FT
 @ 1300 RPM
 ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH
 PTO PROVISION
 RS-25-160 25,000# R-SERIES SINGLE REAR AXLE
 26,000# FLAT LEAF SPRING REAR SUSPENSION WITH
 HELPER AND RADIUS ROD
 DETROIT DA-F-16.0-5 16,000# FL1 71.0 KPI/3.74 DROP
 SINGLE FRONT AXLE
 16,000# FLAT LEAF FRONT SUSPENSION

114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL
 CAB
 3800MM (150 INCH) WHEELBASE
 7/16X3-9/16X11-1/8 INCH STEEL FRAME
 (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
 1600MM (63 INCH) REAR FRAME OVERHANG
 PARTIAL INNER FRAME REINFORCEMENT AT FRONT
 SUSPENSION
 BODY COMPANY INSTALLED ADDITIONAL FRONT
 FRAME REINFORCEMENT FOR SNOW PLOW

| | | PER UNIT | TOTAL |
|----------------------------------|----------------------|-------------------|-------------------|
| VEHICLE PRICE | TOTAL # OF UNITS (3) | \$ 150,624 | \$ 451,872 |
| EXTENDED WARRANTY | | \$ 4,197 | \$ 12,591 |
| DEALER INSTALLED OPTIONS | | \$ 0 | \$ 0 |
| CUSTOMER PRICE BEFORE TAX | | \$ 154,821 | \$ 464,463 |

TAXES AND FEES

| | | |
|----------------|------|------|
| TAXES AND FEES | \$ 0 | \$ 0 |
| OTHER CHARGES | \$ 0 | \$ 0 |

TRADE-IN

| | | |
|--------------------|--------|--------|
| TRADE-IN ALLOWANCE | \$ (0) | \$ (0) |
|--------------------|--------|--------|

| | | | |
|--------------------|-------------------------|-------------------|-------------------|
| BALANCE DUE | (LOCAL CURRENCY) | \$ 154,821 | \$ 464,463 |
|--------------------|-------------------------|-------------------|-------------------|

COMMENTS:

Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X

Roy Myers

Date:

5/11/2019



(D)11.2020-0211

Second Addendum To The November 1, 2018 Resolution 2018-432 Of The Township Of Lakewood County Of Ocean State Of New Jersey Awarding A Contract To IPL Inc. For The Purchase Of Wheeled Refuse Collection Containers

WHEREAS, the Township of Lakewood's Department of Public Works currently is in need of wheeled refuse collection containers for its residents; and

WHEREAS, bids were originally opened on October 30, 2018 at the Lakewood Township Municipal building for said goods on a two-year contract; and

WHEREAS, IPL Inc., 140 Commercial Street Saint-Damien Bellechasse QC G0R2YO, was the most responsible and lowest responsive bidder; and

WHEREAS, the Township Committee was satisfied with the recommendation of the Purchasing Agent to make the award to IPL Inc.; and

WHEREAS, the stipulation was that the CFO would certify sufficient legally appropriated funds for the 2020 year at which time an addenda to the resolution would be issued.

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 current resolution will serve as the aforesaid addendum to the contract for the purchase of wheeled refuse containers from IPL, Inc. That no minimum or maximum quantities are implied or guaranteed. That this shall be an open-ended contract, not to exceed \$275,000 from budget account #0-01-44-902-016-211, with funds being encumbered contingent upon the availability of said funds and that the CFO's certification is hereby part of this resolution.
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. Department of Public Works
 - E. IPL Inc.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, William Rieker, Chief Financial Officer for the Township of Lakewood, do hereby certify that no amount shall be chargeable or certified until such time as the services are ordered or rendered. Prior to incurring the liability by placing the order or receiving the services, the certification of available funds shall be issued as part of the purchase order or other such document.

William 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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Previous Resolution

RESOLUTION 2020-211

**SECOND ADDENDUM TO THE NOVEMBER 1, 2018 RESOLUTION 2018-432 OF THE
TOWNSHIP OF LAKEWOOD COUNTY OF OCEAN STATE OF NEW JERSEY
AWARDING A CONTRACT TO IPL INC. FOR THE PURCHASE OF WHEELED
REFUSE COLLECTION CONTAINERS**

WHEREAS, the Township of Lakewood's Department of Public Works currently is in need of wheeled refuse collection containers for its residents; and

WHEREAS, bids were originally opened on October 30, 2018 at the Lakewood Township Municipal building for said goods on a two-year contract; and

WHEREAS, IPL Inc., 140 Commercial Street Saint-Damien Bellechasse QC G0R2YO, was the most responsible and lowest responsive bidder; and

WHEREAS, the Township Committee was satisfied with the recommendation of the Purchasing Agent to make the award to IPL Inc.; and

WHEREAS, the stipulation was that the CFO would certify sufficient legally appropriated funds for the 2020 year at which time an addenda to the resolution would be issued.

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 current resolution will serve as the aforesaid addendum to the contract for the purchase of wheeled refuse containers from IPL, Inc. That no minimum or maximum quantities are implied or guaranteed. That this shall be an open-ended contract, not to exceed \$275,000 from budget account #0-01-44-902-016-211, with funds being encumbered contingent upon the availability of said funds and that the CFO's certification is hereby part of this resolution.
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. Department of Public Works
 - E. IPL 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 June 11, 2020.

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

I, William Rieker, Chief Financial Officer for the Township of Lakewood, do hereby certify that no amount shall be chargeable or certified until such time as the services are ordered or rendered. Prior to incurring the liability by placing the order or receiving the services, the certification of available funds shall be issued as part of the purchase order or other such document.

William Rieker, Chief Financial Officer

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD COUNTY OF OCEAN STATE OF NEW JERSEY AWARDING A CONTRACT TO IPL INC. FOR THE PURCHASE OF WHEELED REFUSE COLLECTION CONTAINERS

WHEREAS, the Township of Lakewood's Department of Public Works currently is in need of wheeled refuse collection containers for its residents; and

WHEREAS, bids were originally opened on October 30, 2018 at the Lakewood Township Municipal building for said goods on a two-year contract; and

WHEREAS, IPL Inc., 140 Commercial Street Saint-Damien Bellechasse QC G0R2YO, was the most responsible and lowest responsive bidder; and

WHEREAS, the Township Committee is satisfied with the recommendation of the Purchasing Agent to make the award to IPL Inc.; and

WHEREAS, no purchases are planned for the 2018 calendar year and that the CFO will certify sufficient legally appropriated funds for the coming year at which time an addenda to the resolution will be issued.

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 contract for the purchase of wheeled refuse containers is hereby awarded to IPL, Inc. at 140 Commercial Street Saint-Damien Bellechasse QC G0R2YO and that an addenda to the resolution, based on the funds to be certified as available by the Chief Financial Officer, will be issued in 2019.
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. Public Works
 - E. IPL Inc.

CERTIFICATION

I, Kathryn Hutchinson, 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 November 1, 2018.

KATHRYN HUTCHINSON, RMC
Township Clerk

(D)12.2020-0212

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Amendments To The NJ DOSCC County Grant Program In Support Of Census 2020 Outreach Ocean County Sub-Award Grants

WHEREAS, the Township of Lakewood recognizes the importance of obtaining an accurate population count for the 2020 national census; and,

WHEREAS, the Township of Lakewood accepted the NJ DOSCC County Grant Award through Resolution 2020-164 on March 5, 2020; and,

WHEREAS, due to the COVID-19 pandemic there is a need to amend the grant agreement and extend the timelines of the project.

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

1. The Township Committee authorizes the Mayor, Administrator and Clerk to sign the attached amended Agreement and accept an amount not to exceed \$50,150 in grant funding from Ocean County through the NJ Department of State's 2020 Complete Count Commission subject to the terms of the agreement.

2. That a certified copy of this Resolution be forwarded as follows

- A. Township Manager;
- B. Chief Financial Officer;
- C. Township Auditor;
- D. Township Engineer
- E. Director Community Development

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Letter

Contract

Attachment A

RESOLUTION #2020-212

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AMENDMENTS TO THE NJ DOSCC COUNTY GRANT PROGRAM IN SUPPORT OF CENSUS 2020 OUTREACH OCEAN COUNTY SUB-AWARD GRANTS

WHEREAS, the Township of Lakewood recognizes the importance of obtaining an accurate population count for the 2020 national census; and,

WHEREAS, the Township of Lakewood accepted the NJ DOSCC County Grant Award through Resolution 2020-164 on March 5, 2020; and,

WHEREAS, due to the COVID-19 pandemic there is a need to amend the grant agreement and extend the timelines of the project.

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

1. The Township Committee authorizes the Mayor, Administrator and Clerk to sign the attached amended Agreement and accept an amount not to exceed \$50,150 in grant funding form Ocean County through the NJ Department of State's 2020 Complete Count Commission subject to the terms of the agreement.

2. That a certified copy of this Resolution be forwarded as follows

- A. Township Manager;
- B. Chief Financial Officer;
- C. Township Auditor;
- D. Township Engineer
- E. Director Community Development

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 **June 11, 2020**.

LAUREN KIRKMAN, RMC CMR
Township Clerk

JAMES RUSSELL, CHAIRMAN
EARL F. SUTTON, JR., VICE CHAIRMAN
JOSEPH H. VICARI, FREEHOLDER DIRECTOR
GARY QUINN, FREEHOLDER
JOHN N. ERNST, COUNTY ENGINEER
JOSEPH BILOTTA
DENNIS LIBERATORE
ELAINE McCRYSTAL
SCOTT K. TIRELLA
JOHN P. KELLY, FREEHOLDER ALTERNATE
MARK JEHNKE, ENGINEERING ALTERNATE
ALAN W. AVERY, JR., ALTERNATE
JOSEPH R. MARRA, ALTERNATE



OCEAN COUNTY PLANNING BOARD

P O Box 2191
Toms River, New Jersey 08754-2191
Telephone (732) 929-2054
Fax (732) 244-8396

ANTHONY M. AGLIATA
PLANNING DIRECTOR

JOHN C. SAHRADNIK
COUNSEL

ROBIN L. FLORIO
SECRETARY

May 26, 2020

Patrick Donnelly, Municipal Manager
Township of Lakewood
231 Third Street
Lakewood, NJ 08701

**RE: Amended Agreement - NJ DOSCC County Census 2020 Outreach Grants
Ocean County Sub-Award Grants**

Dear Mr. Donnelly:

In response to the COVID-19 pandemic, the U.S. Census Bureau has shifted the Census 2020 timeline to allow self-response to be allowed through October 31, 2020. To correspond to the revised timeline, the NJ Department of State's Census 2020 Complete Count Commission has determined that it is necessary to extend the timeline of the NJ Census 2020 outreach grants. Also in response to the pandemic, outreach and assistance operations need to shift from in-person strategies to activities that conform to State and National COVID-19 guidelines and rules regarding social distancing. Therefore, the previously executed Agreement and approved Attachment A submitted by Lakewood Township needs to be updated.

Therefore, please find enclosed three sets of the Amended Agreement, Attachment A: Amended Sub-Awardee Grant Form (blank), and Attachment B: Amended Program Requirements. I have sent these documents via email as well, so that the Grant Form could be more easily completed and inserted into the package.

Funding remains at the approved level not to exceed 50,150.00 to conduct outreach and assistance activities to the hard-to-count within the Township in support of Census 2020. Payment will be made on a reimbursement basis. I would recommend considering the extended timeline and State budget uncertainties in your planning and budgeting.

Printed on  Recycled Paper



SPECIAL ASSISTANCE/ACCOMMODATIONS UPON REQUEST.

Please review the attached Agreement and Attachments. Upon the Township completing and returning all three original packages, they will be scheduled and executed by the Board of Chosen Freeholders. An original executed copy of the Resolution and Amended Agreement and Attachments will be returned to you for your files.

Please complete and return the Amended Agreement package to our office as soon as possible. If you have any questions, please do not hesitate to contact me at 732-929-2054 or vpecchioli@co.ocean.nj.us. Thank you for your support of a complete count for Census 2020.

Sincerely,



Victoria K. Pecchioli, PP
Principal Planner

CC: Anthony M. Agliata, Planning Director
Menashe Miller, Lakewood Township Deputy Mayor, Ocean County Census 2020 Complete Count
Committee Member
Ervin Oross, Lakewood Township

AGREEMENT

THIS AGREEMENT, entered into on this _____th day of _____, 2020, amends the Agreement executed on February 5, 2020, between the **OCEAN COUNTY BOARD OF CHOSEN FREEHOLDERS**, a body politic of the State of New Jersey, having its principal offices at the Administration Building, 101 Hooper Avenue, Toms River, New, Jersey, 08754 (hereinafter "County") and **Lakewood Township**, having its offices at 231 Third Street, Lakewood, New Jersey 08701 (hereinafter "Township").

WITNESSETH:

WHEREAS, a complete count for Census 2020 is dependent upon encouraging full participation of the historically hard-to-count populations through outreach efforts; and

WHEREAS, the County has received grant funding from the NJ Department of State's Census 2020 Complete Count Commission (NJDOS CCC), to be used for outreach and assistance efforts to historically hard-to-count populations within the County; and

WHEREAS, based on the high percentage of hard-to-count populations and highest low response rates, the County had determined an amount not to exceed \$50,150.00 has been allocated to Lakewood Township for targeted census outreach and assistance activities to the hard-to-count populations within the Township.

WHEREAS, per Agreement dated February 5, 2020, Brick Township had submitted a proposal and cost estimate for Census 2020 outreach and assistance activities as described in Attachment A of that proposal; and

WHEREAS, in response to the COVID-19 pandemic, U.S. Census Bureau has shifted the Census 2020 timeline to allow self-response to be allowed through October 31, 2020; and

WHEREAS, to adjust to the U.S. Census 2020 timeline, the NJ Department of State’s Census 2020 Complete Count Commission has determined that it is necessary to extend the timeline of the NJ Census 2020 outreach grant through September 30, 2020; and

WHEREAS, also in response to the pandemic, it has become necessary for Lakewood Township to shift its outreach and assistance operations from in-person strategies to activities that conform to State and National COVID-19 guidelines and rules regarding social distancing.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. PURPOSE

- A. The Township agrees to revise its previously submitted Attachment A to reflect the changing situation due to the COVID-19 pandemic, which is attached hereto as Attachment A as amended, and made a part hereof.
- B. Should it become necessary to change the scope of work due to the dynamically changing COVID-19 pandemic, the Subgrantee will submit an amended Attachment A for approval by the County prior to expending funds.
- C. All activities for reimbursement under this grant shall be in accordance with the County and the NJ Department of State’s Census 2020 Complete Count Commission (NJDOS CCC) Grant program goals, priorities, grant rules, eligibility and reporting requirements, as set forth in “Attachment B Amended Program Requirements.”

2. TIME OF PERFORMANCE

- A. In response to the COVID-19 pandemic, the NJDOS CCC has extended the Grant Period to run through September 30, 2020, and to be carried out in accordance with Grant Guidelines.
1. The Township is to submit Final Programmatic and Fiscal Reports to the County no more than two weeks after the close of the Grant Period.
 2. Should the NJDOS CCC find it necessary to further extend the Grant Period, the Grant Period and Subgrantee reporting deadlines of this Agreement are likewise extended.
 3. The NJDOS CCC intends to extend the Interim Reporting deadline as well; therefore, the Township shall submit Interim Programmatic and Fiscal Reports to the County no less than two (2) weeks prior to that deadline.
 4. In the case that the Interim Reporting deadline is further extended by the NJDOS CCC, the Subgrantee Interim Report submission deadline will likewise be extended, to be received no less than two (2) two weeks prior to the new deadline.
- B. The Township shall comply with the requirements as provided in “Attachment B Amended Program Requirements.”
- C. Amended contract responsibilities shall commence upon authorization from County or its authorized representative.

3. FUNDING

- A. Payment for this pass-through grant will be made to the Township on a reimbursement-only basis for eligible expenses incurred.
- B. The total budget for this project is not to exceed \$50,150.00 for outreach and assistance activities in support of Census 2020, as set forth in Attachment A as amended.
- C. Grant funds must be used only for allowable costs, as set forth in “Attachment B Amended Program Requirements.”
- D. This sub-grant is conditioned upon the grant award from the New Jersey Department of State to the County.

4. PROCEDURES AND RULES

This Agreement is subject to and contingent upon the Township's compliance with the terms and conditions set forth in “Attachment B Amended Program Requirements.”

5. COMPLIANCE WITH OTHER GOVERNMENT STATUTES

- A. It is understood that the Township will comply with all applicable rules, regulations and procedures required by Federal, State and Local governments.
- B. Procurement of supplies, equipment, and other services with funds provided by this grant shall be accomplished in a manner generally consistent with Federal, State and Local requirements.

6. INDEMNIFICATION

The Township shall indemnify, defend and hold harmless the County of Ocean, its officers, agents and employees from and against all claims, liabilities, losses,

damages and costs, foreseen or unforeseen, including without limitation counsel and other professional or expert fees, arising out of the Township's performance of or failure to perform its obligations under this Agreement.

7. ASSIGNMENT

This Agreement shall not be assigned or transferred by either party.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

ATTEST:

**OCEAN COUNTY BOARD OF
FREEHOLDERS**

MARY ANN CILENTO
CLERK OF THE BOARD

JOSEPH H. VICARI
FREEHOLDER DIRECTOR

ATTEST:

LAKESWOOD TOWNSHIP



Census 2020 County Grants Program

Amended Ocean County – Sub-Awardee Grant Form

County of Ocean / Department of State Complete Count Commission

Amount Requested: _____ Date: _____

CONTACT INFORMATION:

Agency: _____

Contact: _____ Title: _____

Email: _____ Phone: _____

Address: _____

City, State, Zip: _____

Website: _____

HARD TO COUNT OUTREACH:

Hard to Count Populations within agency's jurisdiction:

Strategy to outreach to the HTC population: _____

(attach additional pages if necessary)

SCOPE OF WORK

| | | TOTAL REQUESTED: |
|--|---|-------------------------|
| NEEDS AND DESCRIPTION | JUSTIFICATION Attach additional pages if needed | ESTIMATED COSTS |
| CATEGORY #1: ADVERTISING AND MARKETING | | |
| <p>Eligible activities as listed in the Amended Program Requirements, including, but not exclusive to:</p> <ul style="list-style-type: none"> • Local radio PSA’s, newspaper ads and TV, production of video interview and ad segments that could be shown on TV and embedded on websites and social media. • Website and social media development, targeting and maintenance during the Census period. • Promotional items to educate and encourage HTC to complete the Census, including educational materials, handouts, posters, banners, and to include translation, paper and printing costs etc. | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| NEEDS AND DESCRIPTION | JUSTIFICATION Attach additional pages if needed | ESTIMATED COSTS |
|---|--|-----------------|
| CATEGORY #2: COMMUNITY SUPPORT CENTERS AND EVENTS | | |
| <p>Eligible activities as listed in the Amended Program Requirements, including, but not exclusive to:</p> <ul style="list-style-type: none"> • Community Support Centers* to provide assistance and internet access, which could be located in town halls, libraries, community centers and nonprofits. CSC's could be virtual, such as FaceBook Live, or include mobile support centers, such as refurbished buses or vans that could go into communities to provide internet access and assistance. • Eligible budget expenses include staffing and training, rent, technology and internet access (where not existing). • Events planned for the CSC's and community festivals. Event costs may include rent, light refreshments, entertainment & staffing for questionnaire assistance. | | |
| | | |
| | | |
| | | |
| | | |
| | | |

* Priority given to sites with existing technical capacity for internet access and will be determined on a case-by-case basis, based solely on minimum needs to provide assistance to complete the online Census.

I hereby certify that funds will be expended in accordance with the Amended Program Requirements as set forth in Attachment B, and per the NJ Department of State Census 2020 Guidelines.

Agency: _____

Date: _____

Name of Applicant: _____

Title: _____

Signature of Applicant: _____

(D)13.2020-0213

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing For The Township Of Lakewood To Process An Involuntary Disability Retirement Application

WHEREAS, the Township of Lakewood has employed Michael Ruiz as a Police Officer for the Township of Lakewood since December 29, 2003; and

WHEREAS, Officer Ruiz is an active member of the Police and Fireman's Retirement System ("PFRS"); and,

WHEREAS, Officer Ruiz has met the minimum service credit requirement of at least four (4) years for PFRS members; and; and,

WHEREAS, the Township has received medical documentation from an examining physician establishing that Officer Ruiz sustained injuries that permanently preclude him from performing the duties of his position without reasonable accommodation; and,

WHEREAS, based on the medical documentation provided, the Township is satisfied that Officer Ruiz is totally and permanently disabled and can no longer perform his assigned duties; and

WHEREAS, the Township is unable to provide an alternative to the PFRS covered position with duties the Officer is capable of performing; and,

WHEREAS, PFRS regulations require a resolution from the Governing Body confirming Officer Ruiz permanent disability.

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

1. In accordance with PFRS regulations, the Township Committee hereby consents to the processing of an involuntary disability retirement application. The Department of Finance, Human Resources and Police Department are hereby authorized to take whatever action necessary to effectuate the application process.

2. That a certified copy of this Resolution be forwarded as follows

- A. Township Manager;
- B. Chief Financial Officer;
- C. Chief of Police;
- D. Township Attorney
- E. Sciarra & Catrambone, LLC
Briggs Professional Campus
2057 Briggs Road, Suite 201
Mount Laurel, NJ 08054
(Attorney for the 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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION #2020-213

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING FOR THE TOWNSHIP OF
LAKEWOOD TO PROCESS AN INVOLUNTARY DISABILITY RETIREMENT
APPLICATION**

WHEREAS, the Township of Lakewood has employed Michael Ruiz as a Police Officer for the Township of Lakewood since December 29, 2003; and

WHEREAS, Officer Ruiz is an active member of the Police and Fireman's Retirement System ("PFRS"); and,

WHEREAS, Officer Ruiz has met the minimum service credit requirement of at least four (4) years for PFRS members; and; and,

WHEREAS, the Township has received medical documentation from an examining physician establishing that Officer Ruiz sustained injuries that permanently preclude him from performing the duties of his position without reasonable accommodation; and,

WHEREAS, based on the medical documentation provided, the Township is satisfied that Officer Ruiz is totally and permanently disabled and can no longer perform his assigned duties; and

WHEREAS, the Township is unable to provide an alternative to the PFRS covered position with duties the Officer is capable of performing; and,

WHEREAS, PFRS regulations require a resolution from the Governing Body confirming Officer Ruiz permanent disability.

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

1. In accordance with PFRS regulations, the Township Committee hereby consents to the processing of an involuntary disability retirement application. The Department of Finance, Human Resources and Police Department are hereby authorized to take whatever action necessary to effectuate the application process.

2. That a certified copy of this Resolution be forwarded as follows

- A. Township Manager;
- B. Chief Financial Officer;
- C. Chief of Police;
- D. Township Attorney
- E. Sciarra & Catrambone, LLC
Briggs Professional Campus
2057 Briggs Road, Suite 201
Mount Laurel, NJ 08054
(Attorney for the Officer)

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 **June 11, 2020**.

LAUREN KIRKMAN, RMC CMR
Township Clerk

(D)14.2020-0214

A Resolution Of The Township Committee Of The Township Of Lakewood Referring An Amendment To The Cedarbridge Redevelopment Plan Pursuant To The Local Redevelopment And Housing Law (N.J.S.A. 40a:12a-1 Et Seq.) To The Planning Board For Review

WHEREAS, the Township Committee wishes to amend the Unified Development Ordinance regarding the Cedarbridge Redevelopment Area (DA-1) in conjunction with the Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1 et seq.) and the Redevelopment Plan and Option Agreement enacted pursuant thereto.

WHEREAS, the Township Committee desires to forward the Proposed Amendment as set forth in EXHIBIT A (the “Proposed Amendment”) along with the Ordinance entitled: “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.)” which was introduced on first reading at the June _____, 2020 Township Committee Meeting; and to the Planning Board for review pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a) of the Municipal Land Use Law.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood as follows:

1. The Township Committee hereby refers the Proposed Amendment to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a).

2. The Planning Board is authorized and directed to prepare a report of its recommendations (the “Planning Board Report”) to the Proposed Amendment to the Plan within thirty-five (35) days of the date hereof.

3. The Planning Board Report shall identify any provisions within the Proposed Amendment to the Plan that are inconsistent with the Township’s Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.

4. If the Planning Board Report is not transmitted to the Committee within thirty-five (35) days of the date hereof, the Committee shall be relieved of the requirement to obtain a Planning Board Report for the Proposed Amendment to the Plan in accordance with N.J.S.A. 40:55D-26(a).

5. The Clerk of the Township shall forward a copy of this Resolution to the Planning Board for review pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a).

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION 2020-214

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD REFERRING AN AMENDMENT TO THE CEDARBRIDGE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.) TO THE PLANNING BOARD FOR REVIEW

WHEREAS, the Township Committee wishes to amend the Unified Development Ordinance regarding the Cedarbridge Redevelopment Area (DA-1) in conjunction with the Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1 et seq.) and the Redevelopment Plan and Option Agreement enacted pursuant thereto.

WHEREAS, the Township Committee desires to forward the Proposed Amendment as set forth in EXHIBIT A (the “Proposed Amendment”) along with the Ordinance entitled: “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.)” which was introduced on first reading at the June 11, 2020 Township Committee Meeting; and to the Planning Board for review pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a) of the Municipal Land Use Law.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood as follows:

1. The Township Committee hereby refers the Proposed Amendment to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a).
2. The Planning Board is authorized and directed to prepare a report of its recommendations (the “Planning Board Report”) to the Proposed Amendment to the Plan within thirty-five (35) days of the date hereof.
3. The Planning Board Report shall identify any provisions within the Proposed Amendment to the Plan that are inconsistent with the Township’s Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.
4. If the Planning Board Report is not transmitted to the Committee within thirty-five (35) days of the date hereof, the Committee shall be relieved of the requirement to obtain a Planning Board Report for the Proposed Amendment to the Plan in accordance with N.J.S.A. 40:55D-26(a).

5. The Clerk of the Township shall forward a copy of this Resolution to the Planning Board for review pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a).

LAUREN KIRKMAN, RMC CMR
Township Clerk

EXHIBIT A

(D)15.2020-0215

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Use Of Enterprise Zone Assistance Funds For Basic Business Tools Training Programs For Year 2020-2021

WHEREAS, the Township of Lakewood continues to experience relatively high levels of unemployment among its residents; and

WHEREAS, the Township of Lakewood desires the operation of the “Urban Enterprise Zone Basic Business Tools Training Program 2020-2021” as a means of encouraging entrepreneurship among Lakewood’s small business community under the aegis of the Lakewood Urban Enterprise Zone; and

WHEREAS, this basic business tools training program is consistent with the UEZ program’s goal for economic development and employment growth; and

WHEREAS, this program will be for a term of one year; and

WHEREAS, the amount requested for the implementation of said project is not to exceed **\$47,000**; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c), in order to fund the Project from funds deposited in the Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the Project for funding.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood does hereby authorize the amount of \$47,000 and approve the **Urban Enterprise Zone Basic Business Tools Training Program 2020-2021** to be funded from the funds deposited in the Enterprise Zone Assistance fund;

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

LDC Resolution

Twp Resolution

RESOLUTION 2020-215

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE USE OF ENTERPRISE ZONE
ASSISTANCE FUNDS FOR BASIC BUSINESS TOOLS
TRAINING PROGRAMS FOR YEAR 2020-2021**

WHEREAS, the Township of Lakewood continues to experience relatively high levels of unemployment among its residents; and

WHEREAS, the Township of Lakewood desires the operation of the “Urban Enterprise Zone Basic Business Tools Training Program 2020-2021” as a means of encouraging entrepreneurship among Lakewood’s small business community under the aegis of the Lakewood Urban Enterprise Zone; and

WHEREAS, this basic business tools training program is consistent with the UEZ program’s goal for economic development and employment growth; and

WHEREAS, this program will be for a term of one year; and

WHEREAS, the amount requested for the implementation of said project is not to exceed **\$47,000**; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c), in order to fund the Project from funds deposited in the Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the Project for funding.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood does hereby authorize the amount of \$47,000 and approve the **Urban Enterprise Zone Basic Business Tools Training Program 2020-2021** to be funded from the funds deposited in the Enterprise Zone Assistance fund;

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 **June 11, 2020**.

LAUREN KIRKMAN, RMC CMR
Township Clerk

| Budget Category | Lakewood UEZ Funds | Municipal Funds | Total Budget: Lakewood UEZ and Municipal | Other Funds* Describe Below | Federal Funds | Total Budget: All Funds |
|---------------------------|---------------------------|------------------------|---|------------------------------------|----------------------|--------------------------------|
| Municipal Services | | | | | | |
| Salaries/Fringe | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Project | | | | | | |
| Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Acquisition | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Professional Services | \$47,000 | \$0 | \$47,000 | \$0 | \$0 | \$47,000 |
| Administration | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Loans | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Grants | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Marketing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$47,000 | \$0 | \$47,000 | \$0 | \$0 | \$47,000 |
| % of Total Project | 100.0% | 0.0% | 100.0% | 0.0% | 0.0% | 100.0% |

RESOLUTION 20-06-2

A Resolution of the Lakewood Development Corporation authorizing the use of Enterprise Zone Assistance Funds for Year 2020-2021

WHEREAS, the Township of Lakewood continues to experience relatively high levels of unemployment among its residents; and

WHEREAS , the Township of Lakewood desires the operation of the "Basic Business Tools Training 2020-2021" project as a means of promoting basic computer and bookkeeping skills and skills in operating today's most common business tools including Microsoft Suite products among Lakewood's small business community under the aegis of the Lakewood Urban Enterprise Zone; and

WHEREAS, this business tools training program is consistent with the UEZ program's goal for economic development and employment growth; and

WHEREAS, the amount requested for the implementation of said project is **\$47,000**; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c), in order to fund the Project from funds deposited in the Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the Project for funding.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Lakewood Development does hereby authorize and direct the submission of a request for the amount of \$47,000 to the Lakewood Township Committee to evaluate and approve the Project: **UEZ 2020-2 Urban Enterprise Zone Basic Business Tools Training 2020-2021** to be funded from the funds deposited in the Enterprise Zone Assistance fund;

BE IT FURTHER RESOLVED, that the Executive Director be and is hereby directed and authorized to execute any and all documentation associated with this project.

I HEREBY CERTIFY, that the above resolution is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 2nd day of June, 2020.



Rabbi Moshe Zev Weisberg, Secretary/Treasurer
David Klein, Secretary Designee

Proposed Budget Per Contract Year

| Budget Category | Lakewood UEZ Funds | Municipal Funds | Total Budget: Lakewood UEZ and Municipal | Other Funds* Describe Below | Federal Funds | Total Budget: All Funds |
|---------------------------|---------------------------|------------------------|---|------------------------------------|----------------------|--------------------------------|
| Municipal Services | | | | | | |
| Salaries/Fringe | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Project | | | | | | |
| Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Acquisition | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Professional Services | \$47,000 | \$0 | \$47,000 | \$0 | \$0 | \$47,000 |
| Administration | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Loans | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Grants | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Marketing | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$47,000 | \$0 | \$47,000 | \$0 | \$0 | \$47,000 |
| % of Total Project | 100.0% | 0.0% | 100.0% | 0.0% | 0.0% | 100.0% |

RESOLUTION

WHEREAS, the Township of Lakewood continues to experience relatively high levels of unemployment among its residents; and

WHEREAS, the Township of Lakewood desires the operation of the “Urban Enterprise Zone Basic Business Tools Training Program 2020-2021” as a means of encouraging entrepreneurship among Lakewood’s small business community under the aegis of the Lakewood Urban Enterprise Zone; and

WHEREAS, this basic business tools training program is consistent with the UEZ program’s goal for economic development and employment growth; and

WHEREAS, this program will be for a term of one year; and

WHEREAS, the amount requested for the implementation of said project is not to exceed **\$47,000**; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c), in order to fund the Project from funds deposited in the Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the Project for funding.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood does hereby authorize the amount of \$47,000 and approve the **Urban Enterprise Zone Basic Business Tools Training Program 2020-2021** to be funded from the funds deposited in the Enterprise Zone Assistance fund;

I HEREBY CERTIFY, that the above resolution is a true copy of a Resolution duly adopted Township of Lakewood in the County of Ocean and State of New Jersey at it meeting held on the 11th day of June, 2020.

| Budget Category | Lakewood UEZ Funds | Municipal Funds | Total Budget: Lakewood UEZ and Municipal | Other Funds* Describe Below | Federal Funds | Total Budget: All Funds |
|---------------------------|---------------------------|------------------------|---|------------------------------------|----------------------|--------------------------------|
| Municipal Services | | | | | | |
| Salaries/Fringe | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Project | | | | | | |
| Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Acquisition | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Professional Services | \$47,000 | \$0 | \$47,000 | \$0 | \$0 | \$47,000 |
| Administration | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Loans | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Grants | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Marketing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$47,000 | \$0 | \$47,000 | \$0 | \$0 | \$47,000 |
| % of Total Project | 100.0% | 0.0% | 100.0% | 0.0% | 0.0% | 100.0% |

(D)16.2020-0216

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Increase Of Funds In The UEZ Financial Assistance Program VI For Emergency Loans Due To The COVID-19 Health Crisis

WHEREAS, Lakewood Township’s business climate has grown rapidly in the last decade through the aid of the UEZ and whereas Lakewood wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the UEZ project: “Financial Assistance Program VI” provides the opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

WHEREAS, the project is consistent with the Lakewood Development Corporation’s UEZ Zone Five Year Development Plan; and

WHEREAS, Lakewood Township has determined that the \$1,000,000 Financial Assistance Program VI project needs to be increased at the statutorily permitted rate of 20% which will effective increase the total project amount to \$1,200,000 for the purpose of funding COVID-19 Emergency loans; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in the Second Generation Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the program for funding.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Lakewood that it does hereby authorize and direct the use of an increase of \$200,000 of UEZ funds for the project: “Financial Assistance Program VI”.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

LDC Resolution

Twop Resolution

RESOLUTION 2020-216

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING INCREASE IN THE USE FUNDS IN THE UEZ FINANCIAL ASSISTANCE PROGRAM VI FOR EMERGENCY LOANS DUE TO THE COVID-19 HEALTH CRISIS

WHEREAS, Lakewood Township’s business climate has grown rapidly in the last decade through the aid of the UEZ and whereas Lakewood wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the UEZ project: “Financial Assistance Program VI” provides the opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

WHEREAS, the project is consistent with the Lakewood Development Corporation’s UEZ Zone Five Year Development Plan; and

WHEREAS, Lakewood Township has determined that the \$1,000,000 Financial Assistance Program VI project needs to be increased at the statutorily permitted rate of 20% which will effective increase the total project amount to \$1,200,000 for the purpose of funding COVID-19 Emergency loans; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in the Second Generation Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the program for funding.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Lakewood that it does hereby authorize and direct the use of an increase of \$200,000 of UEZ funds for the project: “Financial Assistance Program VI”.

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 **June 11, 2020**.

LAUREN KIRKMAN, RMC CMR
Township Clerk

RESOLUTION 20-06-3

Authorizing an amendment and increase to Financial Assistance VI to create a COVID 19 Emergency Assistance Loan Program

WHEREAS, Lakewood Township's business climate has grown rapidly in the last decade through the aid of the UEZ and whereas Lakewood wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the UEZ project: "Financial Assistance Program VI" provides the opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

WHEREAS, the Lakewood Development Corporation and the Lakewood Township Committee have found the need to provide Emergency Loan assistance to UEZ businesses in the wake of the Corona Virus pandemic; and

WHEREAS, it is expected that an additional investment of \$200,000 of Second Generation funds associated with FAP VI will assist UEZ businesses with both physical and financial recovery; and

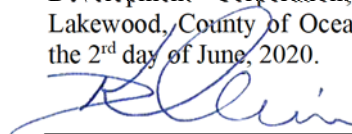
WHEREAS, the new project total will be **\$1,200,000**; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in the Second Generation Enterprise Zone Assistance Fund, the Lakewood Development Corporation governing body must adopt a resolution approving the project amendment to Financial Assistance Program VI - **UEZ 15-1-SGF**.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Lakewood Development Corporation that it does hereby authorize the amendment to the project in the amount of **\$200,000** to facilitate the project entitled, "Financial Assistance Program VI"; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute any and all documents relating to the facilitation of the purposes of this project.

I HEREBY CERTIFY that the above is a true copy of a Resolution duly adopted by the Lakewood Development Corporation, in the Township of Lakewood, County of Ocean, at its meeting held on the 2nd day of June, 2020.



Rabbi Moshe Zev Weisberg, Secretary/Treasurer
David Klein, Secretary Designe

RESOLUTION

Authorizing increase in the use of Second Generation Urban Enterprise Zone Assistance Funds to fund UEZ Financial Assistance Program.

WHEREAS, Lakewood Township’s business climate has grown rapidly in the last decade through the aid of the UEZ and whereas Lakewood wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the UEZ project: “Financial Assistance Program VI” provides the opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

WHEREAS, the project is consistent with the Lakewood Development Corporation’s UEZ Zone Five Year Development Plan; and

WHEREAS, Lakewood Township has determined that the \$1,000,000 Financial Assistance Program VI project needs to be increased at the statutorily permitted rate of 20% which will effectively increase the total project amount to \$1,200,000 for the purpose of funding COVID-19 Emergency loans; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in the Second Generation Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the program for funding.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Lakewood that it does hereby authorize and direct the use of an increase of \$200,000 of UEZ funds for the project: “Financial Assistance Program VI”.

I 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 the 11th day of June, 2020.

(D)17.2020-0217

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Use Of Second Generation Enterprise Zone Assistance Funds To Fund UEZ Financial Assistance Program

WHEREAS, Lakewood Township’s business climate has grown rapidly in the last decade through the aid of the UEZ and whereas Lakewood wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the UEZ project: “Financial Assistance Program VII” provides the opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

WHEREAS, the project is consistent with the Lakewood Development Corporation’s UEZ Zone Five Year Development Plan; and

WHEREAS, it is expected that this investment of \$2,000,000 of Second Generation funds will foster increased incentives to build up and further expand businesses located in its vicinity; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in the Second Generation Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the program for funding.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Lakewood that it does hereby authorize and direct the use of UEZ funds for the project: “Financial Assistance Program VII”.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

LDC Resolution

RESOLUTION #2020-217

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE USE OF SECOND GENERATION URBAN ENTERPRISE ZONE ASSISTANCE FUNDS TO FUND UEZ FINANCIAL ASSISTANCE PROGRAM

WHEREAS, Lakewood Township's business climate has grown rapidly in the last decade through the aid of the UEZ and whereas Lakewood wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the UEZ project: "Financial Assistance Program VII" provides the opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

WHEREAS, the project is consistent with the Lakewood Development Corporation's UEZ Zone Five Year Development Plan; and

WHEREAS, it is expected that this investment of \$2,000,000 of Second Generation funds will foster increased incentives to build up and further expand businesses located in its vicinity; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in the Second Generation Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the program for funding.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Lakewood that it does hereby authorize and direct the use of UEZ funds for the project: "Financial Assistance Program VII".

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 **June 11, 2020**.

LAUREN KIRKMAN, RMC CMR
Township Clerk

RESOLUTION 20-06-4

Authorizing the use of Zone Assistance Funds for Financial Assistance Program VII

WHEREAS, Lakewood Township's business climate has grown rapidly in the last decade through the aid of the UEZ and whereas Lakewood wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the UEZ project: "Financial Assistance Program VII" provides the opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

WHEREAS, the project is consistent with the Lakewood Development Corporation's UEZ Zone Five Year Development Plan; and

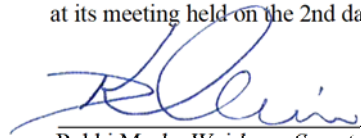
WHEREAS, it is expected that this investment of **\$2,000,000** of Zone Assistance funds will foster increased incentives to build up and further expand businesses located in its vicinity; and

WHEREAS, it is expected that the utilization of these funds will include assistance to UEZ registered businesses for standard and emergency loans; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in the Enterprise Zone Assistance Fund, the Lakewood Development Corporation governing body must adopt a resolution approving the program and authorizing the submission of the application for funding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Lakewood Development Corporation that it does hereby authorize and direct the Executive Director to execute any and all documents relating to facilitating this project, "UEZ 2020-3 FINANCIAL ASSISTANCE PROGRAM (FAP) VII".

I HEREBY CERTIFY that the above is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation Lakewood, County of Ocean, at its meeting held on the 2nd day of June, 2020.



Rabbi Moshe Weisberg, Secretary/Treasurer
David Klein, Secretary Designee

**Lakewood Urban Enterprise Zone Program
Urban Enterprise Zone Assistance Fund Project Proposal Application
Second Generation Funds**

ELIGIBLE MUNICIPAL SERVICE

PROJECT

NAME OF PROPOSAL: Financial Assistance Program VII

Municipality: Township of Lakewood

Date of LDC Meeting: June 2, 2020

Amount of Funds Requested: \$2,000,000

Project No.: UEZ 2020-3

Signature: _____
David Klein

Title: COORDINATOR

Date: June 2, 2020

The Urban Enterprise Zone Assistance Fund is to be used for the purpose of assisting qualified municipalities in which enterprise zones are designated in undertaking public improvements and in upgrading eligible municipal services in designated enterprise zones.

The governing body of the *Township of Lakewood* designated in 1994 as a qualified municipality in the *County of Ocean* which an enterprise zone is designated, and created by the participating municipality for said zone have, by resolution jointly adopted after public hearing, proposed to undertake the following project which is a public improvement of the enterprise zone or will increase eligible municipal services in the enterprise zone. The monies therefore are now deposited in the local Enterprise Zone Assistance Fund and are administered by the Lakewood Development Corporation.

"Any individual, including an individual who is not directly employed by a municipality, with the authority to administer, allocate, or approve the use of Zone Assistance Funds is subject to the "Local Government Ethics Law" P.L. 1991, c.29 (C.40A:9-22.1 et. seq.)".

Commerce regulation 12A:2A-3.1 provides for the payment of prevailing wage in connection with certain construction contracts funded in whole or in part with zone assistance funds. Any zone assistance funds approved for use in accordance with this proposal will not be utilized in a manner that would violate said provision.

I. PROJECT DESCRIPTION

Financial Assistance Program (FAP) VII

FAP VII will expand Lakewood's ability to assist its participating businesses. As of May 20, 2020, the Lakewood UEZ program supports 557 businesses that employ 10,202 full time and 2,253 part time employees. It is anticipated that as businesses locate or expand in Lakewood, they will utilize UEZ benefits as afforded to them to expand and to further assist them to offer employment opportunities to Lakewood residents.

Lakewood Urban Enterprise Zone Program
Urban Enterprise Zone Assistance Fund Project Proposal Application
Second Generation Funds

The \$2,000,000 being requested will be used to fund this loan program will be used to assist UEZ certified businesses seeking to establish or expand their companies, redevelop or otherwise improve their retail, commercial, professional services or industrial businesses. Funds may also be utilized used for working capital, purchase of inventory, supplies and machinery, purposes that further the goals and objectives of the Lakewood UEZ program.

Businesses applying for a microloan will be screened by one of the UEZ's staff and the finance committee made up of bankers, accountants and local business advocacy organizations. All documentation normally submitted to obtain a bank loan; business and personal tax returns, financial statements, business plans, project description and collateral, etc., will be required. Approval and loan disbursement will be contingent on the business remaining UEZ certified and in tax compliance.

Based on the fact that a business' participation in a UEZ loan CAN provide a beneficial interim cash flow to the business because of the preferred interest rate applied to loans for qualified UEZ businesses, the Loan approval process is often very lengthy ~ from the point of receipt of application, performance of "due diligence", UEZ Finance Committee reviews, LDC Board of Trustees approvals to the actual closing of the loan and distribution of loan proceeds. Small businesses meeting the Microloan criteria would benefit from funds Pre-approved for use from Zone Assistance funding because the processing time from application to closing is less and usually occurs within time frames that would help a small business improve their cash flows to operate efficiently and grow. The record of LDC FAP Phases of Loan approvals and relatively small incidences of defaults associated therewith indicate that the established process for approvals is successful.

In addition to the great benefits the Lakewood UEZ loan program provides its UEZ businesses, there are at times catastrophic circumstances that can negatively impact a business' operations. In just the past decade alone, some Lakewood businesses have suffered financial loss and even devastation due to Superstorm Sandy in 2012 and the Coronavirus COVID-19 Global Pandemic of 2020. This loan program will provide needed assistance in times of emergency in the form of emergency loans with underwriting guidelines determined to be adequate by the UEZ Finance Committee and approved by resolution of the LDC Board of Trustees.

Businesses granted loans using UEZ funds are required to be certified as a UEZ business and remain in good standing. Additional policy adopted by the LDC acknowledged the issue of program participation attrition and addressed the matter of a possible loss of UEZ certification by a business. According to UEZA policy, tax compliance is required in order for a business to remain in the UEZ program. Clearly stated, the approval and disbursement of Zone Assistance Fund proceeds is contingent upon the Borrower remaining a certified business and meeting and maintaining all outstanding tax obligations to the State of NJ. Further, all loans will be secured with real estate as collateral.

All funds returned to Second Generation Accounts are disclosed quarterly in the Lakewood Development Corporation's Second-Generation Report.

**Lakewood Urban Enterprise Zone Program
Urban Enterprise Zone Assistance Fund Project Proposal Application
Second Generation Funds**

II. LEGISLATIVE AUTHORITY 52:27h-88.c (5)

PROJECT

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | Purchasing, leasing, condemning, or otherwise acquiring of land or other property, or an interest therein, in the enterprise zone or as necessary for a right-of-way or other easement to or from the enterprise zone; |
| <input type="checkbox"/> | The relocating and moving of persons or businesses displaced by the acquisition of land or property; |
| <input type="checkbox"/> | The rehabilitation and redevelopment of land or property, including demolition, clearance, removal, relocation, renovation, alteration, construction, reconstruction, installation or repair of a land or a building, street, highway, alley, utility, service or other structure or improvement which will lead to increased economic activity within the zone; |
| <input type="checkbox"/> | The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements, other than buildings and facilities for the general conduct of government and schools; |
| <input checked="" type="checkbox"/> | The establishment of revolving loan or grant programs for qualified businesses in the zone to encourage private investment and job creation, matching grant programs for the establishment or operation of pedestrian malls, special improvement districts and tax increment districts, or other appropriate entity; |
| <input checked="" type="checkbox"/> | The costs associated with a project (i.e. including the costs of an administrative appraisal, economic and environmental analyses, environmental remediation, engineering, planning, design, architectural, surveying or other professional or managerial services necessary to effectuate the project). |
| <input type="checkbox"/> | Marketing, advertising and special event activities that will lead to increased economic activity or encourage private investment and job creation in the zone, but not including the expenditures therefore which are required to be reported pursuant to the New Jersey Campaign Contributions and Expenditures Reporting Act. |

III. Proposed Budget

\$2,000,000 for loans and administrative costs.

IV. BIDDING PROCESS

If approved, this proposal will be conducted in accordance with the Local Public Contracts Law, N.J.S.A. 40-A, et seq., and all other statutory requirements concerning the public bidding process. If a firm has been selected, identify how firm was chosen.

Not Applicable

V. PROJECT TIMEFRAME

Estimated Start Date: **June 1, 2020**

Estimated Completion Date: **May 31, 2025**

(E)18.2020-0198

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 **June 11, 2020.**

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ORCINANCE

Tax Info & Adj Prop.Owners

Tax Map 1515-103.00

Tax Map 1515-101.00

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.

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 _____, 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

View Important Coronavirus Updates

TAX BOARD

| Tax List Details - Current Year | | | | |
|---------------------------------|----------------------|--------------------|---------------|---------|
| Municipality: | Lkwd | Deed date: | 12/31/1979 | |
| Owner: | TOWNSHIP OF LAKEWOOD | Block: | 495 | |
| Mailing address: | 231 THIRD STREET | Lot: | 1 | |
| City/State: | LAKEWOOD NJ 08701 | Qual: | | |
| Location: | A.C. HOME CO. MAP 2 | | | |
| Prop class: | 15C | Land val: | 248,800 | |
| Bldg desc: | | Improvement val: | | |
| Land desc: | 222X203TRI | Exemption 1: | | |
| Addtl lots: | | Exemption 2: | | |
| Zone: | R40 | Exemption 3: | | |
| Map: | 101 | Exemption 4: | | |
| Year blt: | | Net value: | 248,800 | |
| Book/page: | 3893/347 | 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 #114 | |
| Assessment History | | | | |
| Year | Prop cls | Land Value | Imprv Val | Net Val |
| 2019 | 15C | 248,800 | | 248,800 |
| 2018 | 15C | 248,800 | | 248,800 |
| 2017 | 15C | 248,800 | | 248,800 |
| 2016 | 15C | 146,600 | | 146,600 |
| 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: | | SFLA: | 0 | |
| Attic area: | 0 | Unf area: | 0 | |
| # bedrooms: | 0 | # bathrooms: | 0 | |
| Attchd items: | | Total # rooms: | 0 | |
| Detchd items: | | | | |
| Sr1a Details | | | | |

View Important Coronavirus Updates

TAX BOARD

| Tax List Details - Current Year | | | |
|---------------------------------|--------------------------------|--------------------|-----------|
| Municipality: | Lkwd | Deed date: | 6/22/2011 |
| Owner: | LEBOWITZ, HOWARD & ELIZABETH K | Block: | 494 |
| Mailing address: | 140 DORIA AVE | Lot: | 2.05 |
| City/State: | LAKEWOOD NJ 08701 | Qual: | |
| Location: | 140 DORIA AVENUE | | |
| Prop class: | 2 | Land val: | 290,500 |
| Bldg desc: | 1.5S-AL-O 3128 | Improvement val: | 400,300 |
| Land desc: | 2.70 ACRES | Exemption 1: | |
| Addtl lots: | | Exemption 2: | |
| Zone: | R40 | Exemption 3: | |
| Map: | 103 | Exemption 4: | |
| Year blt: | 2005 | Net value: | 690,800 |
| Book/page: | 14922/922 | Last yr taxes: | 15100.89 |
| Sale price: | 460,000 | Prev block: | |
| Nonusable code: | | Prev lot: | |
| Spcl tax codes: | F01, , , | Prev qual: | |
| Exmt Prop Code | 000 | Init/Fur file date | NA / NA |
| Statue: | | Facility: | |

| Assessment History | | | | |
|--------------------|----------|------------|-----------|---------|
| Year | Prop cls | Land Value | Imprv Val | Net Val |
| 2019 | 2 | 290,500 | 400,300 | 690,800 |
| 2018 | 2 | 290,500 | 400,300 | 690,800 |
| 2017 | 2 | 290,500 | 400,300 | 690,800 |
| 2016 | 2 | 231,300 | 219,800 | 451,100 |

| Cama Details | | | |
|---------------|---------------------------------|----------------|-------------|
| Type/use: | One Family | Story hgt: | 1 1/2 Story |
| Design: | Cape | Roof type: | Gable |
| Roof mtrl: | Asphalt Shingle | Ext Finish: | AlumVinyl |
| Foundation: | Block/Concrete | Basement: | 2112 |
| Heating src: | Gas | Heat system: | Forced Air |
| Electric: | Adequate | A/C: | All Combine |
| Plumbing: | | | |
| Fireplace: | 1 Story(1) | SFLA: | 3128 |
| Attic area: | 0 | Unf area: | 0 |
| # bedrooms: | 3 | # bathrooms: | 3 |
| Attchd items: | Att Gar, Open Porch, Open Porch | Total # rooms: | 8 |
| Detchd items: | | | |

| Sr1a Details | | | |
|--------------|--------------------------------|------------|--------------------------|
| Book/page: | 14922/922 | Deed date: | 6/22/2011 |
| Grantee: | LEBOWITZ, HOWARD & ELIZABETH K | Grantor: | DORIA, DANIEL & MARGARET |
| Street | 140 DORIA AVE | Street | 140 DORIA AVE |
| City | LAKEWOOD NJ | City | LAKEWOOD NJ |
| Zip | 08701 | Zip | 08701 |
| Sales price: | 460,000 | Rec date: | 07/01/11 |

View Important Coronavirus Updates

TAX BOARD

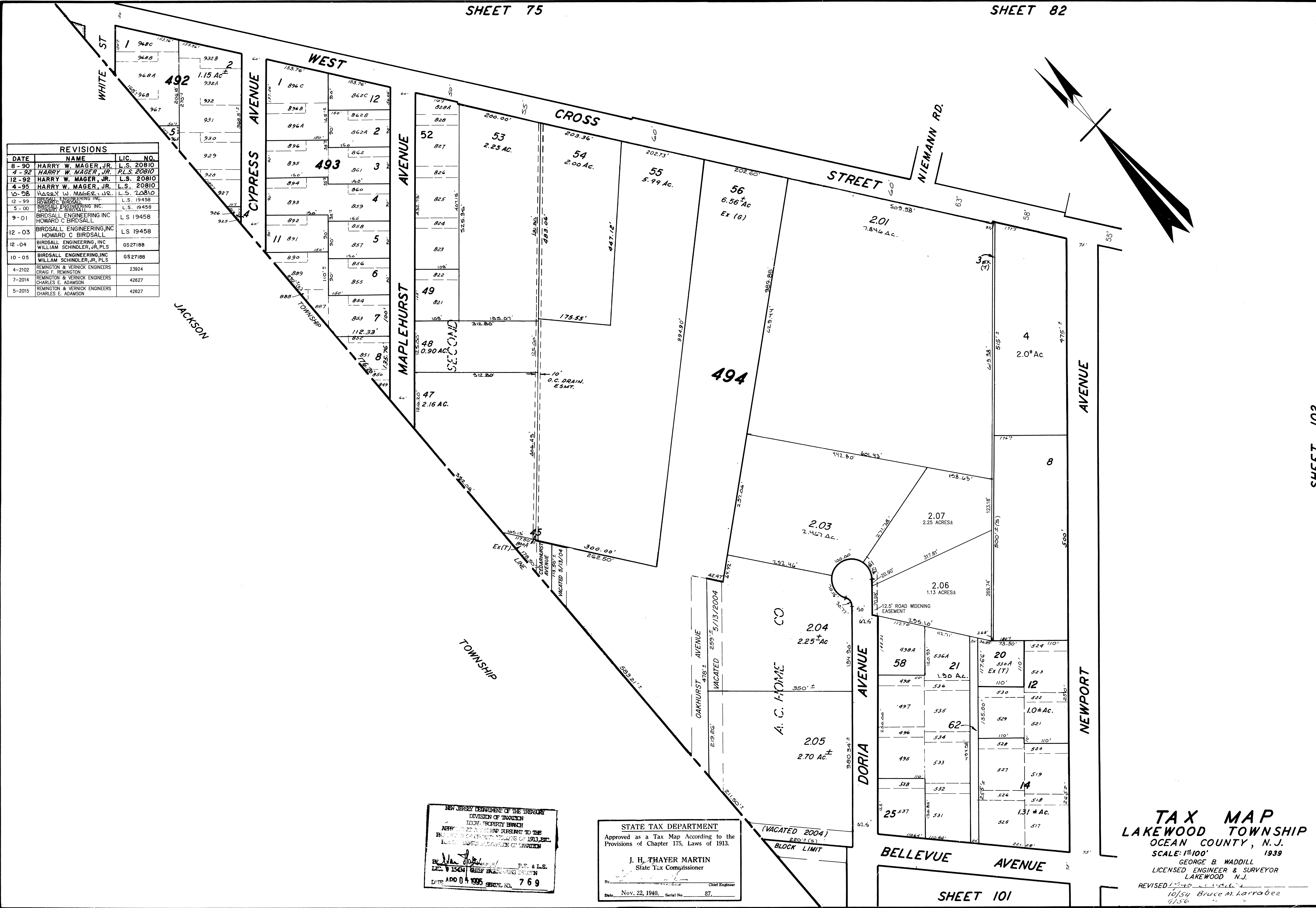
| Tax List Details - Current Year | | | |
|---------------------------------|------------------------|--------------------|-------------|
| Municipality: | Jksn | Deed date: | N/A |
| Owner: | TOWNSHIP OF JACKSON | Block: | 21601 |
| Mailing address: | 95 W VETERANS HWY | Lot: | 137 |
| City/State: | JACKSON NJ 08527 | Qual: | |
| Location: | BELLEVUE AVENUE (REAR) | | |
| Prop class: | 15C | Land val: | 71,900 |
| Bldg desc: | | Improvement val: | |
| Land desc: | 4.37 AC | Exemption 1: | |
| Addtl lots: | 125-136,138-147 | Exemption 2: | |
| Zone: | I | Exemption 3: | |
| Map: | 216 | Exemption 4: | |
| Year blt: | | Net value: | 71,900 |
| Book/page: | / | Last yr taxes: | 0.00 |
| Sale price: | | Prev block: | 00056 75 |
| Nonusable code: | | Prev lot: | 00001 |
| Spcl tax codes: | F02, , , | Prev qual: | |
| Exmt Prop Code | 040 | Init/Fur file date | NA / NA |
| Statue: | 54:04-03.03 | Facility: | VACANT LAND |

| Assessment History | | | | |
|--------------------|----------|------------|-----------|---------|
| Year | Prop cls | Land Value | Imprv Val | Net Val |
| 2019 | 15C | 71,900 | | 71,900 |
| 2018 | 15C | 71,900 | | 71,900 |
| 2017 | 15C | 71,900 | | 71,900 |
| 2016 | 15C | 71,900 | | 71,900 |

| 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: | | SFLA: | 0 |
| Attic area: | 0 | Unf area: | 0 |
| # bedrooms: | 0 | # bathrooms: | 0 |
| Attchd items: | | Total # rooms: | 0 |
| Detchd items: | | | |

| Sr1a Details |
|--------------|
| |

| 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, AND 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

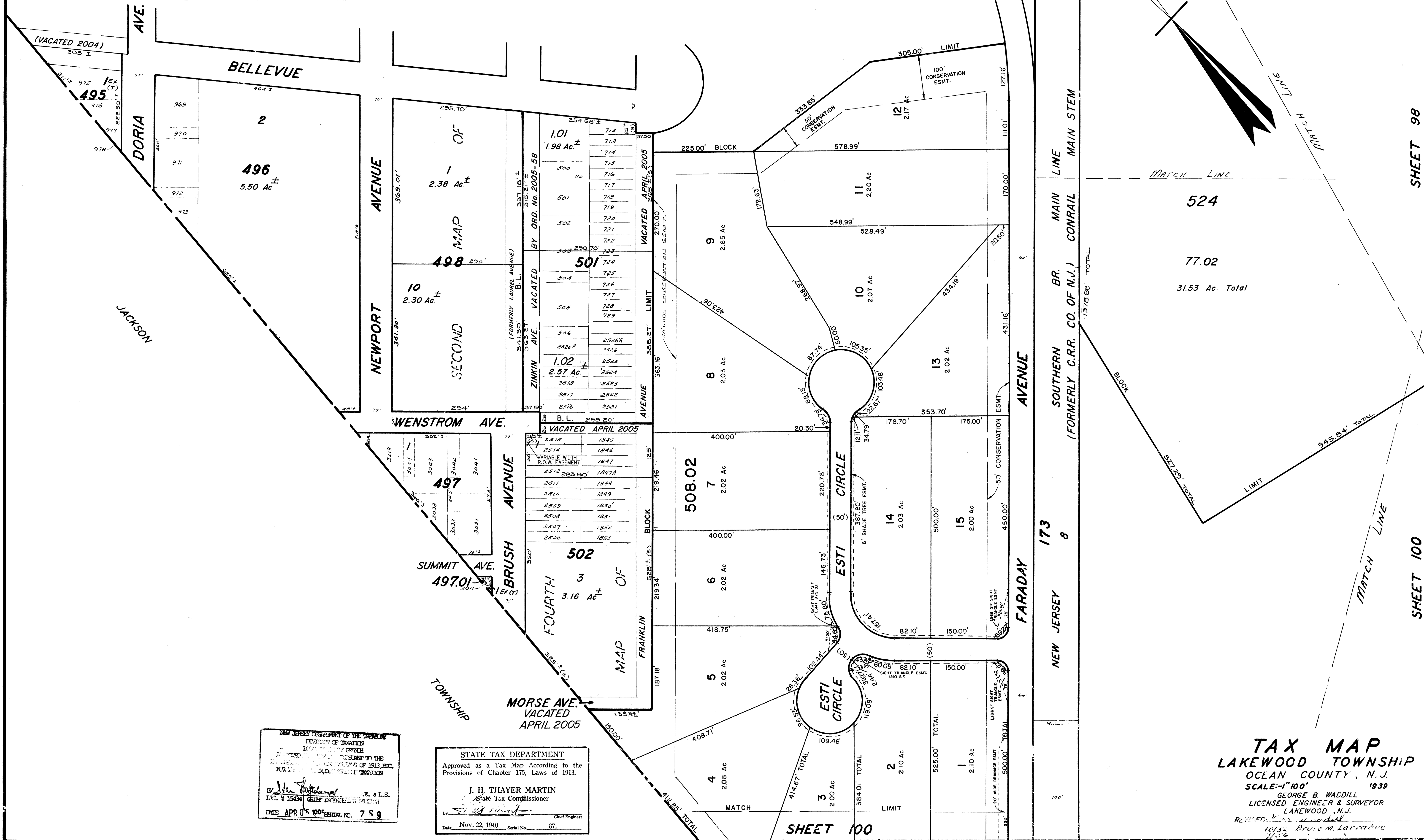
GEORGE B. WADDILL
LICENSED ENGINEER & SURVEYOR
LAKEWOOD, N.J.

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

SHEET 101

SHEET 102

| REVISIONS | | | REVISIONS | | |
|-----------|---------------------------|--------------|-----------|-------------------------------|----------|
| DATE | NAME | LIC. NO. | DATE | NAME | LIC. NO. |
| 10-90 | HARRY W. MAGER, JR. | L.S. 20810 | 10-03 | BIRDSALL ENGINEERING INC | LS 19458 |
| 7-92 | HARRY W. MAGER, JR. | P.L.S. 20810 | | | |
| 7-94 | HARRY W. MAGER, JR. | P.L.S. 20810 | | | |
| 7-96 | HARRY W. MAGER, JR. | L.S. 20810 | 12-04 | BIRDSALL ENGINEERING, INC | GS27188 |
| 11-96 | HARRY W. MAGER, JR. | L.S. 20810 | 10-05 | BIRDSALL ENGINEERING, INC | GS27188 |
| 12-97 | HARRY W. MAGER, JR. | L.S. 20810 | | | |
| 11-98 | HARRY W. MAGER, JR. | L.S. 20810 | 12-07 | BIRDSALL ENGINEERING, INC | GS19458 |
| 3-99 | BIRDSALL ENGINEERING INC. | L.S. 19458 | | | |
| 3-01 | BIRDSALL ENGINEERING INC | L.S. 19458 | 5-2012 | REMINGTON & VERNICK ENGINEERS | 23924 |
| 4-02 | BIRDSALL ENGINEERING INC | L.S. 19458 | | | |



NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 LICENSING BRANCH
 APPROVED FOR RECORDING TO THE
 RECORDS OF THE COUNTY CLERK OF LAKEWOOD COUNTY, N.J.
 FOR THE YEAR, 1939, DEPARTMENT OF TAXATION
 BY: *[Signature]* P.R. & L.S.
 L.S. 15434 CHIEF ENGINEER
 EXCISE APR 05 1000 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
 State 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: *[Signature]*
 1/15/54 Bruce M. Larrabee
 12/27/57 Robert B. Powers
 3/6/64
 5/21/64 FRANCIS D. HANCOCK
 7/13/64 Daniel A. DeSessa

REV. for Revision 6-1-84
 11-87 UPDATE - HARRY W. MAGER, JR. - L.S.
 8-88 UPDATE
 7-88 UPDATE - HARRY W. MAGER, JR. - L.S.

(E)19.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

Analysis B 363,368 L1,1 1-30-20

Tax Map & nTax 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.

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 _____, 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 7:30 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

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

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| |
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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 |
|--------------|
| |

(E)20.

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.)

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 **June 11, 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.
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 _____, 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

(E)21.

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)

ATTACHMENTS:

Description

Ordinance

Analysis B 1149 L 1

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.

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 _____, 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 7:30 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

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 |
|--------------|
| |

(E)22.

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

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

Cost:

ATTACHMENTS:

Description

Ordinance

County Request

county check List

Land Survey

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.

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

OCEAN COUNTY ENGINEER'S OFFICE
SUBMISSION AND REVIEW REQUIREMENTS CHECKLIST

Planning Board Code # **LAT2065**
Municipality **LAKEWOOD**
Project Type **MA - P&F**
Lot Number(s) **6 & 7 / 1**
Block Number(s) **175/ 174.03**
Geodetic Location Code#

For Planning Board Meeting of **6/19/2019**
ENGINEER KBA ENGINEERING SERVICES, LLC
Applicant **WEBER, BEN**
Project Name **Brook Rd Major Sub**
Tax Map Sheet(s) **44**
U.S.G.S. Quadrangle

County Road Frontage Affected **yes**
Existing Right-of-Way (Feet) **unidentified**
Required Dedication **30' from CL**
North Arrow **(X)** Graphic Scale **(no)**
Conforms to County Master Plan? **(no)**
Conforms to County Parking Standards? **()**
Conforms to County Driveway Standards? **()**
Profiles and Cross Sections Provided? **()**

Name of Road(s) **Brook Road**
Proposed Right-of-Way (Feet)
Site Triangle Easement **required**
Topography: Existing **()** Proposed **()**
Conforms to Co. R.O.W. & Curb Standards?**(no)**
Conforms to Co. Intersection Spacing Standards**(no)**
Location of Underground Utilities? **()**
Location and Water Level of Ponds, Streams, etc.? **()**

COUNTY DRAINAGE

County Structures Affected **yes**
Contributing Drainage Area
Cost of Affected Drainage System
Drainage Easement Required
Amount of Detention/Retention

Location of Structures **system req'd in Co Rd**
Drainage Basin Name
Assessment
Agreement Required
Area of P.I.Q. **11.33 ac**

STATE AND FEDERAL REVIEWS REQUIRED

N.J.D.E.P. – CAFRA
N.J.D.E.P. - Water Policy
N.J.D.E.P. - Flood Plain
Coast Guard

N.J.D.E.P. – Wetlands **LOI required**
N.J.D.E.P. – Riparian
Army Corps
Pinelands

Remarks: **This 14-lot Major Subdivision is for 13 single family Residences with 52 proposed parking spaces to be located at the Schuster's Poultry Farm on Brook Road. Ocean County has deemed this application INCOMPLETE because the plans show proposed stormwater management improvements on Block 174.02, Lot 7, although this lot was not included as part of the application. The following is a preliminary list of items to be addressed by the applicant:**

- (1) provide 3 corner coordinates and a key map on the Final Plat in accordance with the Recordation Act**
- (2) show the location of existing Block 174.03 Lot 1 in greyscale on the Final Plat**
- (3) dimension the existing Right-of-Way half width and full width of the County road on the Subdivision Plan and the Final Plat, if less than 30 feet from centerline then submit a Deed of dedication and metes and bounds description for an additional Right-of-Way Dedication to 30' from centerline to Ocean County.**
- (4) submit a Sight Right Easement form and metes and bounds description for sight triangle easements at the proposed intersection and existing intersection with Old Brook Road in accordance with county standards to Ocean County.**
- (5) revise the plans to show all existing features within 200 feet of the site, including existing striping in the County road and existing pavement half width and full width dimensions.**

Reviewed By: **RLK** Date: **4/26/20** Approved BY: _____ Date: _____

Motion: _____ Second: _____

- (6) construct additional pavement widening to 20' from centerline across the entire frontage of the property and construct 15:1 paved tapers back to existing edge of pavement along the County road in accordance with section 611:E-1,
- (7) provide a concrete curb detail in accordance with County standards,
- (8) submit a copy of an NJDEP Letter of Interpretation for the mapped wetlands located on Block 174.03 Lot 1 and show the wetlands line on the subdivision plans and final plat
- (9) address the following Traffic comments: to be determined.
- (10) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see Drainage memo dated 6/19/19)
- (11) construct drainage facilities behind the curb line along the County road to address the increase of stormwater runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed & approved by the Ocean County Engineer,
- (12) construct the handicap ramps at the driveway/intersection in accordance with the current Federal ADA standards - to be reviewed & approved by the Ocean County Engineer,
- (13) provide a profile for the County road indicating safe sight distance at the proposed driveway in accordance with County standards - to be reviewed and approved by the Ocean County Engineer,
- (14) add the Ocean County standard notes for projects located on County roads
- (15) design the proposed intersection location in accordance with Section 610.B. and Table 600-5
- (16) submit road improvement plans for the County road indicating County stationing, existing centerline and edge of pavement elevations, proposed curb elevations, limit of pavement reconstruction - to be reviewed and approved by the Ocean County Engineer,
- (17) provide cross sections for the County road to maintain a uniform 1%-3% cross slope for the entire half width of the roadway and positive gutter flow in accordance with section 611.B.1.
- (18) provide north arrows on all sheets and label Kennedy Blvd East
- (19) pay an off-tract Drainage improvement fee in an amount to be determined by the Ocean County Engineer,
- (20) pay an off-tract Traffic improvement fee in an amount to be determined by the Ocean County Engineer.

Upon receipt of revised plans, this application is subject to further review and comment.

Reviewed By: **RLK** Date: **4/26/20** Approved BY: _____ Date: _____

Motion: _____ Second: _____

Charles Surmonte P.E. & L.S.

Professional Engineer and Land Surveyor

301 Main Street, Allenhurst, NJ 07711

Phone 732-660-0606 Fax 732-660-0404

30 April 2020

Description of a Road Easement, part Lot 7, Block 174.02, situate in the Township of Lakewood, Ocean County, New Jersey

Beginning at a point, said point being in the southeasterly line of Brook Road (25' from centerline), said point being the northeasterly terminus of a curve connecting the northerly line of new Old Brook Road (50' R.O.W.) with the southeasterly line of Brook Road; thence proceeding,

1. Along the southeasterly line of Brook Road, North 44 degrees 38 minutes 16 seconds East, a distance of 570.22 feet to a point; thence,
2. Along the northerly line of Lot 7, Block 174.02, South 83 degrees 51 minutes 31 seconds East, a distance of 6.39 feet to a point; thence,
3. Along the new road easement line of Brook Road (30' from centerline), South 44 degrees 38 minutes 16 seconds West, a distance of 572.63 feet to a point of curvature; thence,
4. Southerly, along a curve bearing to the left, said curve having a radius of 16.00 feet, an arc distance of 30.91 feet (said curve being subtended by a chord bearing S 10 degrees 09 minutes 58 seconds East, a chord distance of 26.15 feet) to a point in the northerly line of new Old Brook Road; thence,
5. Westerly, along the new northerly right of way line of Old Brook Road, along a curve bearing to the right, said curve having a radius of 70.00 feet, an arc distance of 6.81 feet (said curve being subtended by a chord bearing North 63 degrees 14 minutes 52 seconds West, a chord distance of 6.81 feet) to a point; thence,
6. Northerly, along a curve bearing to the right, said curve having a radius of 16.00 feet, an arc distance of 29.40 feet (said curve being subtended by a chord bearing, North 07 degrees 43 minutes 38 seconds West, a chord distance of 25.47 feet) to the **point of beginning**.

Containing 2967 s.f.



Charles Surmonte P.E. & L.S.
N.J. License No. 35885

Charles Surmonte P.E. & L.S.

Professional Engineer and Land Surveyor

301 Main Street, Allenhurst, NJ 07711

Phone 732-660-0606 Fax 732-660-0404

30 March 2020

Description of a Sight Triangle Easement, part Lot 7, Block 174.02, situate in the Township of Lakewood, Ocean County, New Jersey

Beginning at a point, said point being in the southeasterly road easement line of Brook Road (30' from centerline), said point being the northeasterly terminus of a curve connecting the northerly line of new Old Brook Road (50' R.O.W.) with the southeasterly road easement line of Brook Road; thence proceeding,

1. Along said road easement line, North 44 degrees 38 minutes 16 seconds East, a distance of 64.46 feet to a point; thence,

2. Along subject sight triangle easement line, South 27 degrees 20 minutes 06 seconds West, a distance of 82.09 feet to a point in the northerly line of new Old Brook Road; thence,

3. Westerly, along the new northerly right of way line of Old Brook Road, along a curve bearing to the right, said curve having a radius of 70.00 feet, an arc distance of 2.99 feet (said curve being subtended by a chord bearing North 67 degrees 15 minutes 33 seconds West, a chord distance of 2.99 feet) to a point of curvature; thence,

4. Northerly, along a curve bearing to the right, said curve having a radius of 16.00 feet, an arc distance of 30.96 feet (said curve being subtended by a chord bearing, North 10 degrees 35 minutes 52 seconds West, a chord distance of 26.35 feet) to the **point of beginning**.

Containing 948 s.f.



Charles Surmonte P.E. & L.S.
N.J. License No. 35885

(E)23.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

Jackson Tax Map

Marked Up tax Map

Right of Way Vacation

Vacation of Summit Ave

Brush & Summit Ave Vacation Exhibit 1

Subdivision Map

ORDNANCE # 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

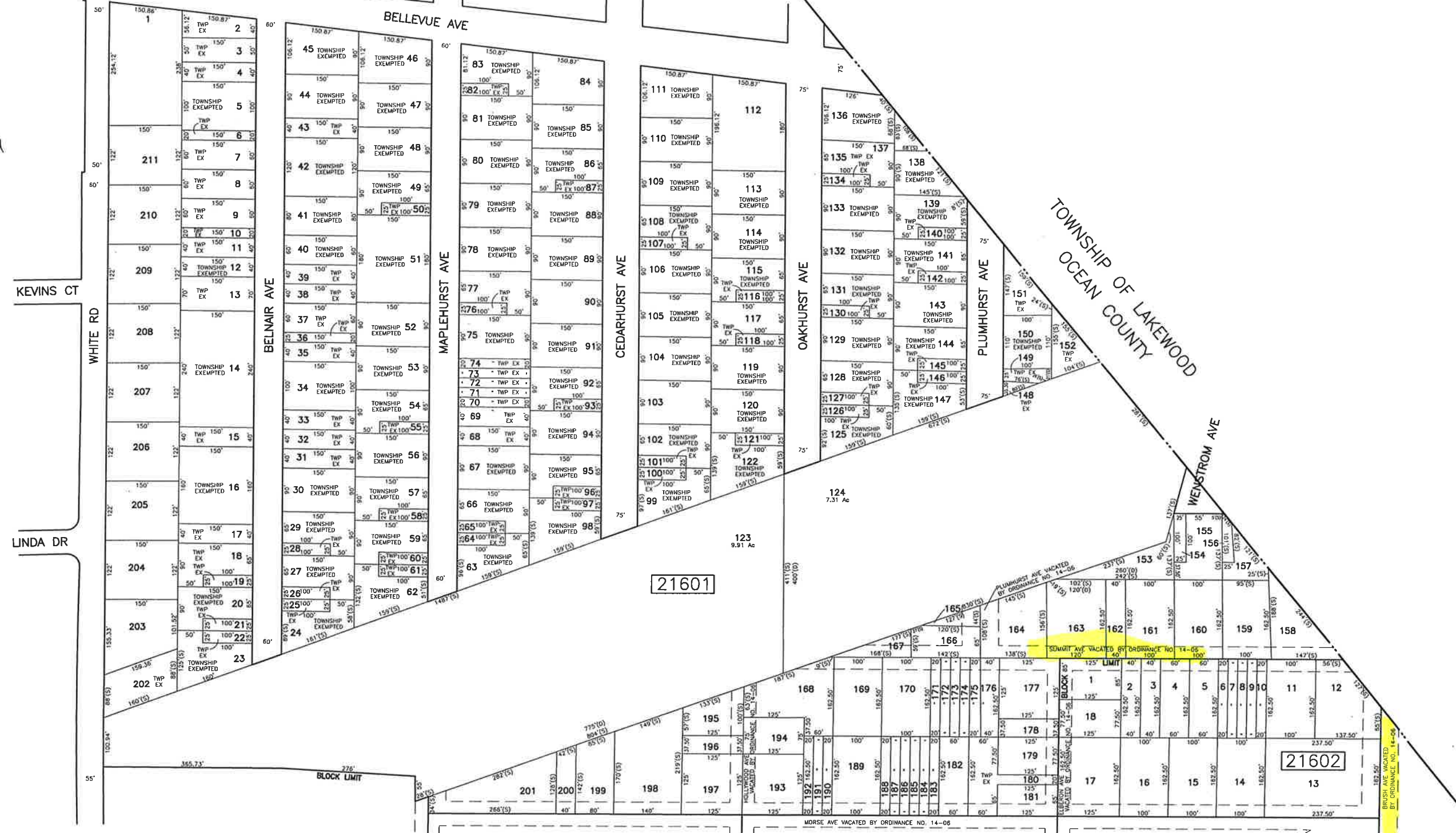
PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the _____ day of _____, 2020, and was then read for the first time. The said Ordinance will be further considered 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

SHEET 215

SHEET 214

SHEET 217



| REVISIONS | | |
|------------|--------------------|----------|
| DATE | BY | LIC. NO. |
| 10-31-2006 | CHARLES E. ADAMSON | 42627 |
| 7-24-2008 | CHARLES E. ADAMSON | 42627 |
| 12-23-2011 | CHARLES E. ADAMSON | 42627 |

SHEET 219

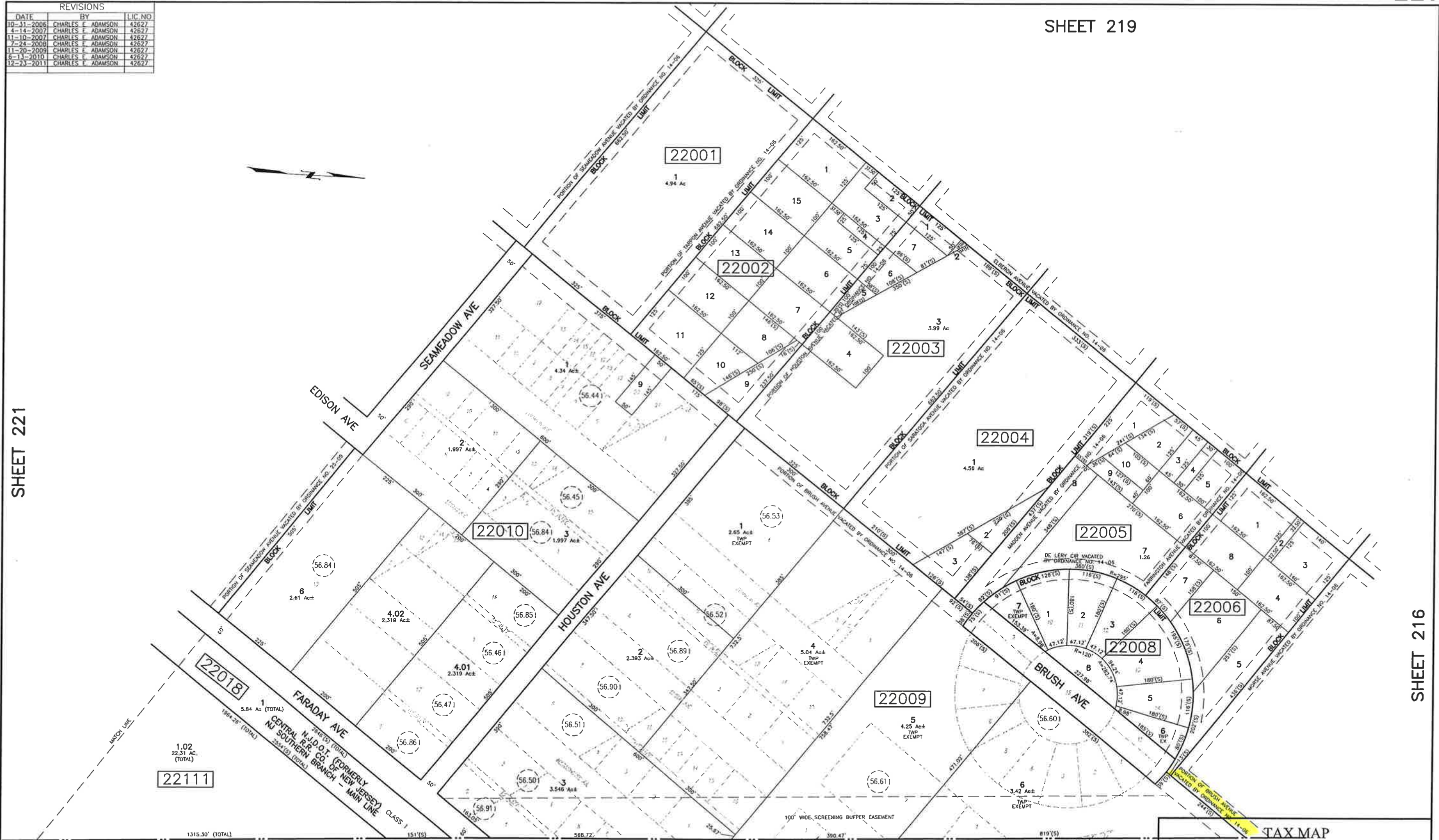
SHEET 220

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PROPERTY ADMINISTRATION
APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF
NJ.S.A. 54:1-18 & 54:1-19
FOR THE CHIEF OF DIVISION OF TAXATION
Robert R. Heggan
Robert R. Heggan, C.E.A.
Santo C. DeLeonato, R.P.S. (V.I.)
DATE: MAR 15 2006 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. |
| 10-31-2005 | 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 |
| 6-13-2010 | 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

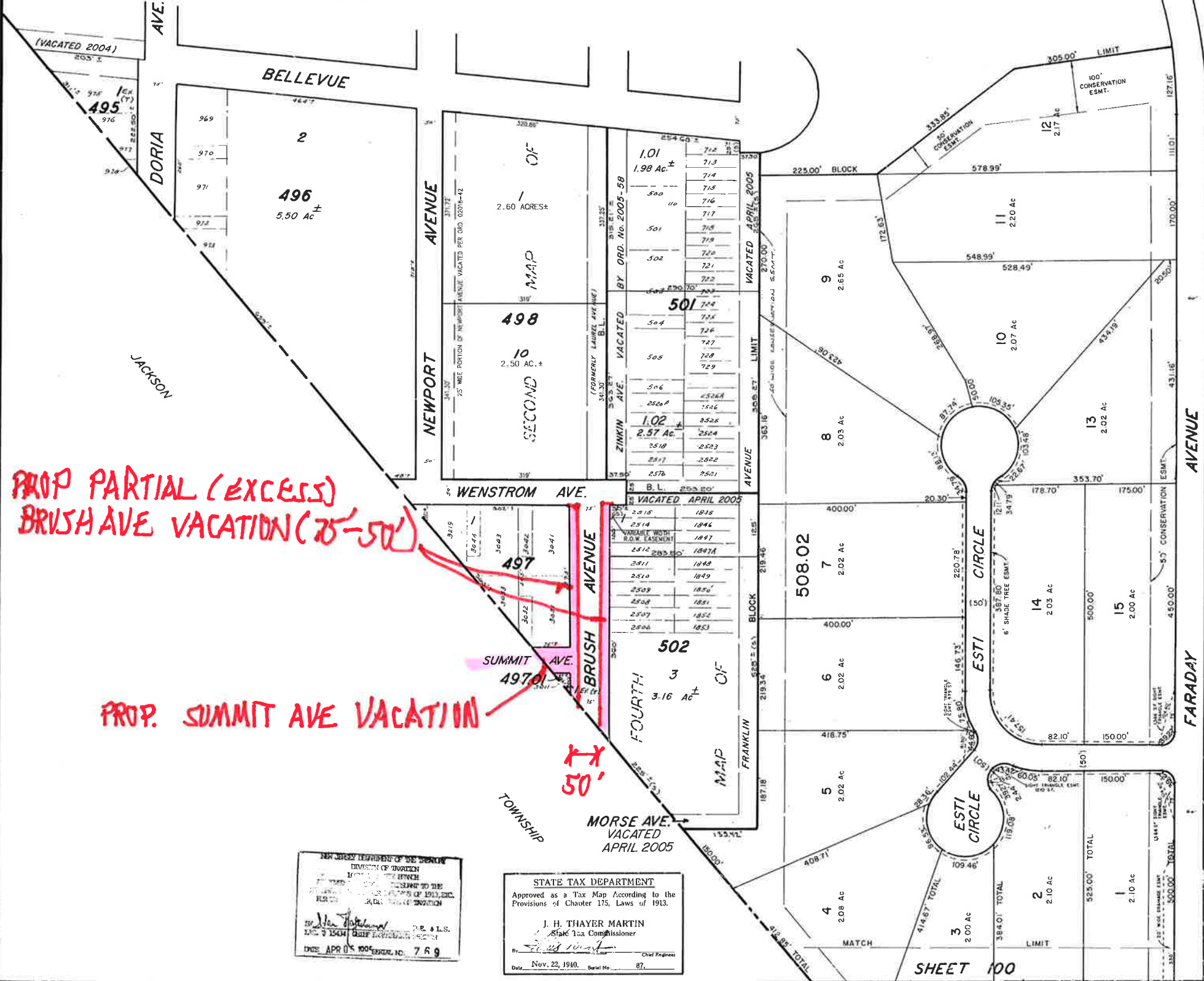
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 11775
850 SO. WHITE HORSE PIKE
HAMMONTON, NEW JERSEY 08037
CDA# 2462793300
TO SHOW CONDITIONS AS OF JUNE 2002

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 & 17:28
FOR THE DIRECTOR, DIVISION OF TAXATION

James A. Cook C.E.A.
JAMES A. COOK CIVIL ENGINEERING & SURVEYING
3000 CLIFTON AVE., SUITE 1000 FIELD REPRESENTATIVE
DATE: MAR 15 2006 SERIAL NO. 878

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).

| REVISIONS | | | REVISIONS | | |
|-----------|--|--------------|-----------|---|----------|
| DATE | NAME | LIC. NO. | DATE | NAME | LIC. NO. |
| 10-90 | HARRY W. MAGER, JR. | L.S. 20810 | 10-03 | BIRDSALL ENGINEERING INC HOWARD C BIRDSALL | LS 19458 |
| 4-92 | HARRY W. MAGER, JR. | P.L.S. 20810 | | | |
| 7-94 | HARRY W. MAGER, JR. | P.L.S. 20810 | | | |
| 7-96 | HARRY W. MAGER, JR. | L.S. 20810 | 12-04 | BIRDSALL ENGINEERING, INC WILLIAM SCHINDLER, JR. | GS27188 |
| 11-96 | HARRY W. MAGER, JR. | L.S. 20810 | 10-05 | BIRDSALL ENGINEERING, INC WILLIAM SCHINDLER, JR. PLS | GS27188 |
| 12-97 | HARRY W. MAGER, JR. | L.S. 20810 | 12-07 | BIRDSALL ENGINEERING, INC HOWARD C BIRDSALL, PLS | GS19458 |
| 11-98 | HARRY W. MAGER, JR. | L.S. 20810 | | | |
| 3-99 | BIRDSALL ENGINEERING INC HOWARD C BIRDSALL | L.S. 19458 | 5-2012 | REMINGTON & VERWICK ENGINEERS CRAIG F. REMINGTON | 23924 |
| 4-02 | BIRDSALL ENGINEERING, INC HOWARD C BIRDSALL | LS 19458 | 9-2018 | REMINGTON & VERWICK ENGINEERS CHARLES E. ADAMSON | 42827 |



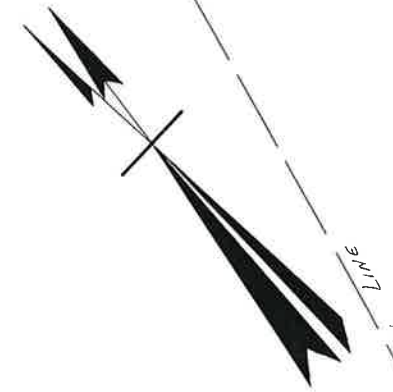
PROP PARTIAL (EXCESS)
BRUSH AVE VACATION (75'-50')

PROP. SUMMIT AVE VACATION

50'

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE
APPROVED TO THE
PROVISIONS OF CHAPTER 175, LAWS OF 1913.
BY: [Signature]
DATE: APR 05 1005 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
State Tax Commissioner
Date: Nov. 22, 1940. Serial No. 87.



524
77.02
31.53 Ac. Total

TAX MAP
LAKEWOOD TOWNSHIP
OCEAN COUNTY, N.J.
SCALE: 1"=100'
1939
GEORGE B. WADDILL
LICENSED ENGINEER & SURVEYOR
LAKEWOOD, N.J.
Revised by: [Signature]
1975: Bruce M. Larrabee

Rev. for Revision 6-1-04
11-07 UPDATE - HARRY W. MAGER, JR. - L.S.
8-02 UPDATE - HARRY W. MAGER, JR. - L.S.
1-02 UPDATE - HARRY W. MAGER, JR. - L.S.

12-07 Robert B. Powers
13-04
14-01 FRANK D. MARLIS
11-03 Daniel A. DeSisto

Patterson Surveying & Engineering

LEGAL DESCRIPTION
BRUSH AVENUE AND SUMMIT AVENUE PARTIAL RIGHT-OF-WAY VACATION
LAKEWOOD TOWNSHIP
OCEAN COUNTY, NEW JERSEY

TRACT I (WESTERLY PORTION OF BRUSH AVENUE)

ALL THAT a certain tract, lot, or parcel of land situate in the Township of Lakewood, County of Ocean, State of New Jersey, being the Westerly portion of Brush Avenue (75 feet wide) and the Easterly end of Summit Avenue (50 feet wide) as shown on Lakewood Township municipal tax map sheet number 101.

BEGINNING at the intersection of the Southerly line of Wenstrom Avenue (50 feet wide) with the Westerly line of Brush Avenue (75 feet wide) as presently laid out and from said beginning point running thence

1. Parallel with Wenstrom Avenue and Perpendicular to Brush Avenue, North 53 degrees 10 minutes 02 seconds West, a distance of 12.50 feet to a point; thence
2. Parallel with Brush Avneue, South 36 degrees 49 minutes 58 seconds West, a distance of 375.07 feet to a point in the municipal boundary line between Lakewood Township and Jackson Township; thence
3. Along said municipal boundary, North 3 degrees 19 minutes 52 seconds West, a distance of 19.38 feet to the Westerly line of Brush Avenue as presently laid out; thence
4. Along Brush Avenue as presently laid out, North 36 degrees 49 minutes 58 seconds East, a distance of 35.26 feet to the Southerly line of Summit Avenue as presently laid out; thence
5. Along Summit Avenue, North 53 degrees 10 minutes 02 seconds West, a distance of 29.76 feet to a point in the municipal boundary line between Lakewood Township and Jackson Township; thence
6. Along said municipal boundary North 3 degrees 19 minutes 52 seconds West, a distance of 65.43 feet to a capped iron pin found at a corner to Lot 1 in Block 497, Lakewood Township; thence
7. Along said Lot 1 and Northerly line of Summit Avenue, North 53 degrees 10 minutes 02 seconds West, a distance of 71.96 feet to the Westerly line of Brush Avenue as currently laid out; thence
8. Along said line of Brush Avenue, North 36 degrees 49 minutes 58 seconds East, a distance of 275.00 feet to the point and place of BEGINNING.

CONTAINING within said bounds 0.16 Acres or 7,139 square feet of land, more or less.

The above description is made in accordance with a Proposed Minor Subdivision Plat prepared by Patterson Surveying & Engineering, LLC dated 4/16/19.

TRACT II (EASTERLY PORTION OF BRUSH AVENUE)

ALL THAT a certain tract, lot, or parcel of land situate in the Township of Lakewood, County of Ocean, State of New Jersey, being the Easterly portion of Brush Avenue (75 feet wide) as shown on Lakewood Township municipal tax map sheet number 101.

BEGINNING at the intersection of the Northerly line of Wenstrom Avenue (50 feet wide) with the Easterly line of Brush Avenue (75 feet wide) as presently laid out and from said beginning point running thence

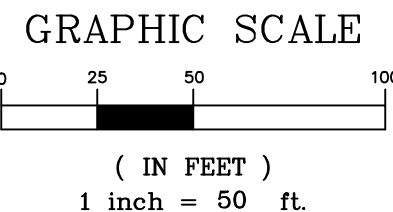
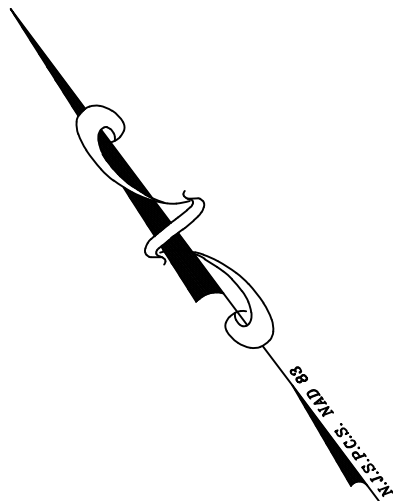
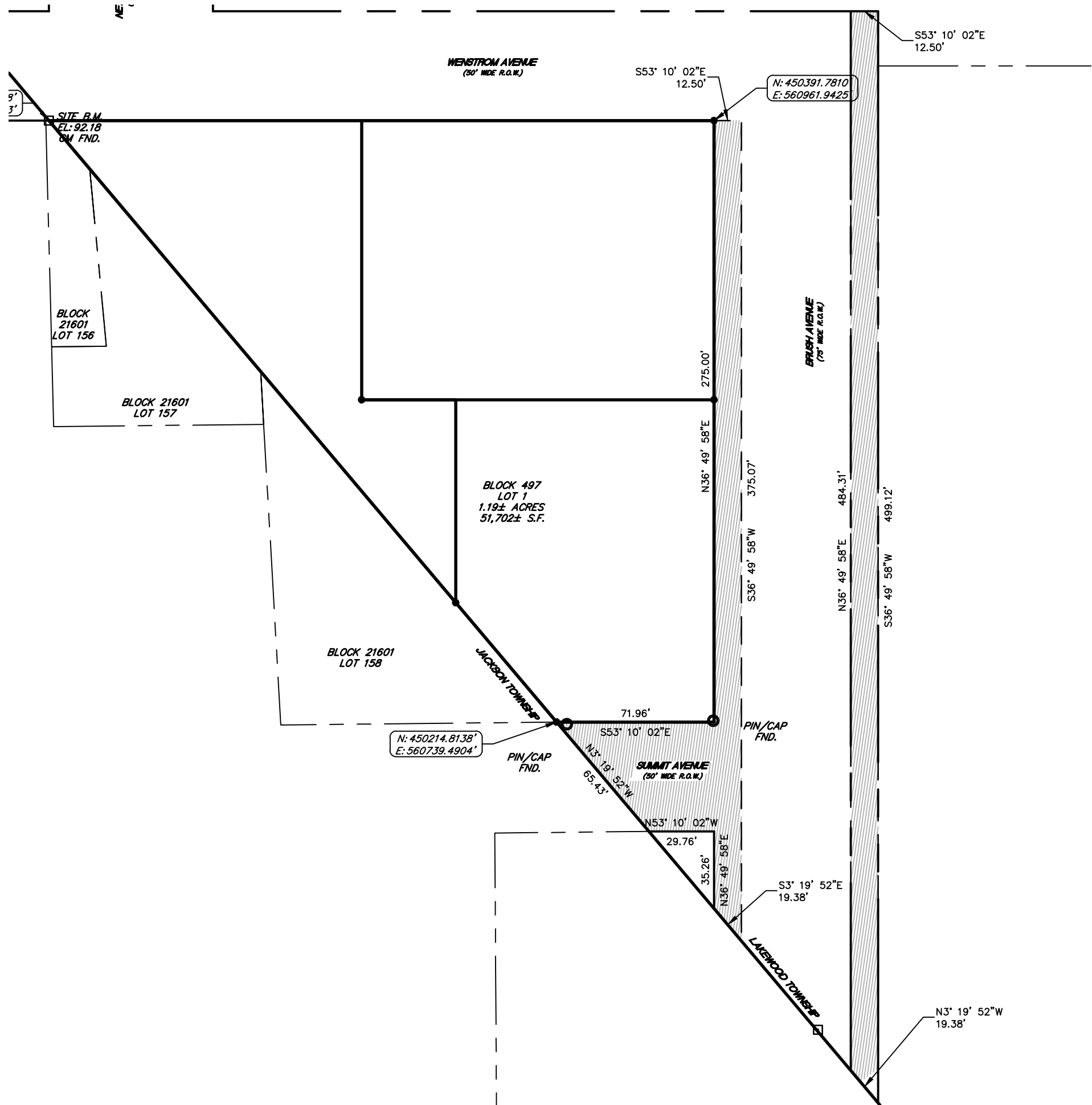
1. Along the current Easterly line of Brush Avenue, South 36 degrees 49 minutes 58 seconds West, a distance of 499.12 feet to a point in the municipal boundary line between Lakewood Township and Jackson Township; thence
2. Along said municipal boundary, North 3 degrees 19 minutes 52 seconds West, a distance of 19.38 feet to a point in said municipal boundary; thence
3. Parallel with Brush Avenue, North 36 degrees 49 minutes 58 seconds East, a distance of 484.31 feet to the Northerly line of Wenstrom; thence
4. Along Wesntrom Avenue, South 53 degrees 10 minutes 02 seconds East, a distance of 12.50 feet to the point and place of BEGINNING.

CONTAINING within said bounds 0.14 Acres or 6,146 square feet of land, more or less.

The above description is made in accordance with a Proposed Minor Subdivision Plat prepared by Patterson Surveying & Engineering, LLC dated 4/16/19.

Dated: June 2, 2020
Legal Description
Job # 2017-037.1

Daniel J. Patterson, P.E.L.S.
New Jersey Professional Engineer & Land Surveyor
License No. 24GB04257200



| REV. | DATE | DESCRIPTION | DWN BY | APP BY |
|------|------|-------------|--------|--------|
| | | | | |

PATTERSON SURVEYING & ENGINEERING, LLC

CERTIFICATE OF AUTHORIZATION
#24GA2827000
4 UTAH TRAIL
MEDFORD, NJ 08055
732-501-7192
www.PattersonSE.com

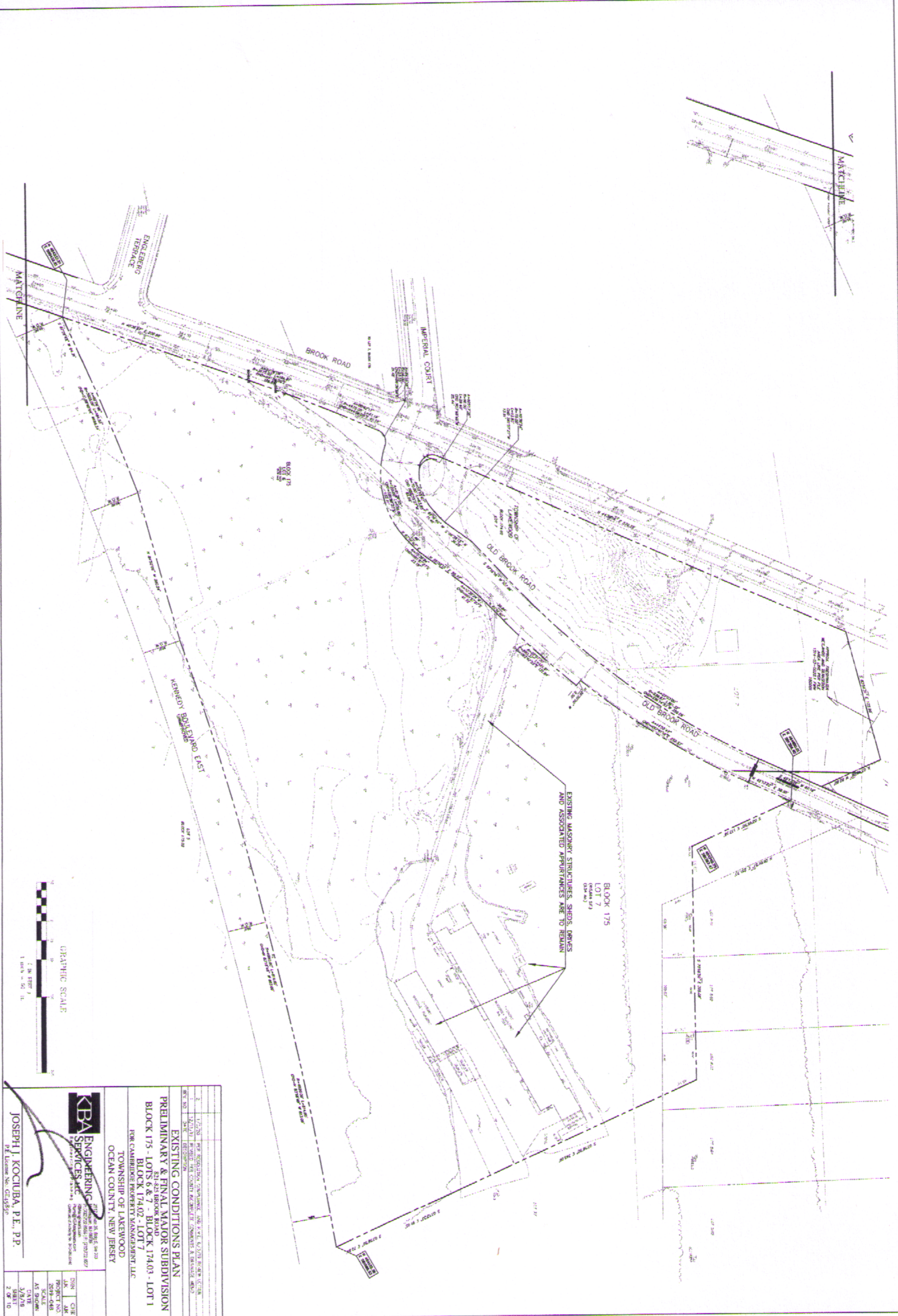
RIGHT OF WAY VACATION EXHIBIT

BLOCK 497 LOT 1

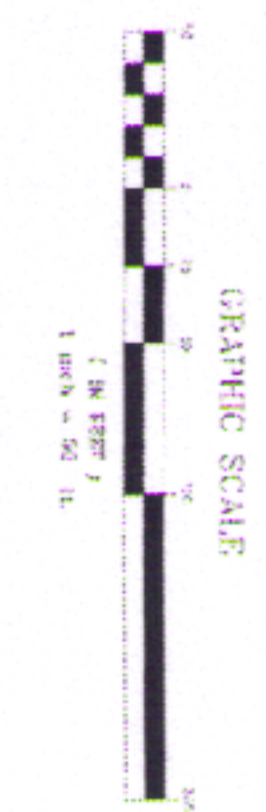
900 WENTSTROM AVENUE
LAKEWOOD TOWNSHIP
OCEAN COUNTY, N.J.

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 |

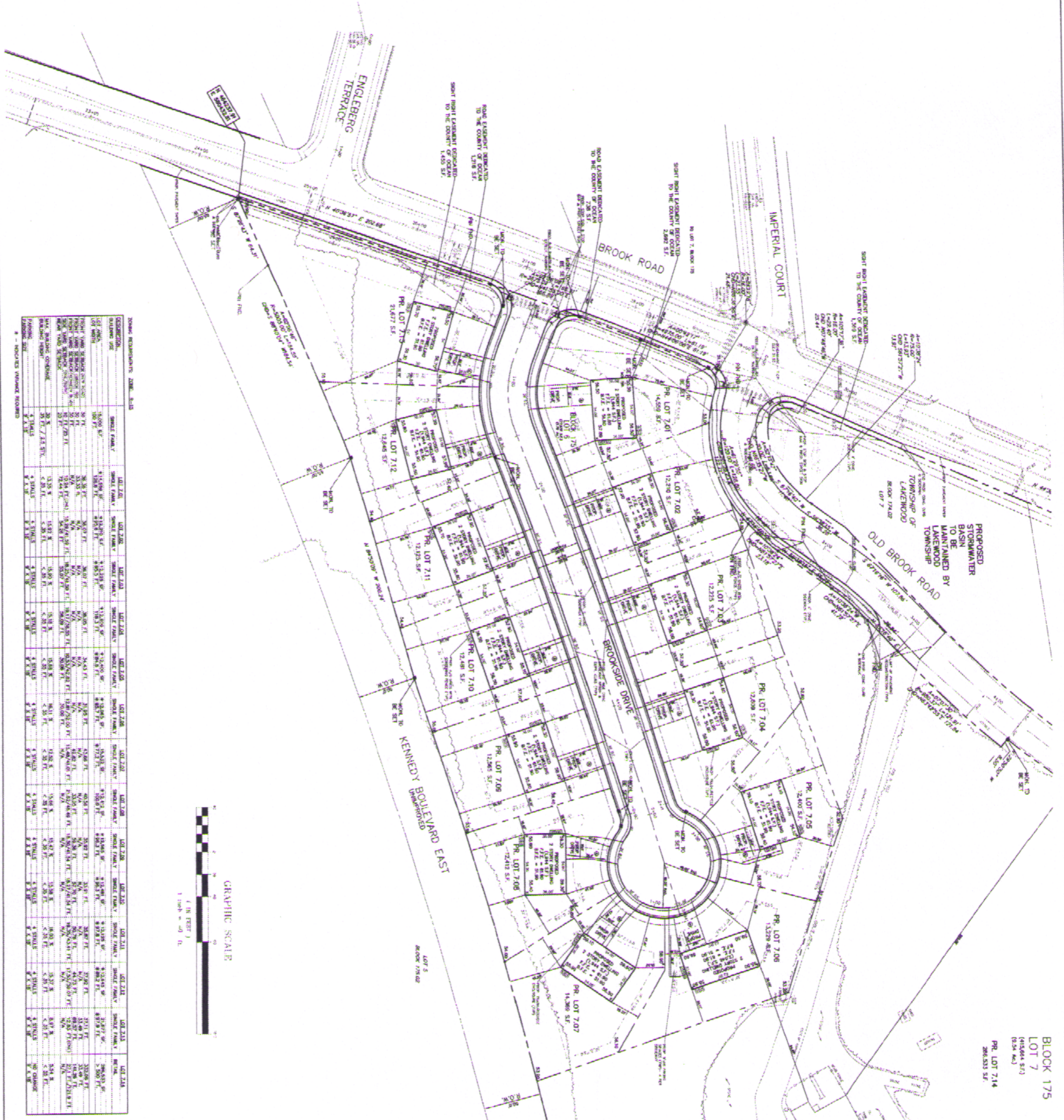


EXISTING MASONRY STRUCTURES, SHEDS, DRIVES
AND ASSOCIATED APPURTANANCES ARE TO REMAIN



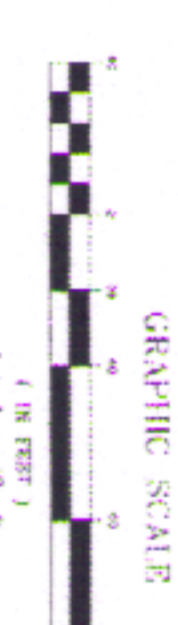
| | |
|---|---|
| KBA ENGINEERING & SERVICES, INC. 2015 1000 ROUTE 138 SOUTH SUITE 200 FREEHOLD, NJ 07728 TEL: 732-329-8800 FAX: 732-329-8801 WWW.KBAENGINEERING.COM | |
| EXISTING CONDITIONS PLAN PRELIMINARY & FINAL MAJOR SUBDIVISION BLOCK 175 - LOTS 6 & 7 - BLOCK 174.03 - LOT 1 BLOCK 174.02 - LOT 7 FOR CAMBRIDGE PROPERTY MANAGEMENT LLC TOWNSHIP OF LAKEWOOD OCEAN COUNTY, NEW JERSEY | |
| DATE: 12/21/17 BY: J.K. KOCTUBA, P.E. CHECKED: J.K. KOCTUBA, P.E. | DATE: 12/21/17 BY: J.K. KOCTUBA, P.E. CHECKED: J.K. KOCTUBA, P.E. |
| PROJECT NO: 2019-048 SCALE: AS SHOWN SHEET: 2 OF 10 | SIGN: J.K. DATE: 12/21/17 PROJECT NO: 2019-048 SCALE: AS SHOWN SHEET: 2 OF 10 |

JOSEPH J. KOCTUBA, P.E., P.P.
P.E. License No. C15458



BLOCK 175
 LOT 7
 (SHADED AREA)
 (324' x 442')
 PR. LOT 714
 280,533 SF

| SECTION | LOT NO. | AREA (SQ. FT.) | AREA (AC.) | PERCENTAGE OF TOTAL |
|---------|---------|----------------|------------|---------------------|
| 1 | 1 | 12,200 | 0.278 | 0.278 |
| 1 | 2 | 12,200 | 0.278 | 0.278 |
| 1 | 3 | 12,200 | 0.278 | 0.278 |
| 1 | 4 | 12,200 | 0.278 | 0.278 |
| 1 | 5 | 12,200 | 0.278 | 0.278 |
| 1 | 6 | 12,200 | 0.278 | 0.278 |
| 1 | 7 | 12,200 | 0.278 | 0.278 |
| 1 | 8 | 12,200 | 0.278 | 0.278 |
| 1 | 9 | 12,200 | 0.278 | 0.278 |
| 1 | 10 | 12,200 | 0.278 | 0.278 |
| 1 | 11 | 12,200 | 0.278 | 0.278 |
| 1 | 12 | 12,200 | 0.278 | 0.278 |
| 1 | 13 | 12,200 | 0.278 | 0.278 |
| 1 | 14 | 12,200 | 0.278 | 0.278 |
| 1 | 15 | 12,200 | 0.278 | 0.278 |
| 1 | 16 | 12,200 | 0.278 | 0.278 |
| 1 | 17 | 12,200 | 0.278 | 0.278 |
| 1 | 18 | 12,200 | 0.278 | 0.278 |
| 1 | 19 | 12,200 | 0.278 | 0.278 |
| 1 | 20 | 12,200 | 0.278 | 0.278 |
| 1 | 21 | 12,200 | 0.278 | 0.278 |
| 1 | 22 | 12,200 | 0.278 | 0.278 |
| 1 | 23 | 12,200 | 0.278 | 0.278 |
| 1 | 24 | 12,200 | 0.278 | 0.278 |
| 1 | 25 | 12,200 | 0.278 | 0.278 |
| 1 | 26 | 12,200 | 0.278 | 0.278 |
| 1 | 27 | 12,200 | 0.278 | 0.278 |
| 1 | 28 | 12,200 | 0.278 | 0.278 |
| 1 | 29 | 12,200 | 0.278 | 0.278 |
| 1 | 30 | 12,200 | 0.278 | 0.278 |
| 1 | 31 | 12,200 | 0.278 | 0.278 |
| 1 | 32 | 12,200 | 0.278 | 0.278 |
| 1 | 33 | 12,200 | 0.278 | 0.278 |
| 1 | 34 | 12,200 | 0.278 | 0.278 |
| 1 | 35 | 12,200 | 0.278 | 0.278 |
| 1 | 36 | 12,200 | 0.278 | 0.278 |
| 1 | 37 | 12,200 | 0.278 | 0.278 |
| 1 | 38 | 12,200 | 0.278 | 0.278 |
| 1 | 39 | 12,200 | 0.278 | 0.278 |
| 1 | 40 | 12,200 | 0.278 | 0.278 |
| 1 | 41 | 12,200 | 0.278 | 0.278 |
| 1 | 42 | 12,200 | 0.278 | 0.278 |
| 1 | 43 | 12,200 | 0.278 | 0.278 |
| 1 | 44 | 12,200 | 0.278 | 0.278 |
| 1 | 45 | 12,200 | 0.278 | 0.278 |
| 1 | 46 | 12,200 | 0.278 | 0.278 |
| 1 | 47 | 12,200 | 0.278 | 0.278 |
| 1 | 48 | 12,200 | 0.278 | 0.278 |
| 1 | 49 | 12,200 | 0.278 | 0.278 |
| 1 | 50 | 12,200 | 0.278 | 0.278 |
| 1 | 51 | 12,200 | 0.278 | 0.278 |
| 1 | 52 | 12,200 | 0.278 | 0.278 |
| 1 | 53 | 12,200 | 0.278 | 0.278 |
| 1 | 54 | 12,200 | 0.278 | 0.278 |
| 1 | 55 | 12,200 | 0.278 | 0.278 |
| 1 | 56 | 12,200 | 0.278 | 0.278 |
| 1 | 57 | 12,200 | 0.278 | 0.278 |
| 1 | 58 | 12,200 | 0.278 | 0.278 |
| 1 | 59 | 12,200 | 0.278 | 0.278 |
| 1 | 60 | 12,200 | 0.278 | 0.278 |
| 1 | 61 | 12,200 | 0.278 | 0.278 |
| 1 | 62 | 12,200 | 0.278 | 0.278 |
| 1 | 63 | 12,200 | 0.278 | 0.278 |
| 1 | 64 | 12,200 | 0.278 | 0.278 |
| 1 | 65 | 12,200 | 0.278 | 0.278 |
| 1 | 66 | 12,200 | 0.278 | 0.278 |
| 1 | 67 | 12,200 | 0.278 | 0.278 |
| 1 | 68 | 12,200 | 0.278 | 0.278 |
| 1 | 69 | 12,200 | 0.278 | 0.278 |
| 1 | 70 | 12,200 | 0.278 | 0.278 |
| 1 | 71 | 12,200 | 0.278 | 0.278 |
| 1 | 72 | 12,200 | 0.278 | 0.278 |
| 1 | 73 | 12,200 | 0.278 | 0.278 |
| 1 | 74 | 12,200 | 0.278 | 0.278 |
| 1 | 75 | 12,200 | 0.278 | 0.278 |
| 1 | 76 | 12,200 | 0.278 | 0.278 |
| 1 | 77 | 12,200 | 0.278 | 0.278 |
| 1 | 78 | 12,200 | 0.278 | 0.278 |
| 1 | 79 | 12,200 | 0.278 | 0.278 |
| 1 | 80 | 12,200 | 0.278 | 0.278 |
| 1 | 81 | 12,200 | 0.278 | 0.278 |
| 1 | 82 | 12,200 | 0.278 | 0.278 |
| 1 | 83 | 12,200 | 0.278 | 0.278 |
| 1 | 84 | 12,200 | 0.278 | 0.278 |
| 1 | 85 | 12,200 | 0.278 | 0.278 |
| 1 | 86 | 12,200 | 0.278 | 0.278 |
| 1 | 87 | 12,200 | 0.278 | 0.278 |
| 1 | 88 | 12,200 | 0.278 | 0.278 |
| 1 | 89 | 12,200 | 0.278 | 0.278 |
| 1 | 90 | 12,200 | 0.278 | 0.278 |
| 1 | 91 | 12,200 | 0.278 | 0.278 |
| 1 | 92 | 12,200 | 0.278 | 0.278 |
| 1 | 93 | 12,200 | 0.278 | 0.278 |
| 1 | 94 | 12,200 | 0.278 | 0.278 |
| 1 | 95 | 12,200 | 0.278 | 0.278 |
| 1 | 96 | 12,200 | 0.278 | 0.278 |
| 1 | 97 | 12,200 | 0.278 | 0.278 |
| 1 | 98 | 12,200 | 0.278 | 0.278 |
| 1 | 99 | 12,200 | 0.278 | 0.278 |
| 1 | 100 | 12,200 | 0.278 | 0.278 |



APPROVED BY
 LAKEWOOD TOWNSHIP ZONING BOARD

COMMISSIONER _____ DATE _____
 SECRETARY _____ DATE _____
 ENGINEER _____ DATE _____

LAKEWOOD ENGINEERING & ARCHITECTURE
 1000 LAKEWOOD BLVD. SUITE 200
 LAKEWOOD, NJ 07001
 TEL: 908-881-1100 FAX: 908-881-1101
 WWW.LAKEWOOD-ENGINEERING.COM

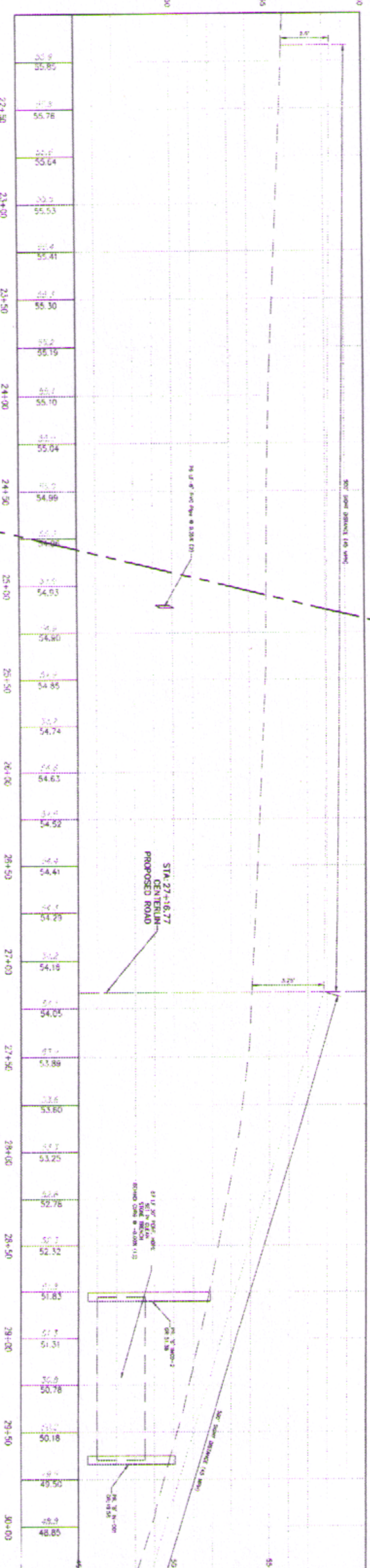
JOSEPH J. KOCUBA, P.E., P.P.
 P.E. License No. 0449490

PRELIMINARY & FINAL MAJOR SUBDIVISION
 BLOCK 175 - LOTS 6 & 7 - BLOCK 174.03 - LOT 1
 BLOCK 174.02 - LOT 7
 FOR CAMBRIDGE PROPERTY MANAGEMENT, LLC

TOWNSHIP OF LAKEWOOD
 OCEAN COUNTY, NEW JERSEY

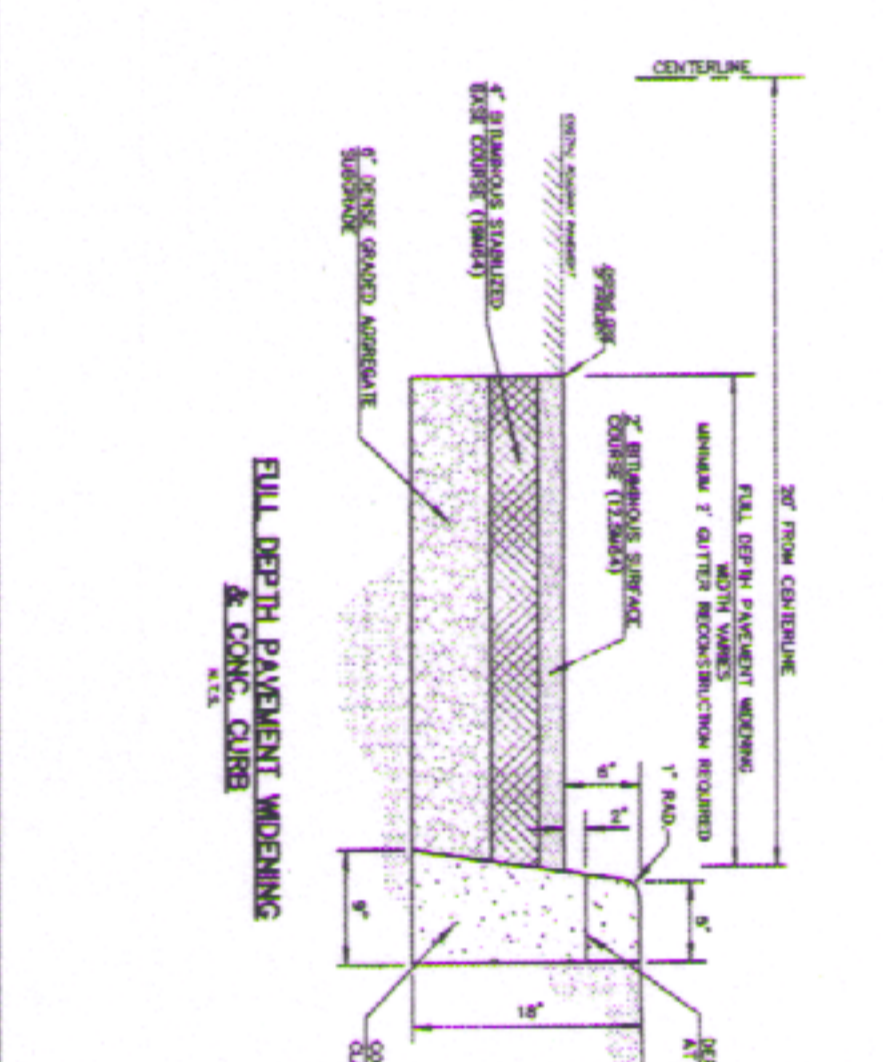
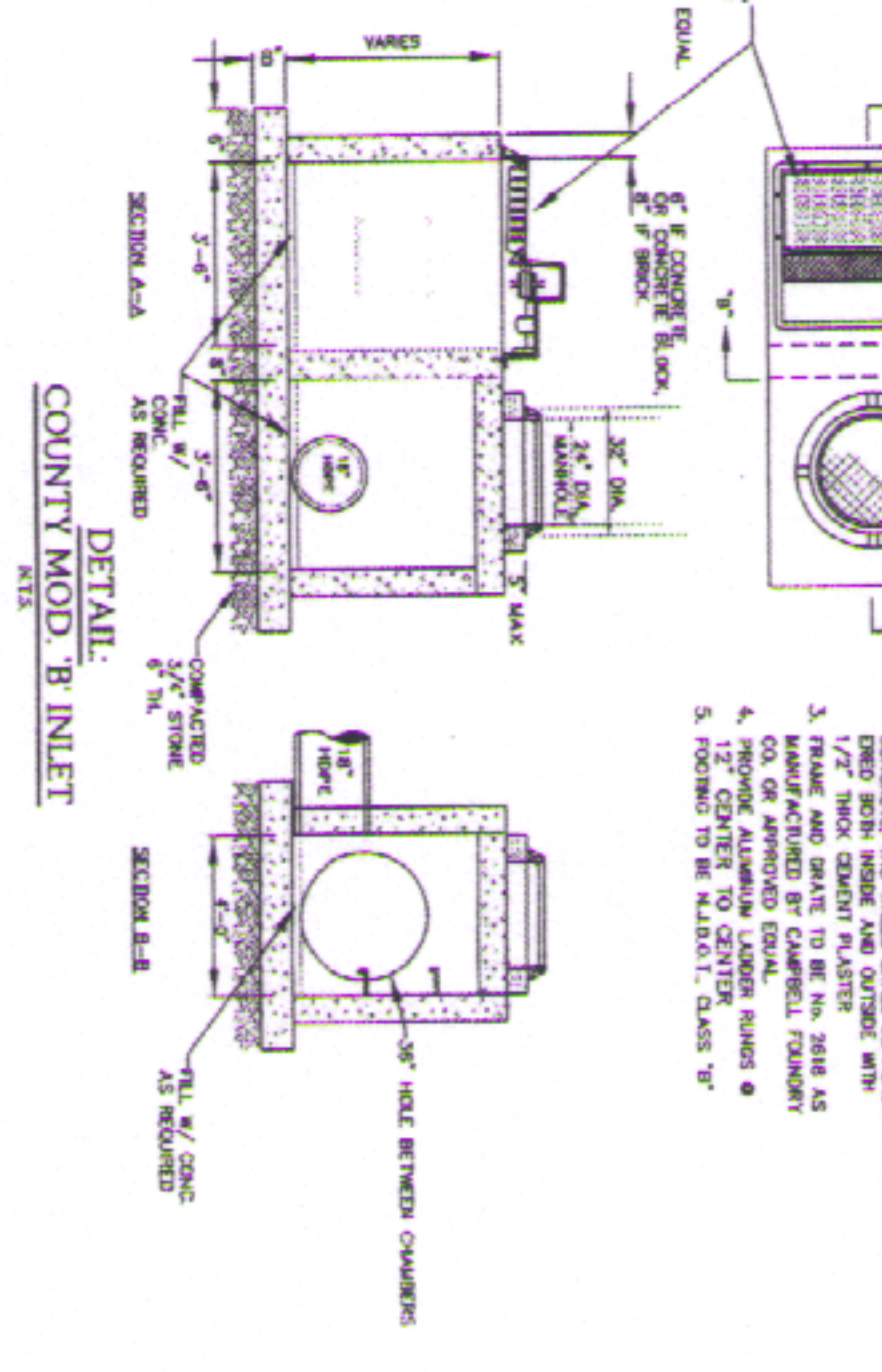
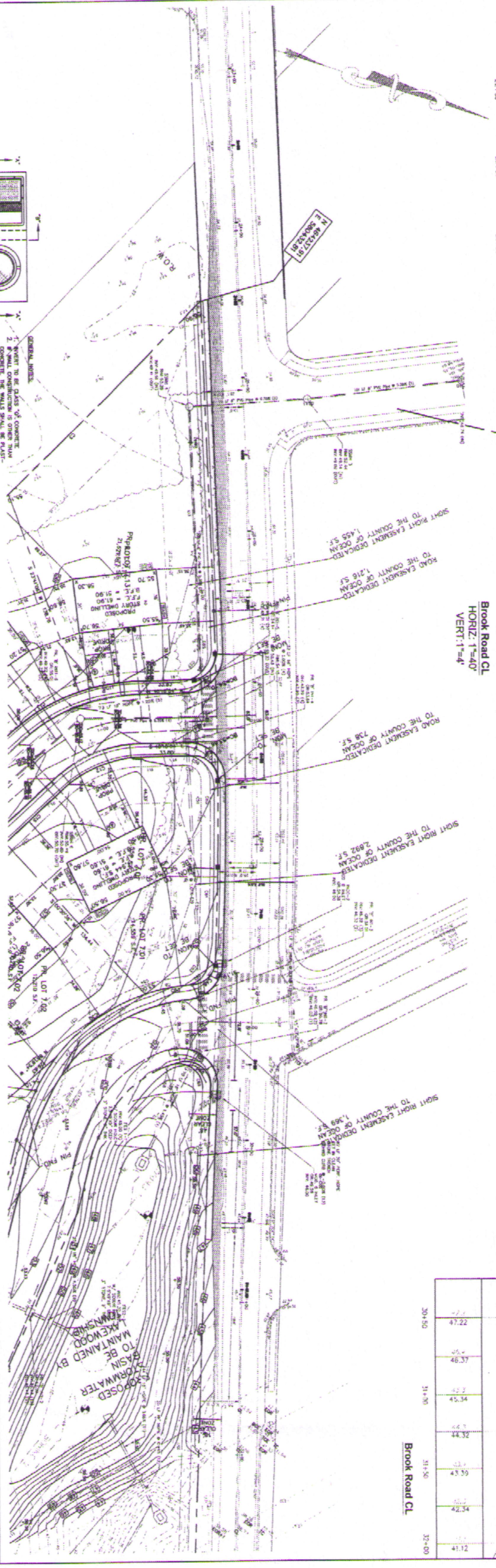
ENGINEERING SERVICES LLC
 1000 LAKEWOOD BLVD. SUITE 200
 LAKEWOOD, NJ 07001
 TEL: 908-881-1100 FAX: 908-881-1101
 WWW.LAKEWOOD-ENGINEERING.COM

DATE: 12/11/13
SCALE: AS SHOWN
SHEET: 3 OF 10



Brook Road CL
 HORIZ: 1"=40'
 VERT: 1"=4'

Brook Road CL
 HORIZ: 1"=40'
 VERT: 1"=4'



CONTRACT AMENDMENT NOTES:

1. CONTRACTOR SHALL OBTAIN A ROAD IMPROVEMENT FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
2. THE CONTRACTOR SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
3. THE CONTRACTOR SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
4. THE CONTRACTOR SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
5. THE CONTRACTOR SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
6. THE CONTRACTOR SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
7. THE CONTRACTOR SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
8. THE CONTRACTOR SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
9. THE CONTRACTOR SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.
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GRAPHIC SCALE
 1 inch = 40 ft.

PRELIMINARY & FINAL MAJOR SUBDIVISION
 BLOCK 175 - LOTS 6 & 7 - BLOCK 174.02 - LOT 1
 FOR CAMBRIDGE PROPERTY MANAGEMENT LLC
 TOWNSHIP OF LAKEWOOD
 OCEAN COUNTY, NEW JERSEY

BA SERVICES LLC
 3010 Bay St. Suite 100
 Ocean County, NJ 08226
 Tel: 732-825-1111
 Fax: 732-825-1112
 www.baservices.com

JOSEPH J. KOCIUBA, P.E., P.P.
 P.E. License No. CE44350

DATE: 12/11/19
 SHEET: 1 OF 3

(F)24.2020-0199

2020-015 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 175.02 Lot 83 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By A Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (County Line Road/Clayton)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 175.02, Lot 83 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 175.02, Lot 83; size: approximately 1.33 acres; R-15 Zone

WHEREAS, the Property has been appraised by Robert Gagliano, MAI, CRE, of Gagliano & Company, Certified General Real Estate Appraiser License # 42RG00137100; and

WHEREAS, Gagliano & Company has completed its appraisal report, dated March 19, 2020, a copy of which is available at the Clerk's Office for viewing, and has valued the Property for public sale at a minimum bid price of \$30,000.00.

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that portions of the Property, notwithstanding its being encumbered by a significant Jersey Central Power and Light utility easement, may be suited for residential development, houses of worship and schools, and accessory uses attendant thereto, and does not hold any intrinsic value for public use provided that the property owner obtains the consent of J.C.P. & L. that any use thereof would not interfere with its easement; 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.

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 175.02, Lot 83 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 \$30,000.00.
- 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 bank check or certified check payable to the Township of Lakewood, a deposit equal to ten (10%) percent of the bid amount with its sealed highest bid proposal, 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 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 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.

3. 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.
4. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
5. 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.
6. 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.
7. The purchaser(s) shall pay the cost of recording fees.
8. The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
9. With respect to the sale of the Property herein, NO real estate commission is owed.
10. No representation is made by the Township as to the utility, usability or environmental condition of the Property.
 - a. 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.
 - b. 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.
 - c. The sale shall be subject to adjournment or cancellation by the Township Committee.
 - d. 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.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. 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.

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.

WHEREAS, the Township of Lakewood is the owner of real property known as Block 175.02, Lot 83 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 175.02, Lot 83; size: approximately 1.33 acres; R-15 Zone

WHEREAS, the Property has been appraised by Robert Gagliano, MAI, CRE, of Gagliano & Company, Certified General Real Estate Appraiser License # 42RG00137100; and

WHEREAS, Gagliano & Company has completed its appraisal report, dated March 19, 2020, a copy of which is available at the Clerk's Office for viewing, and has valued the Property for public sale at a minimum bid price of \$30,000.00.

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that portions of the Property, notwithstanding its being encumbered by a significant Jersey Central Power and Light utility easement, may be suited for residential development, houses of worship and schools, and accessory uses attendant thereto, and does not hold any intrinsic value for public use provided that the property owner obtains the consent of J.C.P. & L. that any use thereof would not interfere with its easement; 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.

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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).

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- 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 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 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.
 3. 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.
 4. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
 5. 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.
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 7. The purchaser(s) shall pay the cost of recording fees.
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 9. With respect to the sale of the Property herein, NO real estate commission is owed.
10. No representation is made by the Township as to the utility, usability or environmental condition of the Property.
 - a. 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.
 - b. 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.
 - c. The sale shall be subject to adjournment or cancellation by the Township Committee.
 - d. 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.

- e. 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.
- f. 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.
- g. 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.
- h. 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.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

Appraisal

Tax Map

Tax Info

Memo

Analysis

Other req. to sell

Req. to sell

ORDINANCE 2020-015

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE PUBLIC SALE OF BLOCK 175.02 LOT
83 IN THE TOWNSHIP OF LAKEWOOD, COUNTY OF
OCEAN, STATE OF NEW JERSEY, BY A 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 175.02, Lot 83 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 175.02, Lot 83; size: approximately 1.33 acres; R-15 Zone

WHEREAS, the Property has been appraised by Robert Gagliano, MAI, CRE, of Gagliano & Company, Certified General Real Estate Appraiser License # 42RG00137100; and

WHEREAS, Gagliano & Company has completed its appraisal report, dated March 19, 2020, a copy of which is available at the Clerk's Office for viewing, and has valued the Property for public sale at a minimum bid price of \$30,000.00.

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that portions of the Property, notwithstanding its being encumbered by a significant Jersey Central Power and Light utility easement, may be suited for residential development, houses of worship and schools, and accessory uses attendant thereto, and does not hold any intrinsic value for public use provided that the property owner obtains the consent of J.C.P. & L. that any use thereof would not interfere with its easement; 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.

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 175.02, Lot 83 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 \$30,000.00.

(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 bank check or certified check payable to the Township of Lakewood, a deposit equal to ten (10%) percent of the bid amount with its sealed highest bid proposal, 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 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 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.
- 3) 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.
- 4) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 5) 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.

- 6) 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.
- 7) The purchaser(s) shall pay the cost of recording fees.
- 8) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 9) With respect to the sale of the Property herein, NO real estate commission is owed.
- 10) 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.

(i) 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.

(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.

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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.

Introduced: May 21, 2020

Adoption:

I, Lauren Kirkman, Township Clerk of the Township of Lakewood do hereby certify that the above ordinance was introduced on **May 21, 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

**APPRAISAL REPORT
MARKET VALUE ESTIMATE
VACANT LAND
EAST COUNTY LINE ROAD
BLOCK 175.02, LOT 83
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY, NEW JERSEY**

**Under the Ownership of the
Township of Lakewood**

Prepared for

**Mr. Patrick Donnelly
Municipal Manager
Township of Lakewood
231 Third Street
Lakewood, New Jersey 08701**

Prepared by

**GAGLIANO & COMPANY
287 Rumson Road
Little Silver, NJ 07739**

March 19, 2020

Mr. Patrick Donnelly
Municipal Manager
Township of Lakewood
231 Third Street
Lakewood, New Jersey 08701

Re: Appraisal Report
Market Value Estimate
Block 175.02, Lot 83
East County Line Road
Township of Lakewood, Ocean County, New Jersey
gCo File No: 2020-035

Dear Mr. Donnelly:

Pursuant to your request for appraisal services, we inspected the above-referenced property on March 6, 2020 to estimate the fee simple market value as of that date.

The subject of this report is a 1.3384± acre or 58,301± square foot parcel of vacant land situated on the north side of East County Line Road in Lakewood, New Jersey. The property is more particularly described as Block 175.02, Lot 83 in Lakewood Township, Ocean County, New Jersey. The subject is in the R-15, Residential zone which permits single-family dwellings, schools and Houses of Worship on 15,000 square foot lots. The subject property is significantly encumbered by a JCP&L Easement which bisects the property diagonally from north to south and limits the development potential of the parcel. The Highest and Best Use of the site was determined to be the development of a single-family lot dwelling consistent with the R-15 zoning requirements. The purpose of this appraisal is to estimate the market value of land in fee simple for potential disposition.

Mr. Patrick Donnelly
Municipal Manager
Township of Lakewood

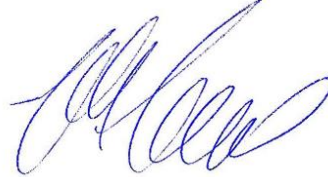
Based on the analysis and conclusions contained in this appraisal report, we estimate the fee simple market value of the subject property as of March 6, 2020 to be:

THIRTY THOUSAND DOLLARS

\$30,000

These value estimates are subject to the various conditions and comments contained in this report.

Respectfully submitted,



Robert Gagliano, MAI, CRE
President

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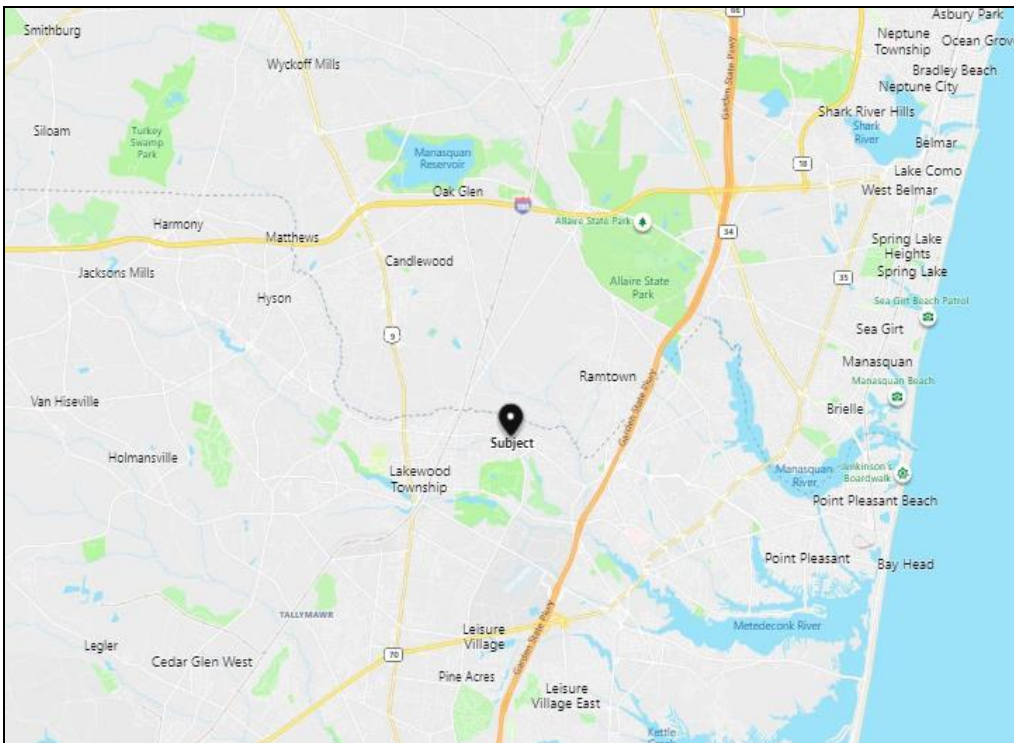
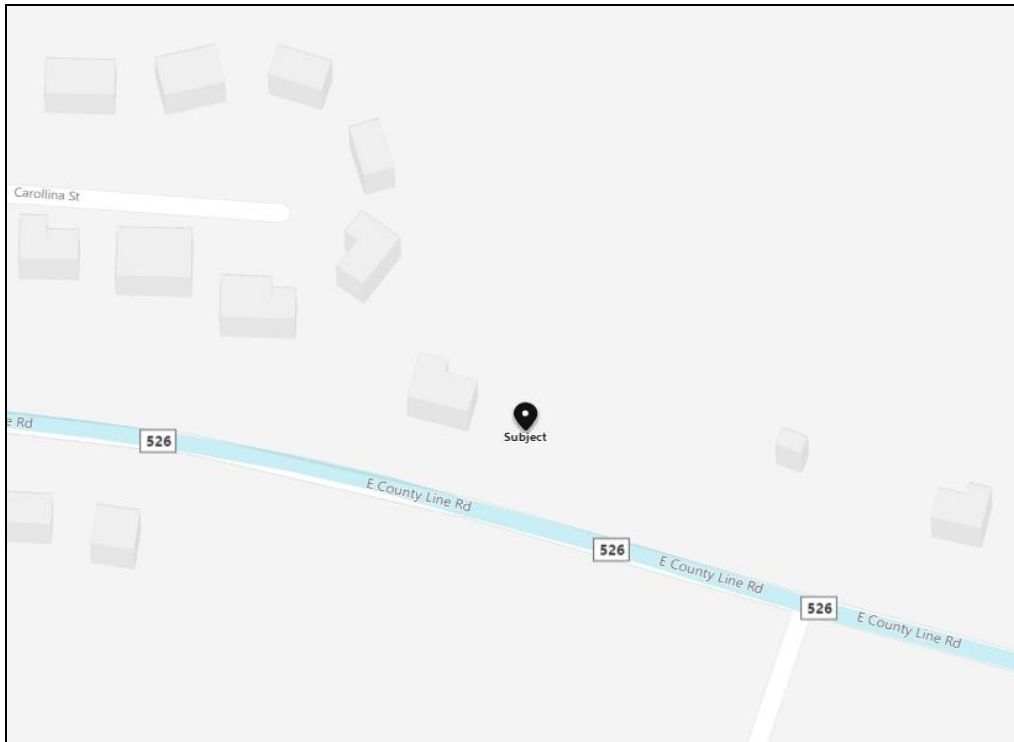
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SUBJECT LOCATION MAPS



**Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ**

SUBJECT PHOTOS



Subject Parcel



Subject Parcel

SUBJECT PHOTOS

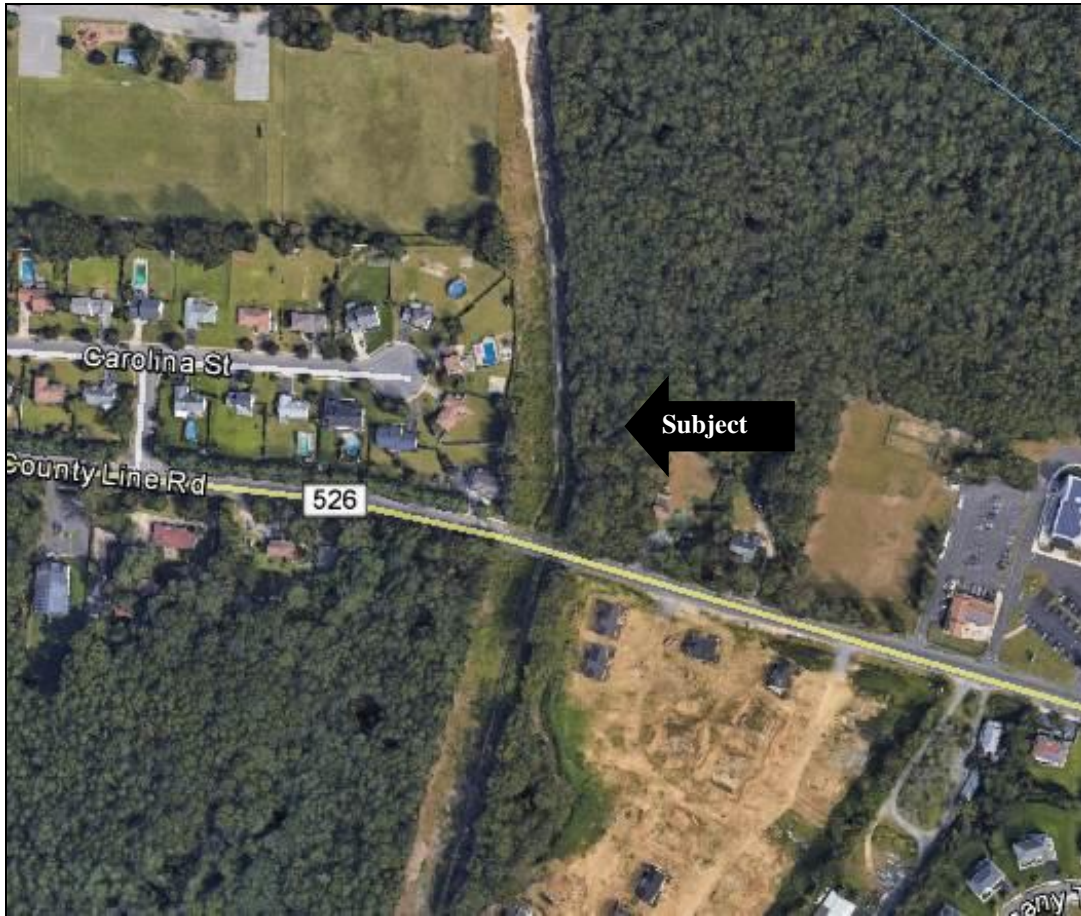


East County Line Road
View: West



East County Line Road
View: East

SUBJECT PHOTOS



Aerial View

Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ

EXECUTIVE SUMMARY

| | |
|---------------------------|---|
| Type of Property: | Vacant Land |
| Location: | East County Line Road Block 175.02, Lot 83 Township of Lakewood Ocean County, New Jersey |
| Site: | 1.3384 \pm acres or 58,301 \pm square feet per public records 20,306 \pm square feet usable per appraiser's measurements per NJDEP GeoWeb |
| Estate Appraised: | Fee Simple |
| Zoning: | R-15, Residential zone requiring 15,000 square feet |
| Purpose of the Appraisal: | To estimate the market value of the fee simple estate for potential disposition. |
| Highest and Best Use: | Single-Family Lot consistent with the R-15 zoning requirements. |

Value Indications

Sales Comparison Approach: \$30,000

Final Value Conclusion: \$30,000

Valuation Date: March 6, 2020

Date of Report: March 19, 2020

IDENTIFICATION OF THE PROPERTY

The subject of this report is a 1.3384_± acre or 58,301_± square foot parcel of vacant land situated on the north side of East County Line Road in Lakewood, New Jersey. The property is more particularly described as Block 175.02, Lot 83 in Lakewood Township, Ocean County, New Jersey. The subject is in the R-15, Residential zone which permits single-family dwellings, schools and Houses of Worship on 15,000 square foot lots. The subject property is significantly encumbered by a JCP&L Easement which bisects the property diagonally from north to south and limits the development potential of the parcel.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the fee simple market value of the land as of March 6, 2020 for potential disposition.

USE OF THE APPRAISAL

This appraisal report is to be used by the client, Township of Lakewood, for potential disposition. The appraisal shall be used for no other purpose without the express consent of the appraiser

ESTATE APPRAISED

The subject is not encumbered by any leases; therefore, the fee simple estate is appraised.

DATE OF VALUE

The date of value is March 6, 2020.

DATE OF REPORT

The date of the report is March 19, 2020.

SCOPE OF WORK

Extraordinary Assumptions and Hypothetical Conditions

This appraisal does not include any extraordinary assumptions or hypothetical conditions.

Appraisal Development

To prepare this appraisal report, the appraiser inspected the property on March 6, 2020, to estimate the fee simple market value of the subject property as of that date.

All three approaches to value were considered. The Sales Comparison Approach was considered the most applicable approach and is developed in this report.

Data gathered on sales single family lots in Lakewood Township was analyzed to develop a market value estimate via the Sales Comparison Approach.

All the assembled data has been confirmed with a party to the transaction or their legal representatives. If personal confirmation was not possible, the source of the confirmation has been disclosed and judgment made as to its relevance and reliability. Details relating to the comparable data collected and analyzed are included in each approach to value.

This appraisal report was prepared in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (“USPAP”) and the appraiser considered all available, relevant market data. As identified in the assumptions and limiting conditions and explained in the property rights appraised, the appraiser assumes that title to the property is marketable and free and clear of liens and encumbrances, other than those specifically described in this report.

In the preparation of this appraisal report, the appraiser considered all available, relevant market data. As identified in the assumptions and limiting conditions and explained in the property rights appraised, the appraiser assumes that title to the property is marketable and free and clear of liens and encumbrances, other than those specifically described in this report.

Data sources relied upon include but are not limited to: local and state public records; Multiple Listing Services; real estate data services such as CoStar, LoopNet, RealQuest, Ordinance.com, Interflood, Marshall and Swift, RERC, Korpacz, RealtyRates.com, IREM and others; discussions with real estate professionals active in the subject market area, including brokers, agents, property managers, property owners, developers and appraisers.

Demographic and other data has been obtained from the United States Department of Commerce, Bureau of the Census; the State of New Jersey, Department of Labor and Department of Community Affairs, the Ocean County Planning Board and the Township of Lakewood.

The appraiser did not note any significant environmental issues which would appear to require immediate investigation. However, the appraiser is not an environmental engineer and it is recommended that the client retain an expert in this field.

Appraisal Report

Effective January 1, 2014, the Appraisal Standards Board revised the Uniform Standards of Professional Appraisal Practice to reflect two report options: Appraisal Report and Restricted Appraisal Report. The essential difference among these report options is the content and level of information provided. The appropriate reporting option and the level of information necessary in the report are dependent on the intended use and the intended users.

An *Appraisal Report* may have the client as the only intended user but may also have other intended users; specified parts of the research and development must be summarized; must summarize information analyzed and reasoning that supports analyses, opinions and conclusion.

A *Restricted Appraisal Report* must have the client as the only intended user. Research and development need only be stated. A restricted appraisal must include a prominent use restriction that limits the use of the report to the client and warns that the rationale for how opinions and conclusions set forth were arrived at may not be properly understood without additional information.

This property valuation was prepared in accordance with the requirements of the *Appraisal Report* option of USPAP Standards.

OWNERSHIP AND SALES HISTORY

The subject property is currently under the ownership of the Township of Lakewood. The subject property has not transferred ownership in the past five years. To the best of the appraiser's knowledge, the property is not currently listed for sale, nor is it under contract of sale.

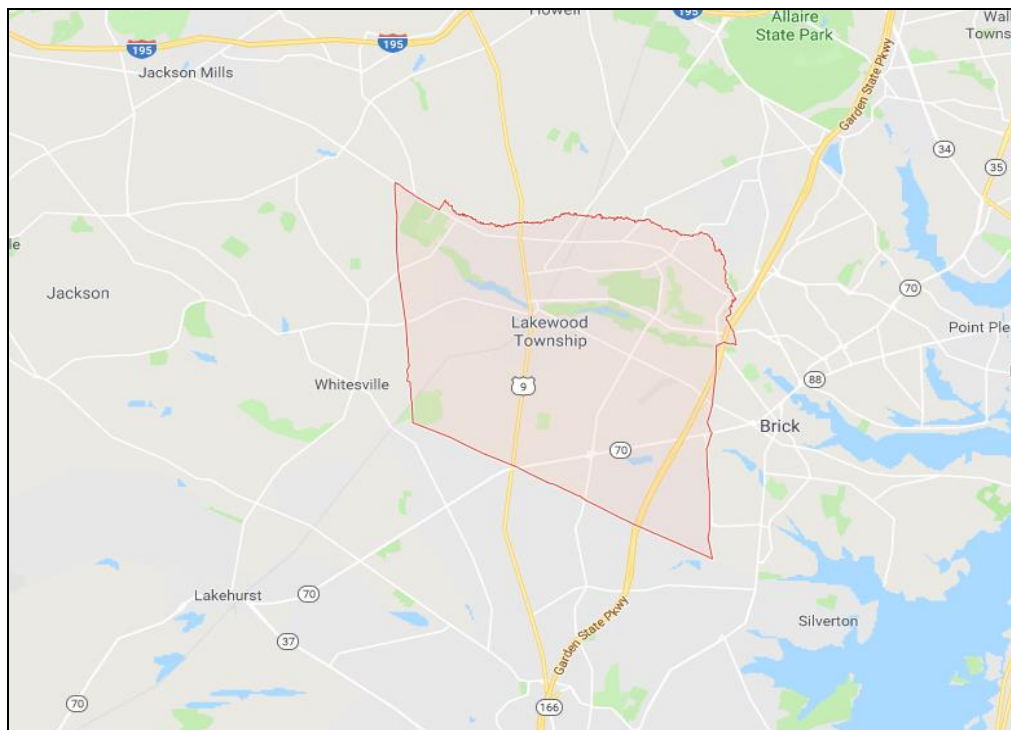
CITY AND NEIGHBORHOOD DATA

Lakewood Township


Lakewood Township is located in the north central extremity of Ocean County and comprises an area of 24.4 square miles of which approximately 60% is developed. The community is bound to the north by Monmouth County, Jackson Township to the West, the Township of Toms River to the south and Brick Township to the east.

The physical and environmental characteristics of this community were significant in its earliest development. The township is mostly flat land and highlighted by two lakes comprising 170 acres. The community's early growth was primarily attributable to a hotel industry, which flourished at the turn of the century when the community was billed as a winter resort. With the hotel industry now long since disappeared, the community has evolved as a year-round municipality.

Lakewood Township is the most populous township in Ocean County. The township ranked as the seventh-most-populous municipality in the state in 2010 after having been ranked 22nd in 2000. It now ranks 5th. The sharp increase in population from 2000 to 2010 was led by increases in the township's Orthodox Jewish and Latino communities. Lakewood is a hub of Orthodox Judaism, and is home to one of the largest yeshivas in the world, the 6,500-student Beth Medrash Govoha, which was founded by Rabbi Aharon Kotler.



Township of Lakewood Highlighted

|  | | Housing Profile | | | | |
|---|--------------------|------------------------------|---------------|----------------|---------------|----------------|
| Lakewood township, NJ 2 | | Prepared by Esri | | | | |
| Lakewood township, NJ (3402938550) | | | | | | |
| Geography: County Subdivision | | | | | | |
| Population | | Households | | | | |
| 2010 Total Population | 92,843 | 2019 Median Household Income | | \$49,160 | | |
| 2019 Total Population | 107,622 | 2024 Median Household Income | | \$54,414 | | |
| 2024 Total Population | 113,904 | 2019-2024 Annual Rate | | 2.05% | | |
| 2019-2024 Annual Rate | 1.14% | | | | | |
| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 26,337 | 100.0% | 28,960 | 100.0% | 30,282 | 100.0% |
| Occupied | 24,283 | 92.2% | 27,077 | 93.5% | 28,397 | 93.8% |
| Owner | 12,570 | 47.7% | 14,035 | 48.5% | 15,134 | 50.0% |
| Renter | 11,713 | 44.5% | 13,042 | 45.0% | 13,263 | 43.8% |
| Vacant | 2,054 | 7.8% | 1,883 | 6.5% | 1,885 | 6.2% |
| Owner Occupied Housing Units by Value | 2019 | | 2024 | | | |
| | Number | Percent | Number | Percent | | |
| Total | 14,031 | 100.0% | 15,130 | 100.0% | | |
| <\$50,000 | 329 | 2.3% | 207 | 1.4% | | |
| \$50,000-\$99,999 | 1,356 | 9.7% | 1,203 | 8.0% | | |
| \$100,000-\$149,999 | 1,169 | 8.3% | 1,086 | 7.2% | | |
| \$150,000-\$199,999 | 1,076 | 7.7% | 1,004 | 6.6% | | |
| \$200,000-\$249,999 | 1,158 | 8.3% | 1,049 | 6.9% | | |
| \$250,000-\$299,999 | 1,050 | 7.5% | 1,117 | 7.4% | | |
| \$300,000-\$399,999 | 3,125 | 22.3% | 3,290 | 21.7% | | |
| \$400,000-\$499,999 | 1,969 | 14.0% | 2,317 | 15.3% | | |
| \$500,000-\$749,999 | 2,465 | 17.6% | 3,364 | 22.2% | | |
| \$750,000-\$999,999 | 130 | 0.9% | 205 | 1.4% | | |
| \$1,000,000-\$1,499,999 | 91 | 0.6% | 133 | 0.9% | | |
| \$1,500,000-\$1,999,999 | 66 | 0.5% | 90 | 0.6% | | |
| \$2,000,000+ | 47 | 0.3% | 65 | 0.4% | | |
| Median Value | \$328,080 | | \$357,720 | | | |
| Average Value | \$353,704 | | \$389,694 | | | |

The 2019 population estimate for Lakewood is 107,622 representing an increase of 15.92% since 2010. Population by 2024 is projected to increase to 113,904 representing an increase of 5.8%. The 2019 median household income was estimated to be \$49,160 and is expected to grow an additional 10.69% through 2024 to \$54,414. The 2019 median home value in Lakewood is \$328,080 and is projected to increase an additional 9.03% to \$357,720 by 2024.

Industrial land uses in Lakewood Township are primarily centered on the Lakewood Industrial Park between Route 70 and Cedar Bridge Avenue in the eastern portion of the municipality. Industrial development began in this area in the early 1970s as a result of the efforts of the Lakewood Industrial Commission. Today the 1,800-acre park comprises approximately 220 companies employing 11,000.

Modern retail and office developments are found on Route 9 and along State Highway 70 to the south. The oldest section of commercial activity is located along New Jersey State Route 88 and Route 9. Clifton Avenue, known as Lakewood’s “downtown” represents the older Central Business District of the municipality. Newer retail improvements are located along Route 70, east of the Industrial Park.

DESCRIPTION OF THE APPRAISED PROPERTY

Site Description

The subject is Block 175.02, Lot 83 in Lakewood Township, Ocean County, New Jersey

Location: North side of East County Line Road in Lakewood, New Jersey

Size: 1.3384± acres per public records

Frontage: 100± feet on East County Line Road; 440± feet on Clayton Street (unimproved); 165± feet on Major Avenue (unimproved)

Topography: Level, at road grade

Configuration: Rectangular

Utilities: Water, sewer, electric, gas and telephone

Access: No curb cuts but property fronts on East County Line Road

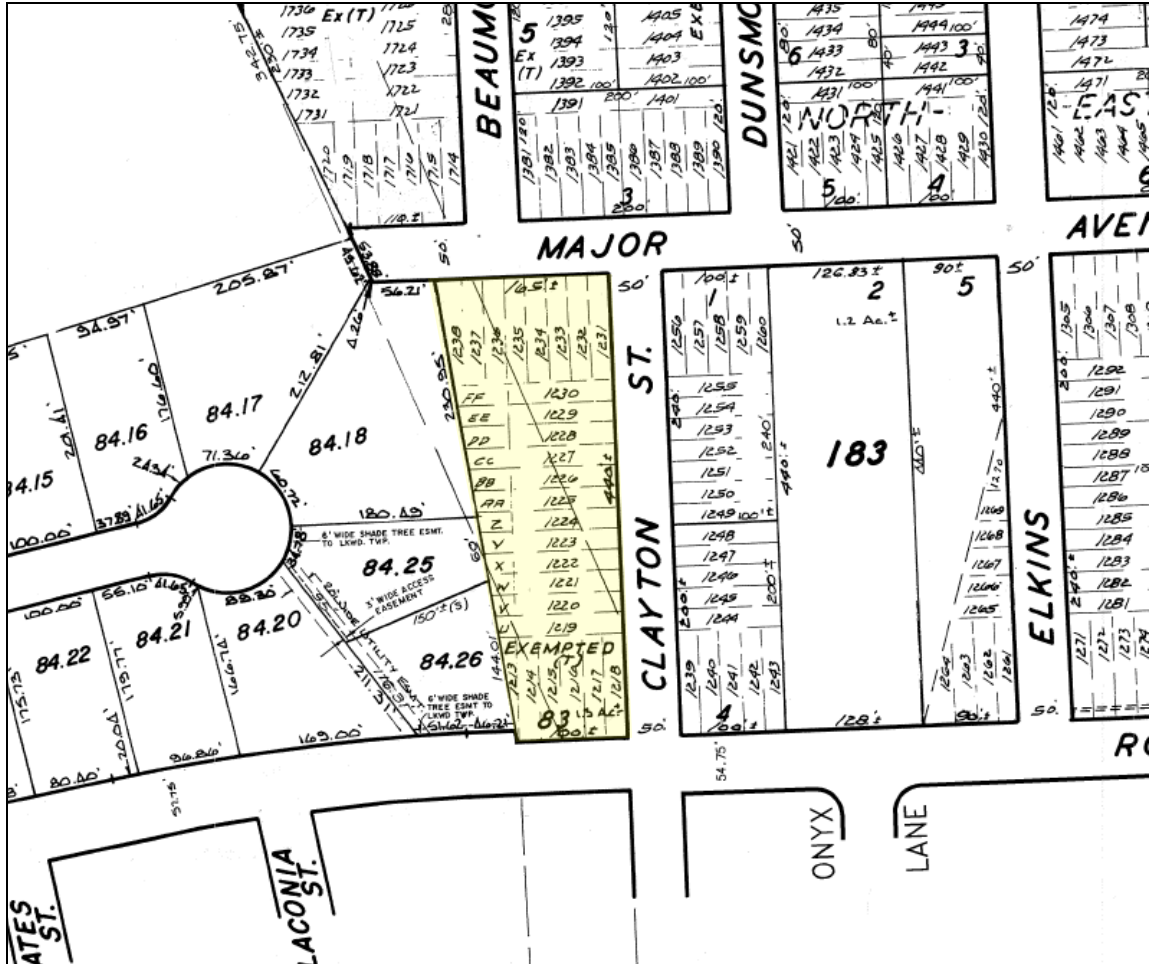
Encroachments: None noted

Easements: A JCP&L Easement diagonally bisects the subject parcel from north to south. Based on our measurement using NJDEP GeoWeb maps, 20,206± square feet or 0.4662± acres to the rear of the parcel are not encumbered by the easement and are potentially buildable.

Flood Zone: The subject parcel is in Flood Zone "X" and is not subject to flooding. Flood Insurance Rate Map Community panel number 34023C0435F, effective September 25, 2009 is shown below.

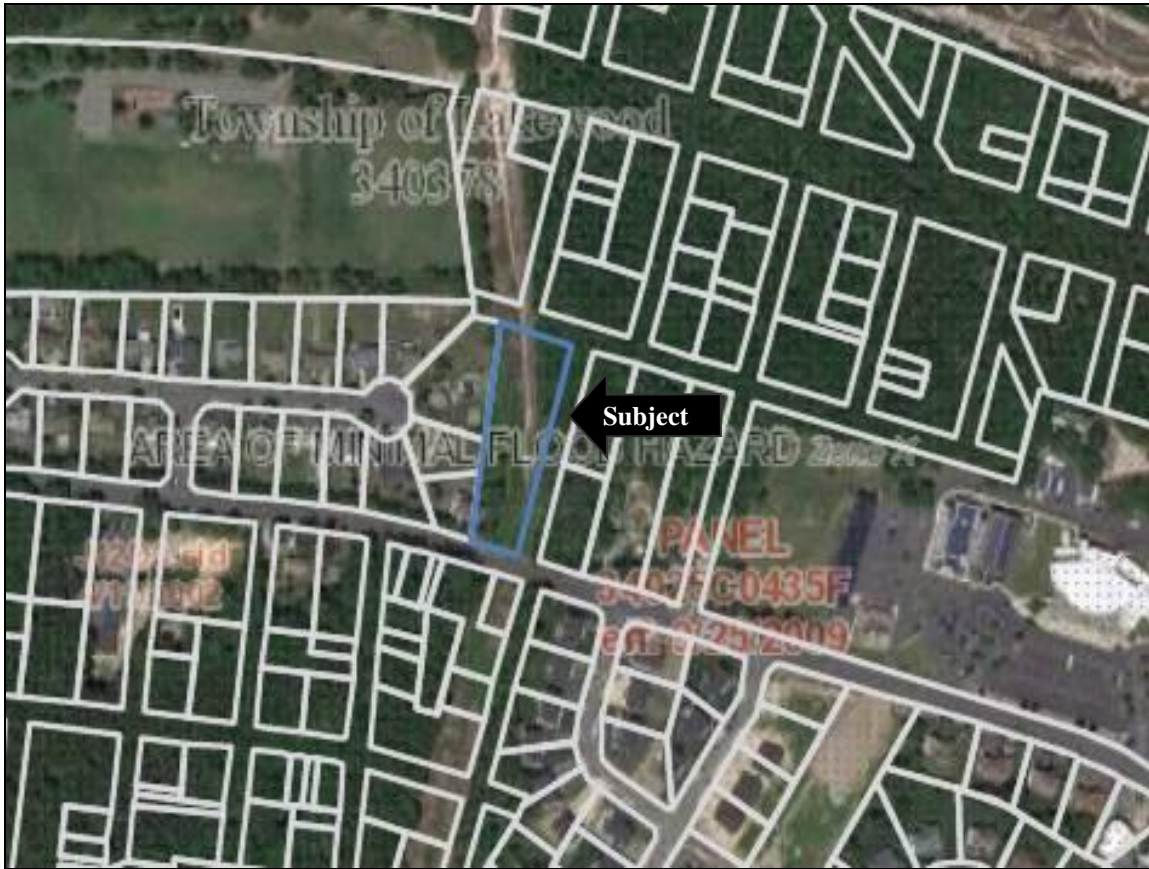
Wetlands: None noted per the NJDEP GeoWeb site.

Environmental: None noted

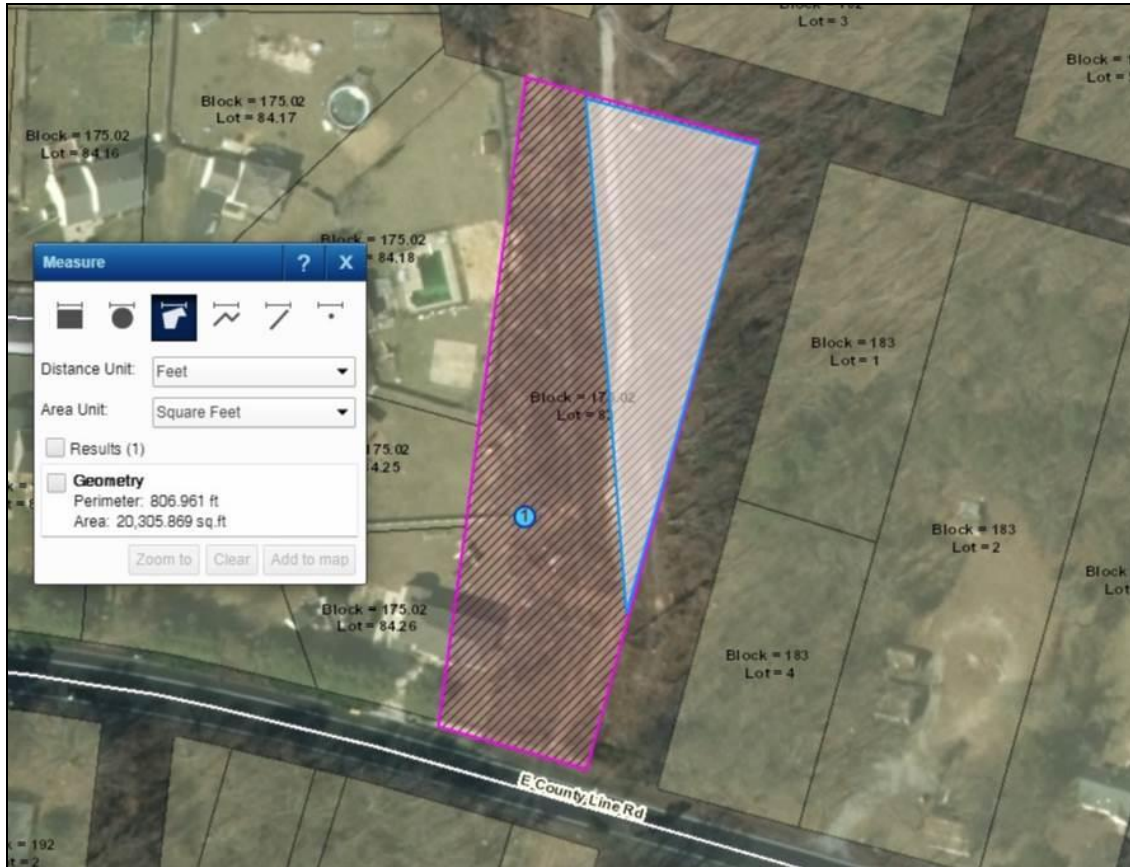
Tax Map


Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Flood Map



Wetlands Map with Measured Usable Area



Source: NJDEP GeoWeb
Usable Area outlined in Blue

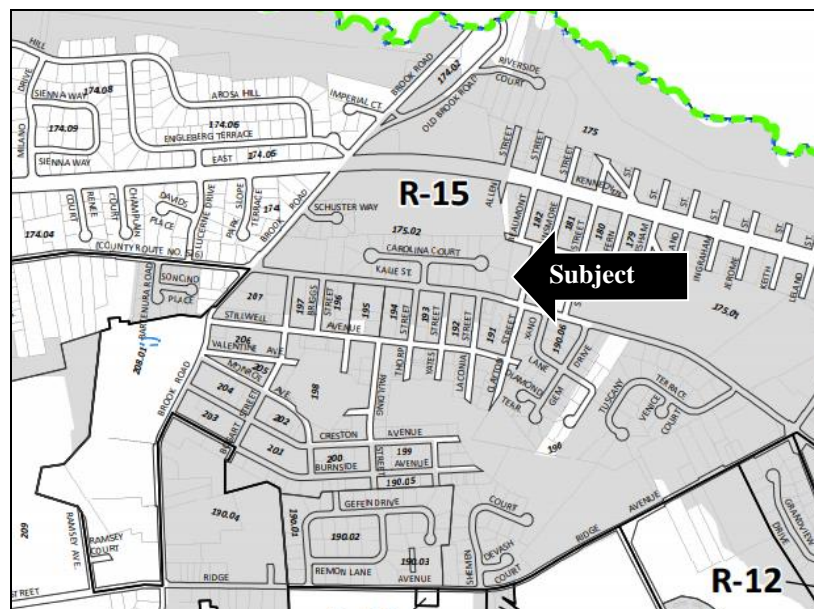
Assessments and Taxes

The 2019 tax assessment is summarized as follows:

| | |
|--------------------|-----------|
| Land | \$242,000 |
| Improvement | \$ 0 |
| Total | \$242,000 |

The property is public land and is therefore tax exempt. The 2019 tax rate for Lakewood Township is \$2.121/\$100 of valuation. The 2020 average ratio in Lakewood Township is 86.08%.

Zoning



The subject property is located in the R-15, Residential Zone:

Permitted Uses: Single-family detached dwellings, Places of Worship, public and private schools. See Addenda for full ordinance.

Bulk Requirements

Minimum Lot Size: 15,000 square feet

Minimum Lot Width: 100 feet

Yard Requirements

Front Yard Setback: 30 feet

Rear Yard Setback: 20 feet

Side Yard Setback: 10 feet with an aggregate of 25 feet

Maximum Building Height: 35 feet

Maximum Building Coverage: 30%.

Subject Conformity to Zone

The subject property is 1.3384± acres in size and conforming. A JCP&L Easement diagonally bisects the subject parcel from north to south. Based on our measurement using NJDEP GeoWeb maps, 20,206± square feet or 0.4662± acres to the rear of the parcel are not encumbered by the easement and are potentially buildable.

HIGHEST AND BEST USE

Highest and Best Use is defined as, “The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity”.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Highest and Best Use is an essential analysis in the development of an appraisal and makes up the basis upon which all conclusions in the appraisal are based. Highest and Best Use is a two-part process in which the property is analyzed *As Vacant* and *As Improved*. These studies are developed by addressing the four criteria mentioned above. Through this process, a conclusion is reached about the use that would bring the greatest value to the land as of the date of appraisal.

As Vacant

Physically Possible: An analysis of the subject parcel indicates that neither its size, shape nor its terrain precludes development of the site.

Legally Permissible: In the, R-15 zone, residential uses are permitted. The subject is conforming. A JCP&L Easement diagonally bisects the subject parcel from north to south. Based on our measurement using NJDEP GeoWeb maps, 20,206± square feet or 0.4662± acres to the rear of the parcel are not encumbered by the easement and are potentially buildable. However, we estimate that the cost to build a road and run utilities to this area is only slightly less than the market value of the potential single-family lot (see the Sales Comparison Approach, below).

Financially Feasible: The subject is zoned for residential use and there is an active market for those properties in the subject area. Because the buildable area is isolated and the cost to develop the lot is high, a buyer may purchase the subject for assemblage or buffer. Therefore, we analyzed four Limited Utility Land Sales in the subject market area:

Limited Utility Land Sale Adjustment Grid

| Land Sale Location | Subject | 1 | 2 | 3 | 4 |
|---------------------------------|---------------------------------------|-----------------------------------|---------------------------------|-------------------------------|-----------------------------|
| | East County Line Road Lakewood, NJ | Maxim-Southard Road Howell, NJ | 1300 Route 70 Manchester, NJ | West Farms Road Howell, NJ | Oak Glen Road Howell, NJ |
| Sale Price | | \$115,000 | \$32,000 | \$70,000 | \$30,000 |
| Acres | 1.3384 | 9.300 | 3.060 | 7.175 | 2.560 |
| Sale Price / Acre | | \$12,366 | \$10,458 | \$9,756 | \$11,719 |
| Property Rights Conveyed | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Property Rights Adjustment | | 0% | 0% | 0% | 0% |
| Adjusted Price | | \$12,366 | \$10,458 | \$9,756 | \$11,719 |
| Financing | Cash or Equivalent | Cash | Cash | Cash | Cash to Seller |
| Financing Adjustment | | 0% | 0% | 0% | 0% |
| Adjusted Price | | \$12,366 | \$10,458 | \$9,756 | \$11,719 |
| Conditions of Sale | Arms Length | Arms Length | Arms Length | Arms Length | Arms Length |
| Conditions Adjustment | | 0% | 0% | 0% | 0% |
| Normal Sale Price | | \$12,366 | \$10,458 | \$9,756 | \$11,719 |
| Date of Value/Sale | 3/6/2020 | 7/25/2018 | 3/20/2017 | 2/13/2017 | 3/11/2019 |
| Market (Time) Adjustment | | 0% | 0% | 0% | 0% |
| Time Adjusted Normal Sale Price | | \$12,366 | \$10,458 | \$9,756 | \$11,719 |
| Location | Isolated | Similar | Similar | Similar | Similar |
| Location Adjustment | | 0% | 0% | 0% | 0% |
| Zoning | R-15/Landlocked | ARE3/Wetlands | WTHD/Wetlands | ARE2/Landlocked | ARE6/Landlocked |
| Zoning Adjustment | | 0% | 0% | 0% | 0% |
| Size (Acres) | 1.3384 Acres | 9.300 | 3.060 | 7.175 | 2.560 |
| Size Adjustment | | 20% | 10% | 20% | 10% |
| Net Adjustment | | 20% | 10% | 20% | 10% |
| Gross Adjustment | | 20% | 10% | 20% | 10% |
| Adjusted Sale Price / Acre | | \$14,839 | \$11,503 | \$11,707 | \$12,891 |
| Weight % | | 25% | 25% | 25% | 25% |
| Weight \$ | | \$3,710 | \$2,876 | \$2,927 | \$3,223 |
| Value Estimate / Acre | | \$12,735 | | | |
| Subject Acres | | 1.3384 | | | |
| Indicated Value | | \$17,044 | | | |
| Rounded | | \$20,000 | | | |

Write ups of these Land Sales are in the Addenda of this report. We estimate the market value of the subject for assemblage to be \$20,000.

Maximally Productive: Based on the Limited Utility Land Sale analysis above and our market value estimate in the Sales Comparison Approach below, we conclude that the Maximally Productive Use of the subject parcel is the development of a single-family dwelling.

APPRAISAL PROCESS

To estimate market value, the appraiser has considered the three generally accepted approaches to value. These are the Cost, Market or Sales Comparison, and Income Approaches. Information for these three approaches is extracted from the market and is primarily based on the Principle of Substitution. The Principle of Substitution holds that when two or more commodities or services with substantially the same utility are available, the one with the lowest prices receives the greatest demand and widest distribution.

Cost Approach

The Cost Approach begins with the valuation of the underlying land using a variety of techniques including sales comparison, extraction, allocation, direct capitalization using the land residual technique, direct capitalization using ground rent capitalization, and yield capitalization using a discounted cash flow analysis, also called subdivision development analysis. To the land value estimate the depreciated value of the replacement or reproduction cost of the improvements is added. This approach is most appropriate when improvements are relatively new, have little depreciation and represent highest and best use or when the improvements are very old and contribute little to value. The Cost Approach is also effective for special purpose-type improvements.

Sales Comparison Approach

The Sales Comparison Approach is often used to estimate the value of vacant land and improved properties. This approach produces value indications for the subject through comparison of similar properties referred to as comparable sales. In the search for comparable sales, the appraiser typically focuses on such issues as highest and best use, conditions of sale, date of transaction, location, physical characteristics and income data. In the analysis of comparable sales, a single common denominator most representative of the market, called the unit of comparison, is sought, although more than one may be present. The Sales Comparison Approach is most effective in indicating market value when an adequate number of comparable properties have, in fact, been sold.

Income Capitalization Approach

The Income Approach measures the present value and future benefits of property ownership and is primarily based on anticipation. The approach requires extensive market research to determine a property's potential gross income by analyzing contract and market lease data, as well as market vacancy and expenses, to estimate net operating income. The anticipated net income produced before payment of debt is then capitalized at a rate which considers financing characteristics prevailing as well as risk factors and acceptable rate of return for real estate investors. The capitalization of net operating income, using the direct capitalization or discounted cash flow analysis methods, produces the value indication.

Reconciliation and Final Value Estimate

The final step in the appraisal process is the reconciliation of the value indications. The reliability of each approach, in terms of quantity and quality of the data and the appropriateness to the nature of the property are considered in the final selection of value. If a substantial range in value is indicated by the approaches, it may be indicative of the appropriateness in the assignment of that respective approach. The appraisal process must consider and give weight to the approach or approaches deemed most appropriate and reflective of buyers' and sellers' actions in the marketplace.

Applicable Approaches

All three approaches to value were considered. The purpose of this appraisal is to estimate the market value of the subject property. Because ground leased retail properties are generally bought and sold based on their income, the Income Approach is developed. The Sales Comparison Approach is applicable, but we could not identify any recent sales of ground leased anchor stores in the State of New Jersey, so the approach was not developed.

Applicable Approaches

The purpose of this appraisal is to estimate the market value of the subject property. The most appropriate method for valuing land is the Sales Comparison Approach and will be developed in this report.

SALES COMPARISON APPROACH

The Sales Comparison Approach is an appraisal procedure in which the market value of a property is estimated by direct comparison and analysis of the sales of similar substitute properties.

The basic steps implemented in the application of this approach are as follows:

1. Conduct a market investigation to locate comparable property sales and offerings and gather relevant data concerning each comparable, focusing on such issues as highest and best use, conditions of sale, date of transaction, location, physical characteristics and income and expense data;
2. Verify the terms and conditions as well as motivating forces of each of the sales through verification of deed data and/or communicating with principals of the transaction or their legal representatives;
3. Analyze each of the comparable sales' significant characteristics and relate those to the subject property;
4. Identify the most significant and consistent comparative unit and adjust for dissimilarities between the comparable properties and the subject, or develop appropriate ratios to respective sale prices;
5. Formulate an estimate of the market value of the subject based on these comparisons.

In the application of this approach the appraiser employs the principles of supply and demand, balance, substitution and externalities as the market should directly indicate the prices paid for similar properties at a particular point in time. The direct sales activity and offerings assist in the determination of the balance present within the market, as one property may be a suitable substitute for another to a prospective purchaser. External forces generally of a neighborhood environmental nature may be present in the comparables; therefore, sales in close proximity to one another are desirable in order to mitigate dissimilar influences.

Sales Investigation

The appraiser conducted a search of sales of single family lots in the subject area. A number of comparable sales were located, and four sales were selected for direct comparison. These Land Sales are described and analyzed on the following pages:

Single Family Lot Sale 1



Property Identification

Record ID 3309
Property Type Residential, Single Family Lot
Address 230 Joe Parker Road, Lakewood, Ocean County, New Jersey 08701
Tax ID Block 189.03, Lot 42

Sale Data

Grantor Deutsche Bank / Trustee for NovaStar Mtg
Grantee Sara Newhouse
Sale Date January 17, 2020
Deed Book/Page 17767/783
Property Rights Fee Simple
Marketing Time 11 DOM
Conditions of Sale Arm's Length - 1st out of foreclosure
Financing Cash
Sale History 6/5/2017 - Sheriff Sale
Use Residential Lot
Verification Buyer, Broker; MLS#21947146, Other sources: Deed, Public Records

Sale Price \$303,000
Cash Equivalent \$303,000

Land Data

Zoning R-12, 12,000 s.f. min. lot, Residential

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Single Family Lot Sale 1 (Cont.)

| | |
|-------------------|------------------------------|
| Topography | Level, at road grade |
| Utilities | W, E, G, T - Sewer available |
| Shape | Generally Rectangular |
| Corner | No |
| Easement | Municipal only |

Land Size Information

| | |
|------------------------|--|
| Gross Land Size | 0.645 Acres or 28,096 SF |
| Front Footage | 100 ft Total Frontage: 100 ft Joe Parker Road; |

Indicators

| | |
|------------------------------|-----------|
| Sale Price/Gross Acre | \$469,767 |
| Sale Price/Gross SF | \$10.78 |
| Sale Price/Front Foot | \$3,030 |

Remarks

Sale of a conforming single-family lot.

Single Family Lot Sale 2



Property Identification

Record ID 3310
Property Type Residential, Single Family Lot
Address Prospect Street Map 3 LLC, Lakewood, Ocean County, New Jersey 08701
Tax ID Block 442, Lot 2

Sale Data

Grantor Star Developers LLC
Grantee Prospect Street Map 3 LLC
Sale Date August 01, 2019
Deed Book/Page 17559 / 1131
Property Rights Fee Simple
Marketing Time 199 DOM
Conditions of Sale Arm's Length
Financing Cash
Sale History 6/10/2014 - \$150,000
Use Residential Lot
Verification Grantor Attorney; MLS#21845154, Other sources: Deed, Public Records

Sale Price \$230,000
Cash Equivalent \$230,000

Land Data

Zoning R20-C, Nonconforming, Residential

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Single Family Lot Sale 2 (Cont.)

| | |
|-------------------|----------------------|
| Topography | Level, at road grade |
| Utilities | W, E, G, T, S |
| Shape | Square |
| Corner | Yes |
| Easement | Municipal only |

Land Size Information

| | |
|------------------------|--|
| Gross Land Size | 0.230 Acres or 10,000 SF |
| Front Footage | 200 ft Total Frontage: 100 ft Massachusetts Avenue; 100 ft Claremont Street; |

Indicators

| | |
|------------------------------|-------------|
| Sale Price/Gross Acre | \$1,001,917 |
| Sale Price/Gross SF | \$23.00 |
| Sale Price/Front Foot | \$1,150 |

Remarks

Sale of a nonconforming single-family lot.

Single Family Lot Sale 3



Property Identification

Record ID 3312
Property Type Residential, Single Family Lot
Address 1485 Read Place, Lakewood, Ocean County, New Jersey 08701
Tax ID Block 855.02, Lot 26.02

Sale Data

Grantor Nachman Taub
Grantee Binyomin Ebstein and Leah Goldberg
Sale Date May 30, 2019
Deed Book/Page 17488/556
Property Rights Fee Simple
Marketing Time 2 DOM
Conditions of Sale Arm's Length - Approvals
Financing Conventional
Sale History No prior sales past 36 months
Use Residential Lot
Verification Broker, Grantor Attorney; MLS #21908745, Other sources:
 Deed, Public Records

Sale Price \$275,000
Cash Equivalent \$275,000

Land Data

Zoning R20, Conforming, Residential
Topography Level, at road grade

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Single Family Lot Sale 3 (Cont.)

| | |
|------------------|-------------------------------|
| Utilities | E, G, T, Well & Septic needed |
| Shape | Generally Rectangular |
| Corner | No |
| Easement | Municipal only |
| Depth | 300 |

Land Size Information

| | |
|------------------------|---|
| Gross Land Size | 0.517 Acres or 22,521 SF |
| Front Footage | 75 ft Total Frontage: 75 ft Read Place; |

Indicators

| | |
|------------------------------|-----------|
| Sale Price/Gross Acre | \$531,915 |
| Sale Price/Gross SF | \$12.21 |
| Sale Price/Front Foot | \$3,667 |

Remarks

Sale of a newly subdivided (2017 approvals) conforming single family lot. Site plan approvals in place, building permit and septic design required.

Single Family Lot Sale 4



Property Identification

Record ID 3311
Property Type Residential, Single Family Lot
Address Forest Drive, Lakewood, Ocean County, New Jersey 08701
Tax ID Block 12, Lot 206

Sale Data

Grantor Tuxedo Property Partners, LLC
Grantee The House on Forest LLC
Sale Date March 11, 2019
Deed Book/Page 17422/571
Property Rights Fee Simple
Marketing Time 125 DOM
Conditions of Sale Arm's Length
Financing Cash
Sale History No prior sales past 36 months
Use Residential Lot
Verification MLS#21836331, Other sources: Deed, Public Records

Sale Price \$300,000
Cash Equivalent \$300,000

Land Data

Zoning R12, Nonconforming, Residential
Topography Level, at road grade
Utilities W, E, G, T, S

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Single Family Lot Sale 4 (Cont.)

Shape Generally Rectangular
Corner No
Easement Municipal only

Land Size Information

Gross Land Size 0.186 Acres or 8,100 SF
Front Footage 50 ft Total Frontage: 50 ft Forest Drive;

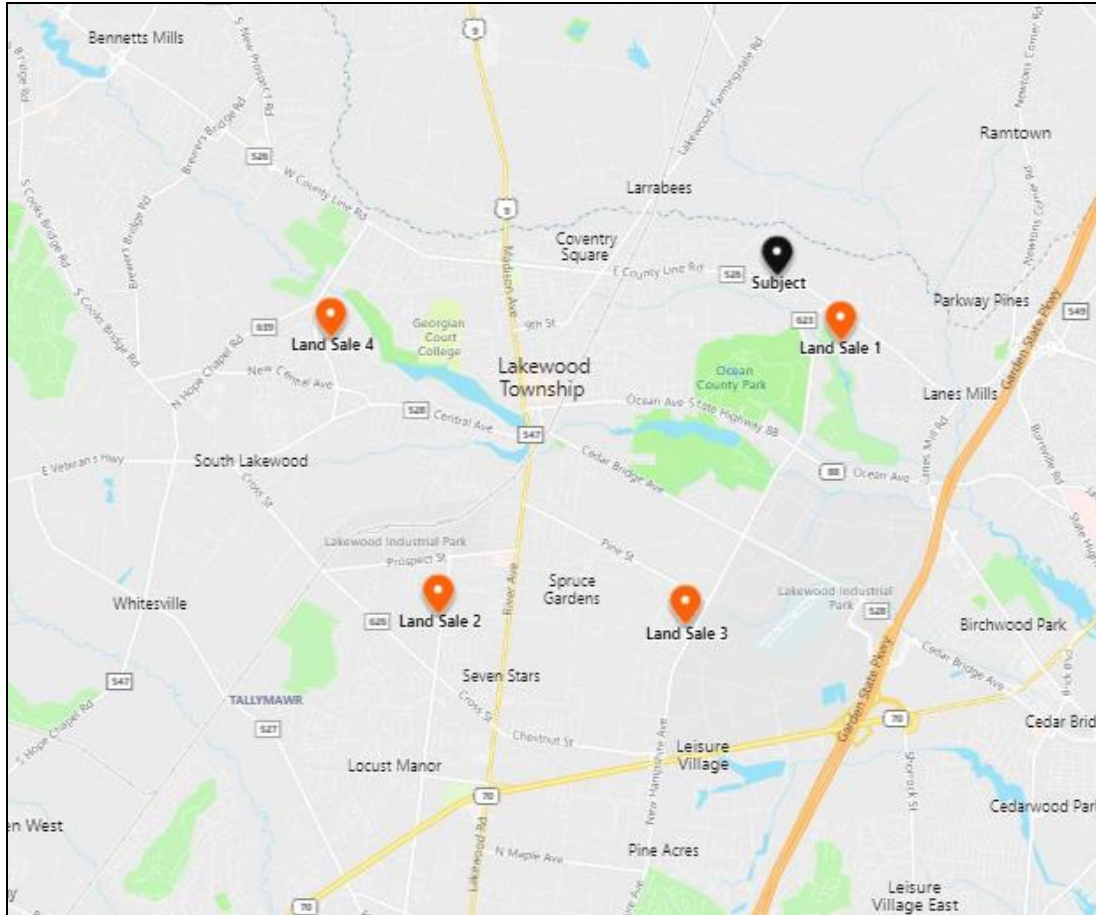
Indicators

Sale Price/Gross Acre \$1,613,337
Sale Price/Gross SF \$37.04
Sale Price/Front Foot \$6,000

Remarks

Sale of a nonconforming single-family lot.

Sale Comparable Map



Unit of Comparison

In order to effectively compare the land sales to the subject, an appropriate unit of comparison was chosen. Typically, the unit of comparison for vacant land is either sale price per square foot or sale price per acre, although sale price per lot and sale price per square foot of approved Floor Area Ratio are sometimes used. These units of comparison are developed on the land sale comparable abstracts. In residential land, sale prices are typically discussed based on sale price per building lot and it is generally held that “a lot is a lot is a lot”, meaning that lot size has a small influence on single family home values in a given neighborhood. Specific analyses done in the past by the appraiser support this rule of thumb. Therefore, the sale prices will be analyzed on a per lot basis.

Discussion of Adjustments

The Land Sales were adjusted for several differences, as shown on the Land Sale adjustment grid below. Adjustments were first made for property rights conveyed, financing, conditions of sale and market (time). Additional adjustments were considered based upon location, zoning, utilities and size.

Property Rights Conveyed: All of the sales were conveyed in fee simple and no adjustment is required.

Financing: All of the Land Sales transferred cash to seller or similar terms and no adjustment is needed.

Conditions of Sale: All of the sales are arm's length; no adjustments are required. Land Sale 1 was the first sale after a foreclosure and is adjusted upwards.

Market Conditions (Time): The sales are all relatively recent. A 5% per year increase is applied for market conditions.

Location: The subject is located on a county road in a residential neighborhood and the lot is substantially encumbered with a JCP&L easement. All the Land Sales are considered superior and are adjusted negatively.

Zoning: The subject lot is conforming. Land Sales 1 and 3 are conforming. No adjustments are required. Land Sales 2 and 4 are nonconforming. These Land Sales are adjusted upwards.

Utilities: The subject is served by public water and sewer. Land Sales 1, 2 and 4 are similar and no adjustments are applied. Land Sale 3 is served by an on-site well and septic system. This Land Sales is inferior and an upward adjustment is applied.

Size: Lots smaller than the subject are considered inferior to the subject and are adjusted upwards. Conversely, lots larger than the subject are considered superior and are adjusted negatively.

Following is the Land Sale Adjustment Grid:

Land Sale Adjustment Grid

| Land Sale Location | Subject East County Line Road Lakewood, NJ | 1 230 Joe Parker Road Lakewood, NJ | 2 Prospect Street Map 3 Lakewood, NJ | 3 1485 Read Place Lakewood, NJ | 4 Forest Drive Lakewood, NJ |
|---------------------------------|--|--|--|--------------------------------------|-----------------------------------|
| Sale Price | | \$303,000 | \$230,000 | \$275,000 | \$300,000 |
| Number of Lots | 1 | 1 | 1 | 1 | 1 |
| Sale Price / Lot | | \$303,000 | \$230,000 | \$275,000 | \$300,000 |
| Property Rights Conveyed | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Property Rights Adjustment | | 0% | 0% | 0% | 0% |
| Adjusted Price | | \$303,000 | \$230,000 | \$275,000 | \$300,000 |
| Financing | Cash or Equivalent | Cash | Cash | Conventional | Cash to Seller |
| Financing Adjustment | | 0% | 0% | 0% | 0% |
| Adjusted Price | | \$303,000 | \$230,000 | \$275,000 | \$300,000 |
| Conditions of Sale | Arms Length | 1st Sale after Foreclosure | Arms Length | Arms Length | Arms Length |
| Conditions Adjustment | | 10% | 5% | 5% | 0% |
| Normal Sale Price | | \$333,300 | \$241,500 | \$288,750 | \$300,000 |
| Date of Value/Sale | 3/6/2020 | 1/17/2020 | 8/1/2019 | 5/30/2019 | 3/11/2019 |
| Market (Time) Adjustment | | 1% | 3% | 4% | 5% |
| Time Adjusted Normal Sale Price | | \$336,633 | \$248,745 | \$300,300 | \$315,000 |
| Location | JCP&L Easement | Superior | Superior | Superior | Superior |
| Location Adjustment | | -10% | -10% | -10% | -10% |
| Zoning | R-15/Conforming | R-12/Conforming | R-20C/Nonconforming | R-20/Conforming | R-12/Nonconforming |
| Zoning Adjustment | | 0% | 5% | 0% | 5% |
| Utilities | Water & Sewer | Water & Sewer | Water & Sewer | Well & Septic | Water & Sewer |
| Utilities Adjustment | | 0% | 0% | 10% | 0% |
| Size (Acres) | 0.4662 | 0.645 | 0.230 | 0.517 | 0.186 |
| Size Adjustment | | 0% | 10% | 0% | 10% |
| Net Adjustment | | -10% | 5% | 0% | 5% |
| Gross Adjustment | | 10% | 25% | 20% | 25% |
| Adjusted Sale Price / Lot | | \$302,970 | \$261,182 | \$300,300 | \$330,750 |
| Weight % | | 25% | 25% | 25% | 25% |
| Weight \$ | | \$75,742 | \$65,296 | \$75,075 | \$82,688 |
| Weighted Total/Indicated Value | \$298,800 | | | | |
| Value Conclusion Rounded | \$300,000 | | | | |
| Cost to Build Street | (\$270,000) | | | | |
| Indicated value | \$30,000 | | | | |

Land Value Conclusion

Before adjustment, the Land Sale ranged from \$230,000 to \$303,000 per lot. After analysis and adjustment, the Land Sales range from \$261,182 to \$330,750 per lot. The comparable sales were then weighted evenly, as none of the sales were clearly superior in overall comparability and the concluded value is \$300,000 rounded.

Road Construction Cost

Per Marshall & Swift (Section 66, Page 1), the cost of complete doubled-loaded street improvements ranges for \$469 to \$570 per linear foot. The average is \$519.50 per linear foot. After applying a Current Cost Multiplier of 1.01 (Section 99, Page 3) and a Local Cost Multiplier of 1.17 (Section 99, Page 9) the cost would be \$613.89 per square foot. 440± linear feet of road must be improved, so the estimated cost of the road is \$270,000 rounded. Subtracting this cost from the market value of the lot results in a net value of \$30,000.

Indicated Value, Sales Comparison Approach.....\$30,000

RECONCILIATION AND FINAL VALUE ESTIMATE

The subject of this report is a 1.3384± acre or 58,301± square foot parcel of vacant land situated on the north side of East County Line Road in Lakewood, New Jersey. The property is more particularly described as Block 175.02, Lot 83 in Lakewood Township, Ocean County, New Jersey. The subject is in the R-15, Residential zone which permits single-family dwellings, schools and Houses of Worship on 15,000 square foot lots. The subject property is significantly encumbered by a JCP&L Easement which bisects the property diagonally from north to south and limits the development potential of the parcel. The Highest and Best Use of the site was determined to be the development of a single-family lot dwelling consistent with the R-15 zoning requirements. The purpose of this appraisal is to estimate the market value of land in fee simple for potential disposition.

The Sales Comparison Approach was considered to be the most appropriate method for valuing the land.

In the final value conclusion, the fee simple market value of the subject property as of March 6, 2020 was:

THIRTY THOUSAND DOLLARS

\$30,000

EXPOSURE TIME

Exposure Time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon analysis of past events assuming a competitive and open market.

Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort.

Source: The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, Copyright 2015

Estimated Exposure Time

Exposure time for the subject is estimated to be six months to one year.

This estimate assumes:

1. That the subject property was listed with a competent broker experienced with similar type properties;
2. That the subject was offered for sale at no more than 110% of the appraised value.

CERTIFICATION

I certify that to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- my engagement in this assignment was not contingent upon developing or reporting predetermined results;
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (“USPAP”);
- I have not performed any services regarding the subject of this report within the three-year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity;
- I made a personal inspection of the property that is the subject of this report;
- No one provided significant real property appraisal assistance to the person signing this report;
- I am certified as a General Property Appraiser by the State of New Jersey;
- as of the date of the report, I have completed the continuing education requirements of the State of New Jersey and of the Appraisal Institute;
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

GAGLIANO & COMPANY



Robert Gagliano, MAI, CRE
New Jersey Certification No. 42RG00137100

March 19, 2020

Date

Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ

DEFINITIONS

Market Value

The most probable price, as of a specified date, in cash, in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably and for self-interest, and assuming that neither is under undue duress.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (a) Buyer and seller are typically motivated;
- (b) Both parties are well informed or well advised, and acting in what they consider their best interests;
- (c) A reasonable time is allowed for exposure in the open market;
- (d) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015 (3. Fannie Mae)

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Leased Fee Interest

An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained in the lease.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Jurisdictional Exception

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Lease Terms

Gross Lease/Full Service Lease: A lease that includes a base rent plus all expenses in a single rate.

Gross plus Utilities: A lease that includes a base rent plus expenses in a single rate, *excluding* utilities, which are paid directly by the tenant to the respective utility companies.

Gross plus Tenant Electric: A lease that includes a base rent plus expenses in a single rate, *excluding* the tenant's direct electric expense.

Modified Gross Lease: A lease that includes a base rent plus expenses in a single rate, but includes a provision whereby the landlord is reimbursed by the tenant for one or more expenses. The reimbursed expense is often real estate taxes.

Base Stop: A lease that includes a base rent plus expenses in a single rate, but includes a provision whereby the landlord is reimbursed by the tenant for expense increases over a “base” year, which is typically the inception year of the current lease. The reimbursed expense is often real estate taxes.

Net Lease, Triple Net Lease: A lease whereby the tenant pays a pro-rata share of operating expenses in addition to base rent. The reimbursed expenses are typically real estate taxes, insurance and common area maintenance.

Taxes: Refers to the real estate taxes payable to the municipality.

Insurance: The property and casualty insurance on a property.

Common Area Maintenance (“C.A.M.”): A term used to describe the operating expenses of a property including minor repairs, landscaping services, pest control, snow removal, trash removal, etc. Typically excluded from C.A.M. are structural repairs, capital expenditures, management fees, professional fees, and reserves for the replacement of long-lived items such as roofs, driveways and parking lots. Some brokers include property and casualty insurance in the C.A.M. figure.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to the following assumptions and limiting conditions:

1. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
2. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
3. No responsibility for legal matters is assumed. All existing liens, mortgages or other encumbrances are disregarded and the property is appraised as though free and clear.
4. Unless otherwise stated, it is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
5. All engineering materials are assumed to be correct. The plot plans and other illustrative material in this report are included only to help the reader visualize the property.
6. All sketches in this report are intended to be visual aids and should not be construed as surveys, engineering reports or architectural plans.
7. If no legal description or survey was furnished the appraiser may use the municipal tax map to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, it may be necessary for this appraisal to be adjusted.
8. Responsible ownership and competent property management are assumed.
9. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws.
10. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report.
11. It is assumed that all required licenses, permits, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
12. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

13. The appraisal inspection is not a structural examination, termite or infestation investigation, environmental examination or an analysis or certification of mechanical equipment or building components. These types of investigations can only be performed by experts in their specific fields. We assume no responsibility as to the condition or existence of these elements.
14. Unless otherwise stated, the appraiser has no knowledge of the existence of hazardous materials on or in the property. The presence of substances including, but not limited to, petroleum or petroleum byproducts, radon, asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, as needed.
15. We are not experts in the Americans with Disabilities Act (“ADA”) and we assume no responsibility for non-compliance with the ADA. The intended user is urged to retain an expert in this field, as needed.
16. Any proposed improvements are assumed to have been completed unless otherwise stipulated, so any construction is assumed to conform to the building plans referenced in the report.
17. Unless stated otherwise, the opinion of value is limited to the land and the improvements only. The value of intellectual property, good will/going concern and furniture, fixtures and equipment are not included in the value of the real estate.
18. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
20. Any forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
21. The appraiser assumes that the reader or user of this report has been provided with copies of available surveys, site plans, building plans, rent rolls and any leases that encumber the property.

22. Disclosure of the contents of this appraisal report is governed by the Code of Professional Ethics of the Appraisal Institute which include the Uniform Standards of Professional Appraisal Practice (“USPAP”).
23. Possession of this report, or a copy thereof, does not carry with it the right of publication or use. The report, a copy of the report, or any portion of the report may not be used for any purpose or by any person or entity other than the party to which it is addressed without the express written consent of the appraiser.
24. The appraiser is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless prior arrangements have been made.

APPRAISER QUALIFICATIONS
ROBERT GAGLIANO, MAI, CRE

PROFESSIONAL QUALIFICATIONS

Designated Member of the Appraisal Institute (“MAI”) #11881, 2002
Member, Counselors of Real Estate (“CRE”)
New Jersey State Certified General Real Estate Appraiser #42RG00137100, 1995
New Jersey Licensed Real Estate Salesperson, 1993
New Jersey Approved Green Acres Appraiser
New Jersey Approved Farmland Preservation Appraiser
New Jersey Approved Small Business Set-Aside Act #56405-20
Member, International Association of Assessing Officers
New Jersey State Certified Tax Assessor #1941, 1994 - 2016
Adjunct Professor, Monmouth University Kislak School Real Estate Institute 2013-2015

PROFESSIONAL EXPERIENCE

Gagliano & Company, *Real Estate Advisory Services*

President, July 2001 – Present

Core Realty Group, *Real Estate Brokerage, Leasing & Management*

Managing Director, April 2005 – Present

Robert A. Stanger & Co., Inc., *Real Estate Investment Banking*

Senior Vice President, July 1997 – June 2001

Guiney Guenther Group, Inc., *Real Estate Brokers*

Salesperson, September 1996 – April 2005

Johnson Realty Services, Paul R. Johnson, MAI, *Commercial Real Estate Appraisal*

Associate Appraiser, January 1993 - August 1996

Garden State Realty Appraisal, *Residential Real Estate Appraisal*

Associate Appraiser, October 1992 - February 1993

Borough of Tinton Falls

Member, Borough Council, May 1991 – September 1998

Member, Planning Board, July 1991 - July 1992

Member, Zoning Board of Adjustment, 1990 - 1991

Borough of Spring Lake

Interim Tax Assessor May 2005 – August 2005

Borough of Rumson

Tax Assessor, January 1995 – February 1998

Borough of Atlantic Highlands

Tax Assessor, July 1995 - February 1998

Borough of Oceanport

Tax Assessor, April 1997 - February 1998

Borough of Interlaken

Tax Assessor, April 1997 - February 1998

ROBERT GAGLIANO, MAI, CRE

EDUCATION

Appraisal Institute

All Continuing Education Complete

Uniform Appraisal Standards for Federal Land Acquisitions – Seminar September 2017

Real Estate Finance, Value and Investment Performance – Seminar November 2015

Business Practices and Ethics – Seminar September 2012

Separating Real, Personal Property and Intangible Assets – Seminar March 2012

Advanced Spreadsheet Modeling for Valuation Applications – Seminar September 2010

Scope of Work – Seminar March 2005

Feasibility Analysis, Market Value and Investment Timing - Seminar October 2002

Advanced Applications, October 2000

Demonstration Appraisal Report Writing - Seminar, August 2000

Report Writing and Valuation Analysis, August 2000

Advanced Sales Comparison and Cost Approaches, April 2000

Highest & Best Use and Market Analysis, October 1999

Advanced Income Capitalization, May 1999

Appraisal Reporting of Complex Residential Properties - Seminar, October 1995

Appraisal Practices for Litigation - Seminar, November 1995

General Applications, December 1994

Basic Income Capitalization, October 1993

Appraisal Procedures, May 1993

Ted Whitmer, MAI, CRE, Attorney

Attacking & Defending an Appraisal in Litigation, Part II, December 2003

Attacking & Defending an Appraisal in Litigation, Part I, September 2001

Comprehensive Appraisal Workshop, February 2001

Monmouth University Real Estate Institute

Regulation and the Real Estate Development Process, March 1997

Rutgers Center for Government Services

Property Tax Administration I, May 1994

Briggs Real Estate Appraisal School

Writing the Small Residential Income Property Appraisal Report, January 1993

Writing the Single Family Residential Appraisal Report, October 1992

Ocean School of Real Estate

Residential Real Estate Appraisal, August 1992

Vanderbilt University

Bachelor of Arts, English/Writing, May 1984

ROBERT GAGLIANO, MAI, CRE

PARTIAL LIST OF CLIENTS

Government

| | |
|---|--------------------------|
| U.S. Army Corps of Engineers | Lakewood Township |
| U.S. General Services Administration | Freehold Township |
| U.S. Department of the Interior | Spring Lake Borough |
| New Jersey Department of Environmental Protection | Tinton Falls Borough |
| New Jersey Department of Transportation | Colts Neck Township |
| Monmouth County | Eatontown Borough |
| Monmouth County Parks | Matawan Borough |
| Middlesex County | Manchester Township |
| Fort Monmouth Economic Redevelopment Agency | West Long Branch Borough |
| Long Branch City | Monmouth Beach Borough |
| Red Bank Borough | Marlboro Township |
| Sea Bright Borough | Holmdel Township |
| New Brunswick City | Oceanport Borough |
| Millstone Township | Fair Haven Borough |

Lawyers and Law Firms

| | |
|----------------------------------|---|
| Giordano, Halleran & Ciesla | Wilentz, Goldman & Spitzer |
| Ansell, Grimm & Aaron | Bathgate, Wegner & Wolf |
| Cleary Giacobbe Alfieri & Jacobs | Hoagland, Longo |
| Wells, Jaworski & Liebman | Cole, Schotz, Meisel, Forman & Leonard |
| Becker Meisel | Lindabury, McCormick Estabrook & Cooper |
| Wasserman, Jurista & Stolz | Davison Eastman & Munoz |
| McCarter & English | Fox Rothschild |
| GluckWalrath | McKirby & Riskin |
| Archer & Greiner | Skoloff & Wolfe |
| Greenbaum, Rowe, Smith & Davis | Sills Cummis Epstein & Gross |
| McKenna, DuPont, Higgins & Stone | Scarinci Hollenbeck |

Banks and Lenders

| | |
|-----------------------------|---------------------|
| Sovereign Bank | TD Bank |
| Two River Community Bank | New Millennium Bank |
| Valley National Bank | Wells Fargo |
| Independence Community Bank | First Commerce Bank |
| United Bank | Sun National Bank |

Corporate and Institutional

| | |
|--------------------------|------------------------------------|
| K. Hovnanian | Pine Belt Auto Group |
| J.F. Kiely Construction | Centex Homes |
| Lennar/U.S. Home | Meridian Health Realty Corporation |
| Fidelity National Title | Monmouth Conservation Foundation |
| Saker ShopRites | CentraState Medical Center |
| CJ Hesse | Trap Rock Industries |
| Trust for Public Land | USAA Insurance |
| Travelers Insurance | Work Out World |
| Sitar Realty Company | H. Hovnanian Industries |
| PMG | Matrix Development Group |
| Weeks Marine | Somerset Tire Service |
| Liberty Mutual Insurance | Wick Company |

ADDENDA

Zoning Ordinance

D. Single Family Residential (R-15)

1. Permitted Uses:
 - a. Single-family detached housing.
 - b. Places of worship including parish house and classrooms. (See Section 18-905 for regulations in addition to subsection 5 below.)
 - c. Public and private schools in accordance with the requirements of Section 18-906 and the bulk standards below.
2. Conditional Uses (See Article X)
 - a. Public buildings of a governmental or cultural nature but not including warehouses and workshops.
 - b. Congregate or Assisted Living and Nursing Care,
 - c. Agricultural uses, The processing or sale of agricultural products grown or raised on the premises is permitted,
 - d. Golf courses with a minimum of nine (9) holes and a minimum distance from tee to green for a hole of one hundred (100) yards. A clubhouse is permitted on the same property,
 - e. Adult Communities, (See Section 18-1001),
 - f. Reserved, (Ord, No, 2013-79; Ordinance No. 2013-79 was repealed by Court Order on June 2, 2017 deleting commercial uses on properties with frontage County Route No. 526.)
3. Accessory Uses:
 - a. Private residential garages.
 - b. Sheds.
 - c. Greenhouses.
 - d. Private Swimming Pools.
 - e. Home occupations, provided that the sum of all such uses in a dwelling complies with the following standards:
 - (1) The home occupation may not employ more than two (2) people at any one time who are not a member of the household residing in the dwelling.
 - (2) The home occupation shall primarily be conducted in a manner that does not bring more than one (1) client at a time to the premises.
 - (3) The residential character of the exterior of the structure appearance shall not be compromised.
 - (4) Not more than twenty-five percent (25%) of the total floor area of the dwelling may be devoted to the home occupation use.
 - (5) There shall be no outdoor storage or display of materials, products or equipment.
 - (6) One (1) off-street parking space must be provided in addition to those required for the dwelling if a non-resident person is employed in conjunction with the home occupation use.
 - (7) Deliveries are permitted by way of UPS, FedEx or other similar agencies.
4. Design Regulations - For all permitted uses except Places of Worship:
 - a. Minimum Lot Area – 15,000 square feet,
 - b. Minimum Lot Width – 100 feet,
 - c. Front Yard Setback – 30 feet,
 - d. Rear Yard Setback – 20 feet,
 - e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
 - f. Accessory Building:
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
 - g. Maximum Building Coverage – 30%.
 - h. Maximum Building Height – 35 feet.

5. Design Regulations - Places of Worship:
 - a. Minimum Lot Area – 15,000 square feet.
 - b. Minimum Lot Width – 100 feet.
 - c. Front Yard Setback – 30 feet.
 - d. Rear Yard Setback – 20 feet.
 - e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
 - f. Maximum Building Coverage – 25%.
6. Reduction in Lot Area for Recreation Purposes: In any residential subdivision in the R-15 District, the minimum lot area and width requirements may be reduced in accordance with the standards and requirements specified in Section 18-908.
7. Cluster Option: A cluster development plan for single-family detached dwellings shall be permitted in those areas designated on the Zoning Map as R-15/10 Cluster and as provided in Section 18-904. The bulk standards for the lots in the cluster development shall be in accordance with the R-10 Design Regulations.
(Ord. No. 2005-95 § 2)

Limited Utility Land Sales
Limited Utility Land Sale 1

Property Identification

| | |
|----------------------|--|
| Record ID | 3268 |
| Property Type | Limited Utility, Wetlands |
| Address | Maxim-Southard Road, Howell Township, Monmouth County, New Jersey 07731 |
| Tax ID | Block 25, Lot 42 |

Sale Data

| | |
|-----------------------------|--|
| Grantor | Oak Tree Equities LLC |
| Grantee | Lazer Kviat |
| Sale Date | July 25, 2018 |
| Deed Book/Page | 93074/1538 |
| Property Rights | Fee Simple |
| Conditions of Sale | Arm's Length |
| Financing | Cash |
| Sale History | 3/27/18 - \$92,000 - Distress Sale |
| Highest and Best Use | Limited Utility - Wetlands |
| Verification | Grantor Attorney; Deed, Public Records |

| | |
|------------------------|-----------|
| Sale Price | \$115,000 |
| Cash Equivalent | \$115,000 |

Land Data

| | |
|-------------------|-----------------------------------|
| Zoning | ARE3, Agricultural Rural Estate 3 |
| Topography | Level at road grade |

Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ

| | |
|------------------|-------------------------------|
| Utilities | E, G, T, Well & Septic Needed |
| Shape | Generally Rectangular |
| Corner | No |
| Easements | None noted |

Land Size Information

| | |
|---------------------------|---|
| Gross Land Size | 9.300 Acres or 405,108 SF |
| Wetlands Land Size | 9.300 Acres or 405,108 SF, 100.00% |
| Front Footage | 388 ft Total Frontage: 388 ft Maxim-Southard; |

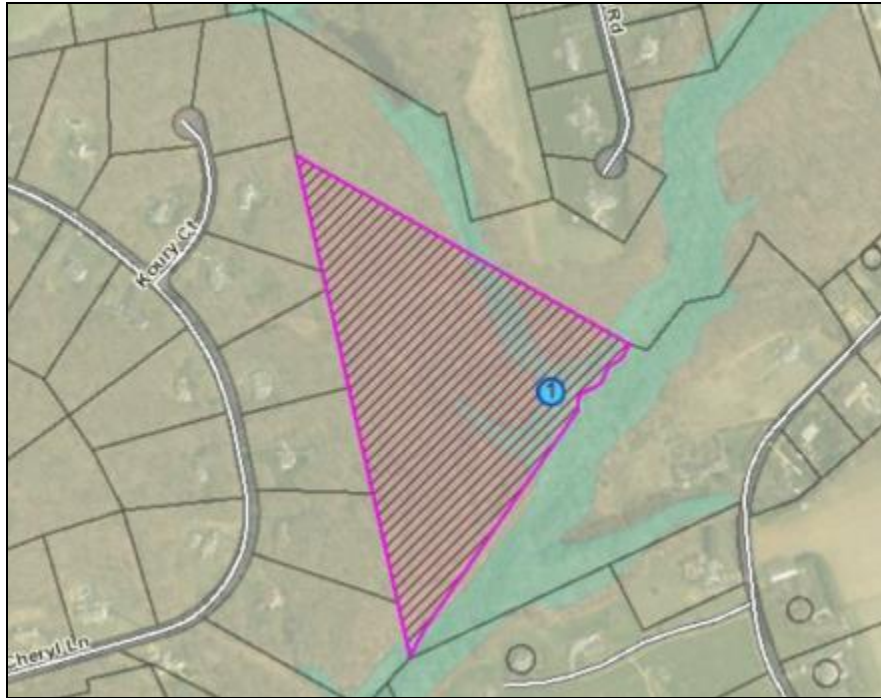
Indicators

| | |
|------------------------------|----------|
| Sale Price/Gross Acre | \$12,366 |
| Sale Price/Gross SF | \$0.28 |
| Sale Price/Front Foot | \$296 |

Remarks

Sale of a 9.3+/- acre parcel of land located in the ARE3 Agricultural Residential 3 zone. Property is substantially encumbered by wetlands. Buyer's attorney, stated arm's length transaction, no unusual circumstances, No contingencies and no applications/approvals at time of sale.

Limited Utility Land Sale 2



Property Identification

Record ID 3218
Property Type Limited Utility, Wetlands
Address 1300 Route 70, Manchester Township, Ocean County, New Jersey 08759
Tax ID Block 113, Lot 7

Sale Data

Grantor Even Ray Co Inc
Grantee Cedar Glen Lakes Inc
Sale Date March 20, 2017
Deed Book/Page 16691/1875
Property Rights Fee Simple
Conditions of Sale Arm's Length
Financing Cash
Sale History No prior sales past five years
Highest and Best Use Assemblage/Limited Utility
Verification Broker - Beth Chezmar; Deed, Public Records

Sale Price \$32,000
Cash Equivalent \$32,000

Land Data

Zoning WTHD, Whiting Town Highway Development
Topography Wooded, Wet

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

| | |
|------------------|-----------------------|
| Shape | Generally Rectangular |
| Corner | Yes |
| Easements | None noted |

Land Size Information

| | |
|---------------------------|---|
| Gross Land Size | 3.060 Acres or 133,294 SF |
| Uplands Land Size | 1.760 Acres or 76,666 SF, 57.52% |
| Unusable Land Size | 1.300 Acres or 56,628 SF, 42.48% |
| Front Footage | 540 ft Total Frontage: 540 ft Route 70; |

Indicators

| | |
|--------------------------------|----------|
| Sale Price/Gross Acre | \$10,458 |
| Sale Price/Gross SF | \$0.24 |
| Sale Price/Uplands Acre | \$18,182 |
| Sale Price/Uplands SF | \$0.42 |
| Sale Price/Front Foot | \$59 |

Remarks

Sale of a 3.06+/- acre parcel of land located in the WTH-D, zone. Property was purchased for assemblage by the adjacent property and is partially encumbered by wetlands. Per broker it is to be used as park area for adjoining property, no plans to build as building envelope is decrease by state created wetlands.

Limited Utility Land Sale 3



Property Identification

Record ID 3006
Property Type Limited Utility, Landlocked
Address West Farms Road, Howell Township, Monmouth County, New Jersey 07728
Tax ID Block 153, Lot 13

Sale Data

Grantor Mary Barbagallo, Individual/Executor - Estate of Salvatore E. Barbagallo
Grantee Stone Hill Road, LLC
Sale Date February 13, 2017
Deed Book/Page 9214/3488
Property Rights Fee Simple
Conditions of Sale Arm's Length
Sale History No prior sales past five years
Highest and Best Use Wetlands mitigation or passive recreation
Verification Other sources: Deed, Public Records

Sale Price \$70,000
Cash Equivalent \$70,000

Land Data

Zoning ARE2, Agricultural Rural Estate
Topography Basically Level
Shape Irregular

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Corner Easements No
None noted

Land Size Information

Gross Land Size 7.175 Acres or 312,543 SF
Unusable Land Size 7.175 Acres or 312,543 SF, 100.00%
Front Footage Landlocked;

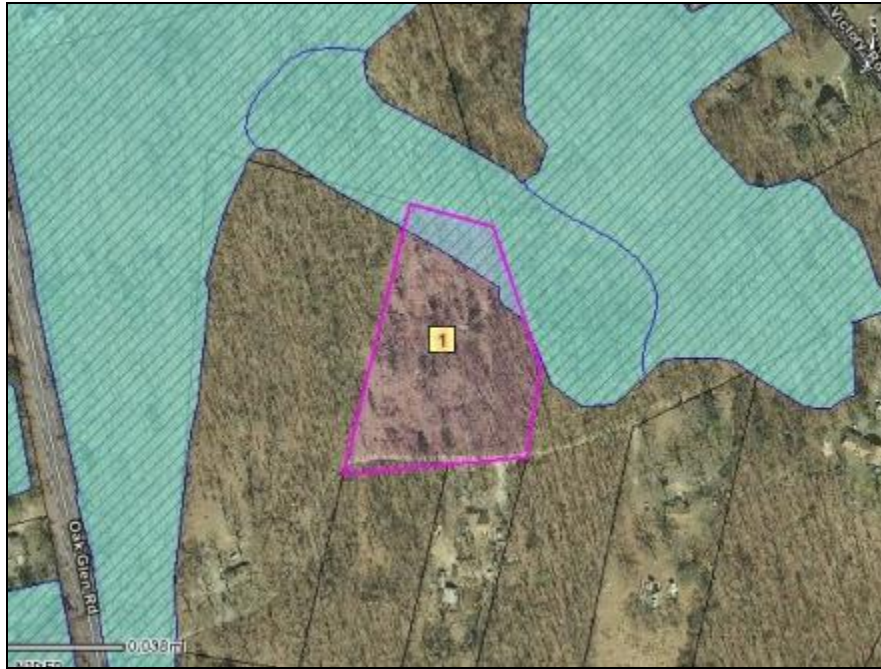
Indicators

Sale Price/Gross Acre \$9,756
Sale Price/Gross SF \$0.22
Sale Price/Unusable Acre \$9,756
Sale Price/Unusable SF \$0.22

Remarks

Sale of a landlocked lot, purchased by owner of neighboring lot 14/14Q for assemblage.

Limited Utility Land Sale 4



Property Identification

Record ID 2142
Property Type Limited Utility, Landlocked
Address Oak Glen Road (rear), Howell Township, Monmouth County,
 New Jersey 07728
Tax ID Block 41 Lot 32

Sale Data

Grantor George Vouriotis
Grantee Sean Connelly
Sale Date October 25, 2013
Deed Book/Page 9044/7319
Property Rights Fee Simple
Conditions of Sale Arm's Length
Sale History No prior sales past five years
Verification Grantor Attorney, Jacob Tebele, Esq.; Other sources: Deed,
 Public Records

Sale Price \$30,000
Cash Equivalent \$30,000

Land Data

Zoning ARE6, Agricultural Rural Estate
Topography Basically Level
Dimensions 157.96 x 235.15 x 176.76 x 470 x 305

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Shape Irregular

Land Size Information

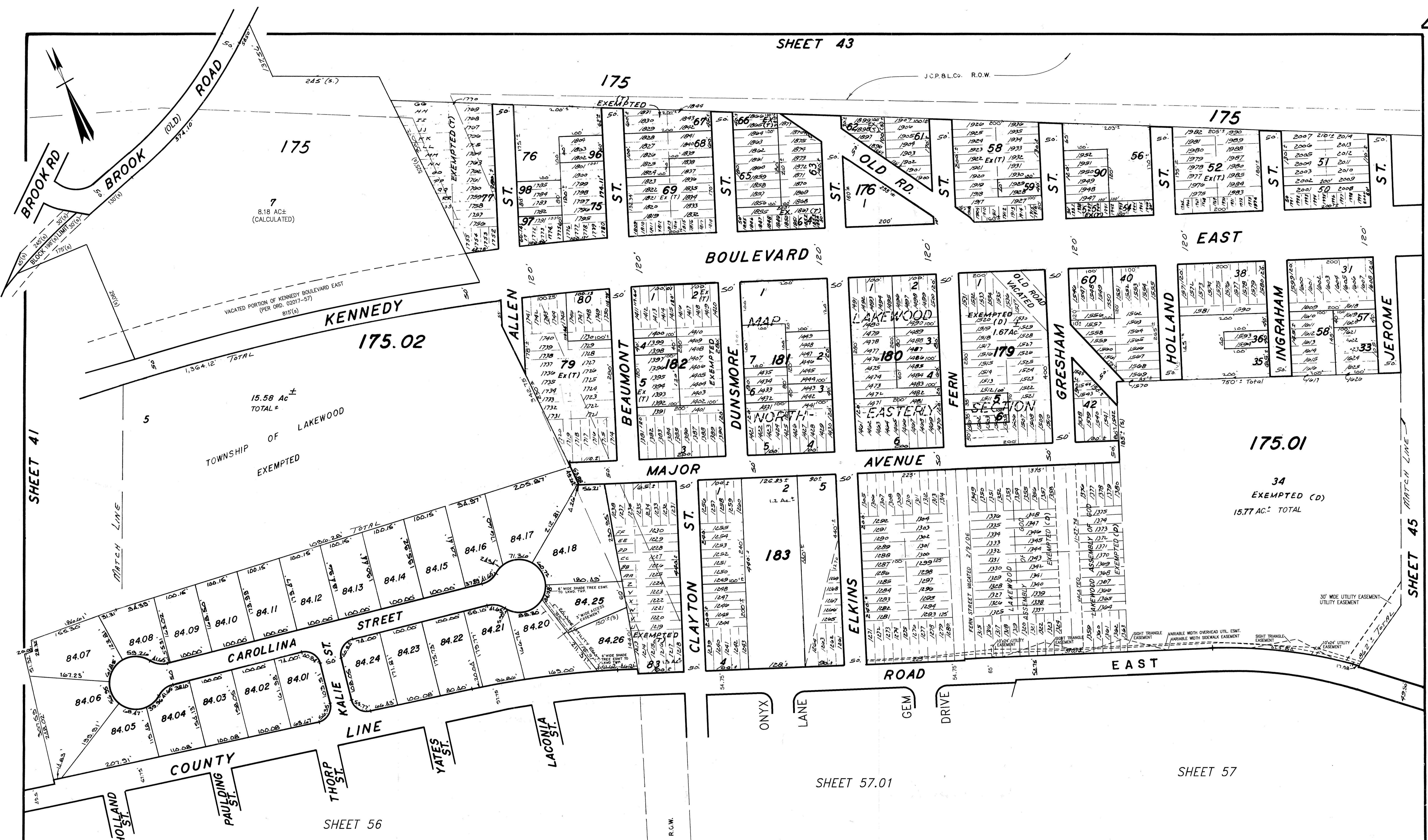
| | |
|---------------------------|------------------------------------|
| Gross Land Size | 2.560 Acres or 111,514 SF |
| Unusable Land Size | 2.560 Acres or 111,514 SF, 100.00% |
| Easement Land Size | 0.350 Acres or 15,250 SF, 13.68% |

Indicators

| | |
|---------------------------------|----------|
| Sale Price/Gross Acre | \$11,719 |
| Sale Price/Gross SF | \$0.27 |
| Sale Price/Unusable Acre | \$11,719 |
| Sale Price/Unusable SF | \$0.27 |

Remarks

Sale of a landlocked lot, purchased by owner of neighboring lot 32.02 for assemblage.



| REVISIONS | | | REVISIONS | | |
|-----------|---------------------------|--------------|-----------|-------------------------------|----------|
| DATE | NAME | LIC. NO. | DATE | NAME | LIC. NO. |
| 3-26-90 | Harry W. Mager, Jr. | L.S. 20810 | 10-05 | BIRDSALL ENGINEERING, INC | 6S27188 |
| 4-92 | HARRY W. MAGER, JR. | P.L.S. 20810 | 11-06 | BIRDSALL ENGINEERING, INC | 6S19458 |
| 8-92 | HARRY W. MAGER, JR. | L.S. 20810 | 10-07 | BIRDSALL ENGINEERING, INC | 6S19458 |
| 12-92 | HARRY W. MAGER, JR. | L.S. 20810 | 05-08 | BIRDSALL ENGINEERING, INC | 6S19458 |
| 2-93 | HARRY W. MAGER, JR. | L.S. 20810 | 11-08 | BIRDSALL ENGINEERING, INC | 6S25846 |
| 1-95 | HARRY W. MAGER, JR. | L.S. 20810 | 2-2013 | REMINGTON & VERNICK ENGINEERS | 23924 |
| 12-99 | BIRDSALL ENGINEERING, INC | L.S. 19458 | 9-2013 | REMINGTON & VERNICK ENGINEERS | 23924 |
| 8-00 | BIRDSALL ENGINEERING, INC | L.S. 19458 | 5-2015 | REMINGTON & VERNICK ENGINEERS | 42627 |
| 12-01 | BIRDSALL ENGINEERING, INC | L.S. 19458 | 12-2017 | REMINGTON & VERNICK ENGINEERS | 42627 |
| 12-02 | BIRDSALL ENGINEERING, INC | L.S. 19458 | 4-2018 | REMINGTON & VERNICK ENGINEERS | 42627 |
| 11-04 | BIRDSALL ENGINEERING, INC | 6S27188 | | | |

NEW JERSEY DEPARTMENT OF TREASURY
 DIVISION OF TAXATION
 LOCAL PROPERTY TAXES
 APPROVED AS A TAX MAP PURSUANT TO THE
 REVISIONS OF CHAPTER 175, LAWS OF 1913, ETC.
 FOR THE DIRECTOR, DIVISION OF TAXATION
 BY: [Signature] P.E. & L.S.
 LIC. # 15841 CHIEF ENGINEERING SURVEYOR
 DATE: APR 05 1995 A.N. 769

STATE TAX DEPARTMENT
 Approved as a Tax Map According to the
 Provisions of Chapter 175, Laws of 1913.
 J. H. THAYER MARTIN
 State Tax Commissioner
 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.

1-20 UPDATE - HARRY W. MAGER, JR. - L.S. 20810
 4-84 Rev. for Revaluation - Daniel A. DeSessa P.E. L.S.
 11-28 UPDATE - HARRY W. MAGER, JR. - L.S.
 5-89 UPDATE - HARRY W. MAGER, JR. - L.S.
 4-89 DEL. FOR REVALUATION - HARRY W. MAGER, JR. - L.S.
 11-89 UPDATE - HARRY W. MAGER, JR. - L.S. 20810
 4/75
 12/67 Robert B. Powers
 3/71 F.D. Havens
 6/73 Daniel A. De Sessa
 10/74

TAX BOARD

| Tax List Details - Current Year | | | |
|---------------------------------|-----------------------|--------------------|--------------|
| Municipality: | Lkwd | Deed date: | 12/30/1966 |
| Owner: | TOWNSHIP OF LAKEWOOD | Block: | 175.02 |
| Mailing address: | THIRD STREET | Lot: | 83 |
| City/State: | LAKEWOOD NJ 08701 | Qual: | |
| Location: | EAST COUNTY LINE ROAD | | |
| Prop class: | 15C | Land val: | 242,000 |
| Bldg desc: | | Improvement val: | |
| Land desc: | 1.3384 | Exemption 1: | |
| Addtl lots: | | Exemption 2: | |
| Zone: | R15 | Exemption 3: | |
| Map: | 44 | Exemption 4: | |
| Year blt: | | Net value: | 242,000 |
| Book/page: | 2654/331 | 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: | 54:04-03.03 | Facility: | TAX LIEN #A5 |

| Assessment History | | | | |
|--------------------|----------|------------|-----------|---------|
| Year | Prop cls | Land Value | Imprv Val | Net Val |
| 2018 | 15C | 242,000 | | 242,000 |
| 2017 | 15C | 242,000 | | 242,000 |
| 2016 | 15C | 242,000 | | 242,000 |
| 2015 | 15C | 145,600 | | 145,600 |

| 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)25.2020-0200

2020-016 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement To Local Property Taxes To Hal Stickel Inc., D/B/A Stickel Packaging Supply, Llc And Crete Holdings, L.L.C. For Facilities Located At Block 1609, Lot 34, And Authorizing The Mayor And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement. (Rutgers Univ. Blvd)

WHEREAS, Article VIII, Section I, Paragraph 6 of the Constitution of the State of New Jersey authorizes the Legislature to enact general laws enabling municipalities to adopt Ordinances granting tax exemption and abatement for buildings and structures in certain areas; and

WHEREAS, pursuant to said constitutional provision, the State Legislature adopted N.J.S.A. 40A:21-1 et seq. permitting the Commissioner of the Department of Community Affairs to allow qualified municipalities to grant tax abatement of real property taxes for new construction under certain circumstances; and

WHEREAS, the Township of Lakewood, upon application to the Department of Community Affairs of the State of New Jersey, has received approval to grant tax abatement under certain circumstances; and

WHEREAS, to that end, the Township of Lakewood has adopted Chapter 24 of the Revised General Ordinances of the Township of Lakewood, as amended, which sets forth the requirements the Township shall consider before granting or denying tax exemption or abatement; and

WHEREAS, Hal Stickel Inc., d/b/a Stickel Packaging Supply, LLC and Crete Holdings, L.L.C. has applied for tax abatement on a commercial building on property known as Block 1609, Lot 34; and

WHEREAS, the Township Committee finds that this new project qualifies as an improvement as defined in N.J.S.A. 40A:21-3(n) and 40A:21-3(p); that the improvement will significantly contribute to the expansion of commerce within the Township and particularly in the commercial area/industrial park with the eventual increase to the tax base of a substantial ratable; that the improvement of these facilities will provide increased job opportunities within the Township; and that the project shall contribute toward the inducement of other commercial/industrial firms to locate within the Township, thereby enhancing and improving the economic climate of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and Township Clerk be and hereby are authorized to execute a tax abatement with Hal Stickel Inc., d/b/a Stickel Packaging Supply, LLC and Crete Holdings, L.L.C. granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all times remain at 100% assessment.
1. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by the Applicant for the time period beginning the first month following the date that the

Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.

Thereafter the tax abatement will be or five annual periods (365 days) (“Annual Period”) from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain under the prior provisions.

1. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.
1. The Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.
1. The Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.
1. The Annual Period following completion: a payment in an amount not less than 60% of the taxes otherwise due on the project assessment for improvement value only.
1. The Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.
1. Thereafter, full taxes for the project shall be paid.

BE IT FURTHER ORDAINED that this Ordinance is contingent upon the applicant agreeing that should there be any improvements to the property at a later date, that the applicant will not be entitled to tax exemption for the increased taxes resulting from the improvements.

BE IT FURTHER ORDAINED that this Ordinance and Agreement authorized hereby shall be null and void if determined to be invalid for any reason by a court of law or by an individual, body or agency of the State of New Jersey having jurisdiction thereof or in the event applicant defaults in its obligations under the Agreement, and the full taxes on said property shall be due and owing as if no tax abatement were granted.

BE IT FURTHER ORDAINED that within thirty days after the execution of the Agreement, the Township Clerk shall forward to the Township of Lakewood Tax Assessor, the Township of Lakewood Tax Collector, the Director of the Division of Local Government Services and the Director of Economic Development, a duly certified copy of the Agreement.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR

ATTACHMENTS:

Description

Ordinance

Agreement

Tax Info

Memo

Check & Letter

Ltr & App

ORDINANCE 2020-016

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ., GRANTING ABATEMENT TO LOCAL PROPERTY TAXES TO HAL STICKEL INC., d/b/a STICKEL PACKAGING SUPPLY, LLC AND CRETE HOLDINGS, L.L.C. FOR FACILITIES LOCATED AT BLOCK 1609, LOT 34, AND AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO ENTER INTO A TAX ABATEMENT AGREEMENT.

WHEREAS, Article VIII, Section I, Paragraph 6 of the Constitution of the State of New Jersey authorizes the Legislature to enact general laws enabling municipalities to adopt Ordinances granting tax exemption and abatement for buildings and structures in certain areas; and

WHEREAS, pursuant to said constitutional provision, the State Legislature adopted N.J.S.A. 40A:21-1 et seq. permitting the Commissioner of the Department of Community Affairs to allow qualified municipalities to grant tax abatement of real property taxes for new construction under certain circumstances; and

WHEREAS, the Township of Lakewood, upon application to the Department of Community Affairs of the State of New Jersey, has received approval to grant tax abatement under certain circumstances; and

WHEREAS, to that end, the Township of Lakewood has adopted Chapter 24 of the Revised General Ordinances of the Township of Lakewood, as amended, which sets forth the requirements the Township shall consider before granting or denying tax exemption or abatement; and

WHEREAS, Hal Stickel Inc., d/b/a Stickel Packaging Supply, LLC and Crete Holdings, L.L.C. has applied for tax abatement on a commercial building on property known as Block 1609, Lot 34; and

WHEREAS, the Township Committee finds that this new project qualifies as an improvement as defined in N.J.S.A. 40A:21-3(n) and 40A:21-3(p); that the improvement will significantly contribute to the expansion of commerce within the Township and particularly in the commercial area/industrial park with the eventual increase to the tax base of a substantial ratable; that the improvement of these facilities will provide increased job opportunities within the Township; and that the project shall contribute toward the inducement of other commercial/industrial firms to locate within the Township, thereby enhancing and improving the economic climate of the

Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and Township Clerk be and hereby are authorized to execute a tax abatement with Hal Stickel Inc., d/b/a Stickel Packaging Supply, LLC and Crete Holdings, L.L.C. granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all times remain at 100% assessment.
2. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by the Applicant for the time period beginning the first month following the date that the Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.

Thereafter the tax abatement will be or five annual periods (365 days) (“Annual Period”) from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain under the prior provisions.

3. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.
4. The Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.
5. The Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.
6. The Annual Period following completion: a payment in an amount not less than 60% of the taxes otherwise due on the project assessment for improvement value only.
7. The Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.
8. Thereafter, full taxes for the project shall be paid.

BE IT FURTHER ORDAINED that this Ordinance is contingent upon the applicant

agreeing that should there be any improvements to the property at a later date, that the applicant will not be entitled to tax exemption for the increased taxes resulting from the improvements.

BE IT FURTHER ORDAINED that this Ordinance and Agreement authorized hereby shall be null and void if determined to be invalid for any reason by a court of law or by an individual, body or agency of the State of New Jersey having jurisdiction thereof or in the event applicant defaults in its obligations under the Agreement, and the full taxes on said property shall be due and owing as if no tax abatement were granted.

BE IT FURTHER ORDAINED that within thirty days after the execution of the Agreement, the Township Clerk shall forward to the Township of Lakewood Tax Assessor, the Township of Lakewood Tax Collector, the Director of the Division of Local Government Services and the Director of Economic Development, a duly certified copy of the Agreement.

Introduced: May 21, 2020

Adoption:

I, Lauren Kirkman, Township Clerk of the Township of Lakewood do hereby certify that the above ordinance was introduced on **May 21, 2020** and adopted on _____ after a public hearing where all persons were given an opportunity to be heard.

Lauren Kirkman, RMC, CMR
Township Clerk

TAX ABATEMENT AGREEMENT

Dated as of the _____ of _____, 2020

BETWEEN: **THE TOWNSHIP OF LAKEWOOD**, a municipal corporation of the State of New Jersey, hereinafter referred to as “Township”, located at 231 Third Street, Lakewood, New Jersey, 08701

AND

HAL STICKEL INC., D/B/A STICKEL PACKAGING SUPPLY, LLC AND CRETE HOLDINGS, L.L.C., hereinafter referred to as “Applicant”, having offices located at 1991 Rutgers University Boulevard, Lakewood, NJ 08701

WHEREAS, Applicant has applied for tax abatement for real estate property taxes for the construction of a new commercial retail and office building for property known as Block 1609, Lot 34 as shown on the official tax map of the Township of Lakewood; and

WHEREAS, pursuant to P.L. 1991, Chapter 441, N.J.S.A. 40A:21-1 et seq., the Township of Lakewood has received authorization to enter into a tax abatement agreement with Applicant constructing structures as defined in said Act, in order to provide gainful employment within the Township, assist in the economic development of the Township, maintain and increase the tax base of the municipality and diversify and expand commerce within the municipality; and

WHEREAS, the Township Committee of the Township of Lakewood by Ordinance duly adopted on second reading at the _____ meeting of the Township Committee and published according to law, authorized by the Mayor and Township Clerk to execute a tax abatement agreement with the Applicant for the construction of a new commercial retail and office building.

THE PARTIES HEREBY AGREE:

1. Taxes on land and on any improvements not subject to tax abatement shall at all times remain at 100%.

2. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by Applicant for the time period beginning at the completion of construction and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from Applicant upon receipt of added assessment bill from the Lakewood Township Tax Collector.
3. The first calendar year following completion: no payment in lieu of taxes otherwise due on the project assessment.
4. The second calendar year following completion: 20% of the taxes otherwise due on the project assessment.
5. The third calendar year following completion: 40% of the taxes otherwise due on the project assessment.
6. The fourth calendar year following completion: 60% of the taxes otherwise due on the project assessment.
7. The fifth calendar year following completion: 80% of the taxes otherwise due on the project assessment.
8. Thereafter full taxes for the project shall be paid.

THE PARTIES FURTHER AGREE that this Agreement shall be governed by:

1. The terms of Chapter 24 of the Revised General Ordinance of the Township of Lakewood, Section 24-1 et seq., entitled "Tax Exemption and Abatement", as amended by Ordinance 2018-7;
2. P.L. 1991, Chapter 441, N.J.S.A. 40A:21-1 et seq.;
3. The terms of the enabling ordinance which specifically authorizes the Township of Lakewood to enter into this Agreement with the Applicant; and
4. Any other State, Federal or local law or regulation regarding pollution control, worker safety, discrimination in employment, zoning, planning and building code requirements. Furthermore, if, during any year prior to the termination of the tax abatement agreement, the property owner ceases to operate the property, or fails to promptly pay the payments as set forth above,

then the tax which would have otherwise been payable for each year shall become due and payable for such property owner as if no tax abatement had been granted.

IT IS FURTHER AGREED that if, during any year prior to the termination of the tax abatement agreement, the property owner disposes of the property or fails to meet the conditions for qualifying for the tax abatement, the new legal owner or tenant must make application to the governing body for continuance of tax abatement, pursuant to the procedures described in code Section 24:1.13(a) and (b) of the Township of Lakewood Tax Exemption and Abatement, as amended by Ordinance 2018-7.

IT IS FURTHER AGREED the exemption of real property taxes provided by the Township pursuant to this Agreement shall apply to property taxes levied for municipal purposes, county purposes and school purposes.

IT IS FURTHER AGREED within thirty (30) days after the execution of this Property Tax Exemption Agreement, the Township shall forward a copy of the said Agreement to the Director of the Division of Local Government Services and to the Commissioner of the Department of Labor and Industry.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, it is agreed that the tax abatement shall be in effect for a period of not more than five (5) full tax years next following the date of completion of each structure.

If any payments due to the Township of Lakewood under this Tax Abatement Agreement are not kept current, on a quarterly basis, the taxpayer will be subject to the same penalty rate and interest charges as a delinquent taxpayer.

At the termination of an Agreement for tax exemption authorized pursuant to P.L. 1991, c. 441, said project shall be subject to all applicable real property taxes as provided by State laws and regulations and local ordinances; provided that nothing herein shall be deemed to prohibit a project, at the termination of an agreement for tax exemption, from qualifying for and receiving the full benefits of any other tax preferences provided by law.

In the event of inconsistencies between the enabling Ordinance and this Agreement, this Agreement shall control.

The foregoing sections of this Agreement shall be deemed to provide a complete method for the accomplishment of the purposes therein specified and authorized thereby and shall be regarded as not in conflict with, or as a restriction of powers conferred by any

other laws.

ATTEST:

THE TOWNSHIP OF LAKEWOOD

Lauren Kirkman, Township Clerk

Raymond Coles, Mayor

ATTEST:

Hal Stickel Inc., d/b/a Stickel Packaging
Supply, LLC

ATTEST:

Christopher Borriello,
Managing Member,
Crete Holdings, L.L.C.

View Important Coronavirus Updates

TAX BOARD

| Tax List Details - Current Year | | | |
|---------------------------------|--------------------------|--------------------|-----------|
| Municipality: | Lkwd | Deed date: | 7/31/2013 |
| Owner: | CRETE HOLDINGS LLC | Block: | 1609 |
| Mailing address: | 1991 RUTGERS UNVSTY BLVD | Lot: | 34 |
| City/State: | LAKWOOD NJ 08701 | Qual: | |
| Location: | 1991 RUTGERS UNIV BLVD | | |
| Prop class: | 4B | Land val: | 762,500 |
| Bldg desc: | 1SS 350035000 | Improvement val: | 2,195,700 |
| Land desc: | 3.91 ACRES | Exemption 1: | 57,600 |
| Addtl lots: | | Exemption 2: | |
| Zone: | M1 | Exemption 3: | |
| Map: | 130 | Exemption 4: | |
| Year blt: | 1970 | Net value: | 2,900,600 |
| Book/page: | 15639/1871 | Last yr taxes: | 63407.12 |
| Sale price: | 2,345,000 | Prev block: | |
| Nonusable code: | 26 (List) | Prev lot: | |
| Spcl tax codes: | F01, . . | Prev qual: | |
| Exmt Prop Code | 000 | Init/Fur file date | NA / NA |
| Statue: | | Facility: | |

| Assessment History | | | | |
|--------------------|----------|------------|-----------|-----------|
| Year | Prop cls | Land Value | Imprv Val | Net Val |
| 2019 | 4B | 762,500 | 2,195,700 | 2,958,200 |
| 2018 | 4B | 762,500 | 2,195,700 | 2,958,200 |
| 2017 | 4B | 762,500 | 2,195,700 | 2,958,200 |
| 2016 | 4B | 368,300 | 985,700 | 1,354,000 |

| 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: | 35000 |
| Attic area: | 0 | Unf area: | 0 |
| # bedrooms: | 0 | # bathrooms: | 0 |
| Attchd items: | | Total # rooms: | 0 |
| Detchd items: | | | |

| Sr1a Details | | | |
|--------------|--------------------------|------------|----------------------------------|
| Book/page: | 15639/1871 | Deed date: | 7/31/2013 |
| Grantee: | CRETE HOLDINGS LLC | Grantor: | 1955 SWARTHMORE AVE HOLDINGS LLC |
| Street | 1991 RUTGERS UNVSTY BLVD | Street | 7501 WISCONSIN AVE #500 |
| City | LAKWOOD NJ | City | BETHESDA MD |
| Zip | 08701 | Zip | 20814 |
| Sales price: | 2,345,000 | Rec date: | 09/16/13 |
| | | | |

(F)26.

2020-017 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting And Accepting A Cross Access Easement With Spruce Care, Llc For The Purpose Of Providing Cross Access And Parking Between A Portion Of Township Owned Block 855.01 Lot 17 And A Portion Of Spruce Care's Block 855.01 Lots 26 & 29 On The Tax Map Of Lakewood Township, Ocean County, New Jersey.

WHEREAS, N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12-16 authorize a municipality to acquire and/or exchange easements; and

WHEREAS, N.J.S.A. 40A:12-5 and N.J.S.A. 40A:12-13 require that the conveyance of easements by municipalities be accomplished by ordinance; and

WHEREAS, Lakewood Township is the owner of Block 855.01 Lot 17, with the Lakewood First Aid and EMS building situate thereon; and

WHEREAS, Spruce Care, LLC, is the contract purchaser and developer of Block 855.01 Lots 26 & 29, having received a use variance along with subdivision and site plan approval to construct day care facilities thereon; and

WHEREAS, Lakewood Township has determined that Spruce Care L.L.C. requires access to Block 855.01 Lots 26 & 29 over the Township's property known as a portion of Lot 17 in Block 855.01; and

WHEREAS, Lakewood Township is desirous of granting a cross-access easement to permit Spruce Care, L.L.C., to gain access thereto, in exchange for the right of Lakewood Township to utilize a portion of Spruce Care's parking facilities and for monetary compensation, pursuant to Witt v. Borough of Maywood, 328 N.J. Super. 432 (Law Div.), aff'd 328 N.J. Super 343 (App. Div. 2000); and

WHEREAS, the physical scope of the easement on the Township's Block 855.01 Lot 17 is specifically described in a metes and bounds description prepared by Christopher J. Bouffard, P.L.S. (of Newlines Engineering & Survey), and which is depicted on the Minor Subdivision Final Plat of Spruce Care Block 855.01 Lots 26 & 29 completed by Newlines Engineering & Survey dated March 5, 2020 (last revision 4/22/20), which shall be attached to the easement; all of which are attached hereto and made a part hereof by reference; and

WHEREAS, the Township Committee has determined that it is in the public interest to grant and receive said cross-access easement for the purpose of permitting access over a portion of Lot 17, Block 855.01 and to receive a parking easement for a portion of Block 855.01 Lots 26 & 29 on the Tax Map of the Township of Lakewood, Ocean County, New Jersey.

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

Section 1. The Township of Lakewood, Ocean County, New Jersey, hereby grants, and the Mayor and Township Clerk are hereby authorized to execute the aforementioned easement to Spruce Care, LLC and the Township Attorney is hereby authorized to record the document with the Ocean County Clerk, conditioned upon Spruce Care' L.L.C.'s finalization of its use variance, subdivision and site plan approvals and acquisition of said properties.

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 **June 11, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

Access Agreement

Sub

ORDINANCE 2020-017

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, GRANTING AND ACCEPTING A CROSS ACCESS EASEMENT WITH SPRUCE CARE, LLC FOR THE PURPOSE OF PROVIDING CROSS ACCESS AND PARKING BETWEEN A PORTION OF TOWNSHIP OWNED BLOCK 855.01 LOT 17 AND A PORTION OF SPRUCE CARE'S BLOCK 855.01 LOTS 26 & 29 ON THE TAX MAP OF LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY.

WHEREAS, N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12-16 authorize a municipality to acquire and/or exchange easements; and

WHEREAS, N.J.S.A. 40A:12-5 and N.J.S.A. 40A:12-13 require that the conveyance of easements by municipalities be accomplished by ordinance; and

WHEREAS, Lakewood Township is the owner of Block 855.01 Lot 17, with the Lakewood First Aid and EMS building situate thereon; and

WHEREAS, Spruce Care, LLC, is the contract purchaser and developer of Block 855.01 Lots 26 & 29, having received a use variance along with subdivision and site plan approval to construct day care facilities thereon; and

WHEREAS, Lakewood Township has determined that Spruce Care L.L.C. requires access to Block 855.01 Lots 26 & 29 over the Township's property known as a portion of Lot 17 in Block 855.01; and

WHEREAS, Lakewood Township is desirous of granting a cross-access easement to permit Spruce Care, L.L.C., to gain access thereto, in exchange for the right of Lakewood Township to utilize a portion of Spruce Care's parking facilities and for monetary compensation, pursuant to Witt v. Borough of Maywood, 328 N.J. Super. 432 (Law Div.), aff'd 328 N.J. Super 343 (App. Div. 2000); and

WHEREAS, the physical scope of the easement on the Township's Block 855.01 Lot 17 is specifically described in a metes and bounds description prepared by Christopher J. Bouffard, P.L.S. (of Newlines Engineering & Survey), and which is depicted on the Minor Subdivision Final Plat of Spruce Care Block 855.01 Lots 26 & 29 completed by Newlines Engineering & Survey dated March 5, 2020 (last revision 4/22/20), which shall be attached to the easement; all of which are attached hereto and made a part hereof by reference; and

WHEREAS, the Township Committee has determined that it is in the public interest to grant and receive said cross-access easement for the purpose of permitting access over a portion of Lot 17, Block 855.01 and to receive a parking easement for a portion of Block 855.01 Lots 26 & 29 on the Tax Map of the Township of Lakewood, Ocean County, New Jersey.

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

Section 1. The Township of Lakewood, Ocean County, New Jersey, hereby grants, and the Mayor and Township Clerk are hereby authorized to execute the aforementioned easement to Spruce Care, LLC and the Township Attorney is hereby authorized to record the document with the Ocean County Clerk, conditioned upon Spruce Care' L.L.C.'s finalization of its use variance, subdivision and site plan approvals and acquisition of said properties.

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.

Introduced: May 21,2020

Adoption:

I, Lauren Kirkman, Township Clerk of the Township of Lakewood do hereby certify that the above ordinance was introduced on **May 21, 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



315 Monmouth Ave., Suite 205
Lakewood, New Jersey 08701
T: 732.994.4900 • F: 732.886.2001
info@newlinesnj.com

May 14, 2020

**Description of Frontage, Parking & Access Easement Owned by Lakewood Township
Block 855.01, Part of Lot 17
Township of Lakewood , County of Ocean**

All that certain tract or parcel of land being known and designated as Part of Lot 17, in Block 855.01 as shown on a certain plan entitled “Minor Subdivision, Final Plat, Spark Daycare, Block 855.01 Lots 26 & 29, Lakewood Township, Ocean County, New Jersey”, said plan having been prepared by Newlines Engineering & Survey (Project 20055), dated March 05, 2020 and revised through April 22, 2020 and being more particularly bound and described as follows:

Beginning at a point in the Southwesterly Right-of-Way of Pine Street (66.00 feet wide), said point being the Northwesterly corner of Block 855.01 Lot 17 and the Northeasterly corner of Block 855.01 Lot 19 and from said beginning point running, Thence;

- (1) Along the Southwesterly Right-of-Way of Pine Street, South $62^{\circ} 23' 57''$ East 180.00 feet, to a point Thence;
- (2) Through Block 855.01 Lot 17, South $27^{\circ} 36' 03''$ West 100.00 feet, to a point in the Southwesterly line of Block 855.01 Lot 26.01, Thence;
- (3) North $62^{\circ} 23' 57''$ West 180.00 feet, to a point in the Southeasterly line of Block 855.01 Lot 19, Thence;
- (4) North $27^{\circ} 36' 03''$ East 100.00 feet to the point and place of beginning;

Said above described tract or parcel of land containing within said bounds 18,000 square feet of land (0.4132 acres), more or less.

Said above described tract or parcel of land being subject to easements and/or restrictions of record.

Prepared by:
Newlines Engineering & Survey

Christopher J. Bouffard, PLS
NJ Professional Land Surveyor no. 37576

MINOR SUBDIVISION SPRUCE CARE

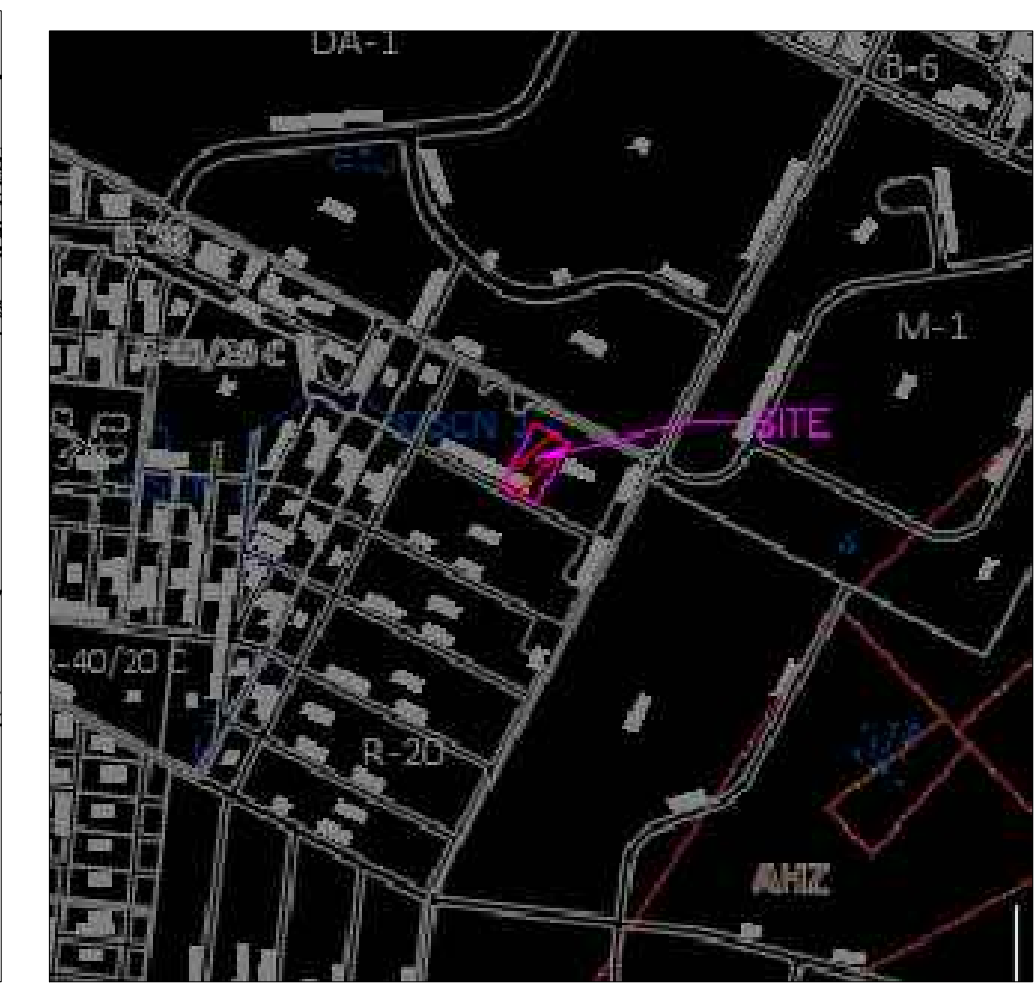
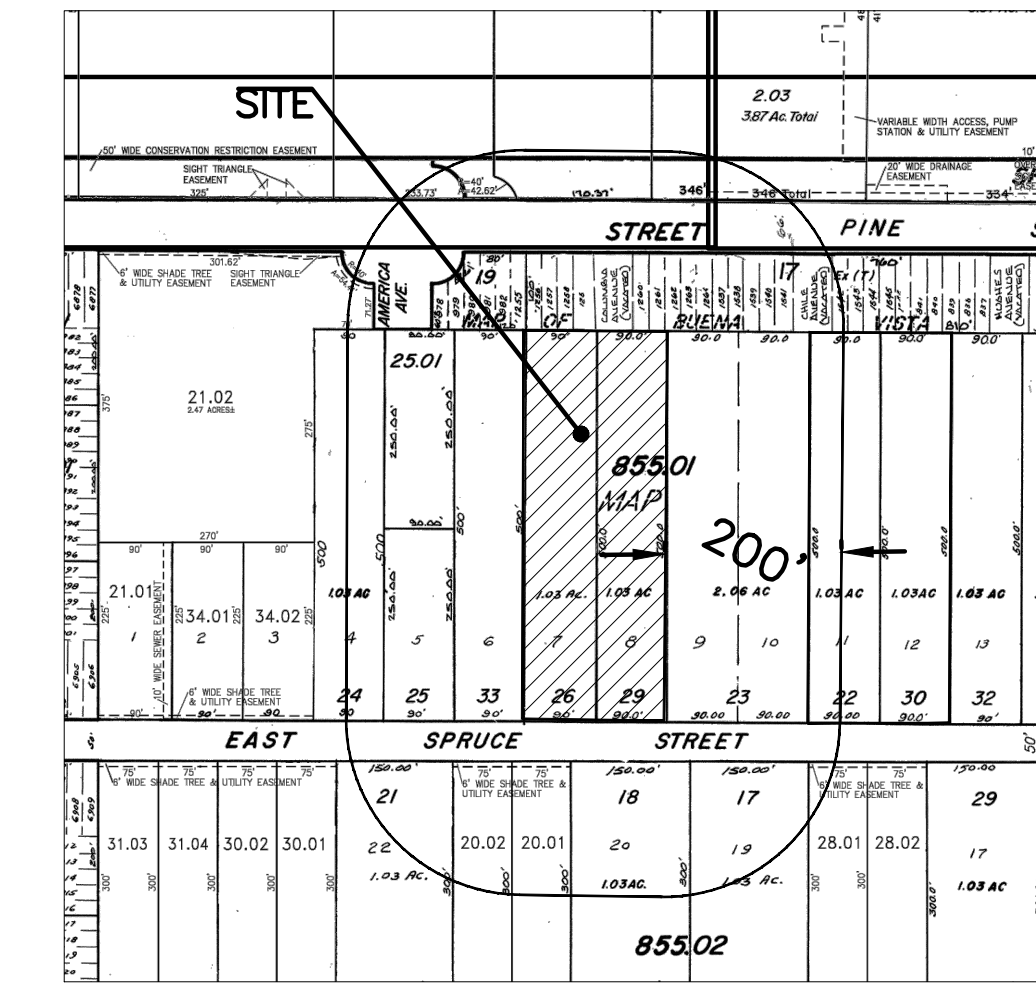
BLOCK 855.01 LOTS 26 & 29 LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY

| TOWNSHIP OF LAKEWOOD | | March 5, 2020 |
|--|-------------------------|--|
| Certified List of Property Owners within 200' of | | BLOCK(S): 855.01 LOT(S): 26 & 29 |
| BLOCK AND LOT | PROPERTY ADDRESS | OWNER'S NAME & ADDRESS |
| 00855 01 00017 | 1555 Pine Street | Township Of Lakewood 231 Third Street Lakewood Nj 08701 |
| 00855 01 00019 | Pine Street | Rubenstein, Mitchel J Etals 3032 Susquehanna Road Roslyn Pa 19001 |
| 00855 01 00021 02 | Pine Street | Congregation Talmud Torah Inc 5 Shilo Road Lakewood Nj 08701 |
| 00855 01 00022 | 1491 East Spruce Street | Spruce Valley Lic 11 Linda Drive Jackson Nj 08527 |
| 00855 01 00023 | 1483 East Spruce Street | Congregation Nachlas Yisroel Inc 1441 Oakwood Avenue Lakewood Nj 08701 |
| 00855 01 00024 | 1435 East Spruce Street | Garbarek, Katarzyna 1435 East Spruce Street Lakewood Nj 08701 |
| 00855 01 00025 | 1443 East Spruce Street | Dowco, Michael & Lynn Psareas 1443 East Spruce Street Lakewood Nj 08701 |
| 00855 01 00025 01 | Pine Street | Frisch, Mark 1195 Airport Road Ste 5 Lakewood Nj 08701 |
| 00855 01 00026 | 1459 East Spruce Street | Congregation Nachlas Yisroel Inc 1483 East Spruce Street Lakewood Nj 08701 |
| 00855 01 00029 | 1467 East Spruce Street | Congregation Nachlas Yisroel Inc 1483 East Spruce Street Lakewood Nj 08701 |
| 00855 01 00033 | 1451 East Spruce Street | Banakiewicz, Stanislaw & Teresa E 1451 East Spruce Street Lakewood Nj 08701 |
| 00855 02 00017 | 1476 East Spruce Street | Brown, Hary Iii & Lisa M Brown 1476 East Spruce Street Lakewood Nj 08701 |
| 00855 02 00018 | 1464 East Spruce Street | 3iskind, Zi 1464 East Spruce Street Lakewood Nj 08701 |
| 00855 02 00020 01 | 1450 East Spruce Street | Mayerfeld, Howard & Shifra 1450 East Spruce Street Lakewood Nj 08701 |
| 00855 02 00020 02 | 1446 East Spruce Street | Goldwasser, Shlomo & Chana 1446 East Spruce Street Lakewood Nj 08701 |
| 00855 02 00021 | 1442 East Spruce Street | Finkel, Rivka & Eliyahu 1442 East Spruce Street Lakewood Nj 08701 |
| 00855 02 00028 01 | East Spruce Street | Greeland Holdings Llc 1445 East 19th Street Brooklyn Ny 11230 |
| 00961 01 00001 | 1451 Pine Street | Nj Conf Assoc Of 7th Day Adventist 2303 Brunswick Ave Lawrenceville Nj 08648 |
| 00961 01 00002 03 | Pine Street | Cedarbridge Development Llc 641 5th Street Lakewood Nj 08701 |
| 00961 01 00003 | Boulevard Of Americas | Township Of Lakewood 231 3rd St Lakewood Nj 08701 |

ALSO TO BE NOTIFIED:

JCP&L
331 NEWMAN SPRINGS ROAD
SUITE 325 THIRD FLOOR
RED BANK, NJ 07701
N.J. NATURAL GAS CO.
P.O. BOX 1464
WALL, NJ 07719
OCEAN COUNTY PLANNING BOARD
129 HOOPER AVENUE
TOMS RIVER, NJ 08753
LAKEWOOD TOWNSHIP MUNICIPAL UTILITY AUTHORITY
390 NEW HAMPSHIRE AVENUE
LAKEWOOD, NJ 08701
N.J. DEPT. OF TRANSPORTATION
1035 PARKWAY AVENUE
TRENTON, NJ 08625
VERIZON NEW JERSEY INC.
175 WEST MAIN STREET
FREEHOLD, NJ 07728-2525
CABLEVISION OF MONMOUTH
40 PINE STREET
TINTON FALLS, NJ 07753

N.J. AMERICAN WATER COMPANY
GIS SUPERVISOR DONNA SHORT
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043
OCEAN COUNTY UTILITY
P.O. BOX F
BAYVILLE, NJ 08721
CONRAIL
ROOM 470 - 1000 HOWARD BLVD.
MT. LAUREL CORPORATE PARK
MT. LAUREL, NJ 08054
NJ TURNPIKE AUTHORITY
ATTN: LEGAL DEPT.
P.O. BOX 5042
581 MAIN STREET
WOODBURGE, NJ 07095-5042
LAKEWOOD POLICE DEPARTMENT
911 OPERATOR
231 THIRD STREET
LAKEWOOD, NJ 08701
ASBURY PARK PRESS
3601 HIGHWAY 66
NEPTUNE, NJ 07754



GENERAL NOTES

- PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 855.01 LOTS 26 & 29 AS SHOWN ON SHEET 112 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF LAKEWOOD, OCEAN COUNTY, NJ.
- PROPERTY IS LOCATED IN THE R-20 ZONE.
 - OWNER:**
LOT 26 - CONGREGATION NACHLAS YISROEL INC.
1482 EAST SPRUCE STREET
LAKEWOOD, N.J. 08701
LOT 29 - CONGREGATION NACHLAS YISROEL INC.
1483 EAST SPRUCE STREET
LAKEWOOD, N.J. 08701
 - APPLICANT:**
SPRUCE CARE LLC
2105 W. COUNTY LINE ROAD SUITE 3
JACKSON, N.J. 08527
 - EXISTING USE: RESIDENTIAL
PROPOSED USE: COMMERCIAL
 - COORDINATES AND ELEVATIONS ARE BASED ON NAVD 1983.
 - BENCHMARK IS THE RIM OF A MANHOLE AT AN ELEVATION OF 48.63 LOCATED IN PINE STREET ON THE NORTH-EAST SIDE OF THE SITE.
 - ERROR OF CLOSURE IS GREATER THAN 1 IN 10000.
 - SUB-DIVISION IS BASED ON A SURVEY PREPARED BY DYNAMIC SURVEY, DATED 06-29-2015, LOCATIONS OF IMPROVEMENTS BASED ON ACTUAL FIELD SURVEY PERFORMED ON 03-03-2020 BY NEW LINES ENGINEERING & SURVEY.
 - ESTIMATED SEASONAL HIGH GROUND WATER ELEVATION IS GREATER THAN 8' AS DETERMINED BY NEW LINES ENGINEERING ON MARCH 2ND, 2020.
 - NO KNOWN ENVIRONMENTAL CONSTRAINTS EXIST ONSITE PER AVAILABLE MAPPING.
 - TOTAL TRACT AREA IS 90,000.00 SF OR 2.06 ACRES.
 - PLANS PREPARED BY NEW LINES NJ, LLC, PROJECT #20055.

ZONING DATA

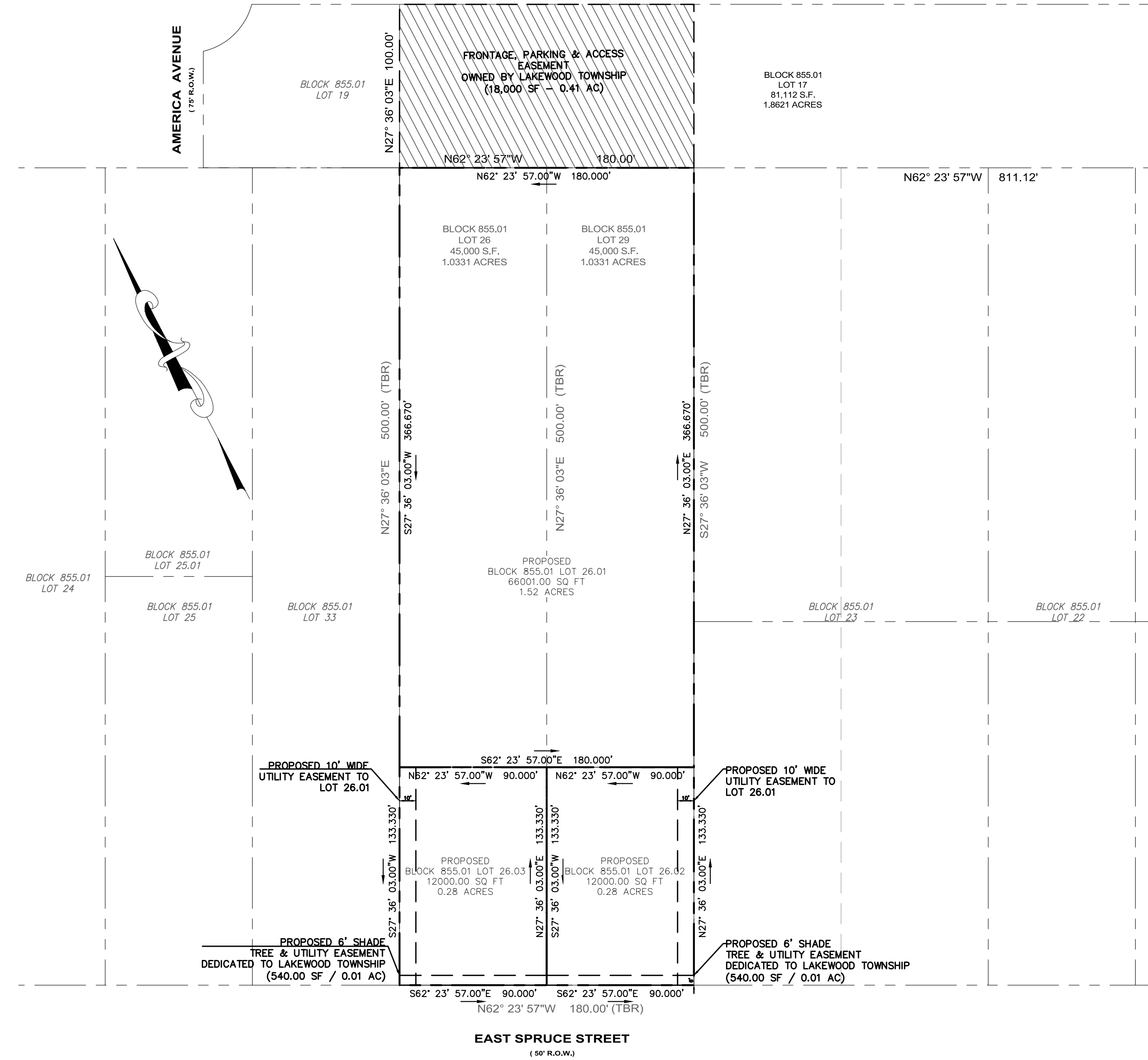
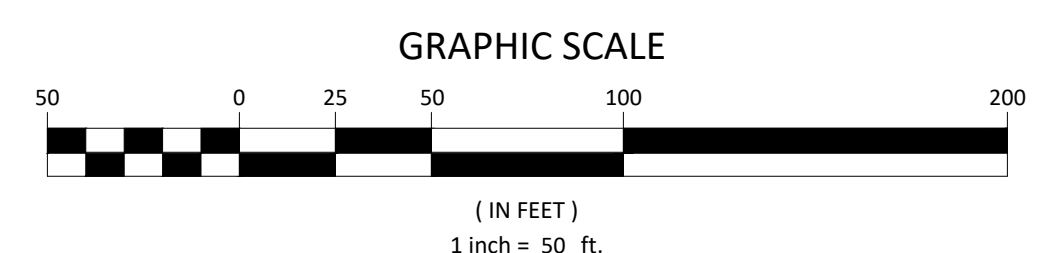
ZONE: R-20 (SINGLE-FAMILY RESIDENTIAL ZONE)

| MIN. LOT AREA | 20,000 SF | 66,001.00 SF | 12,000 SF* | 12,000 SF* |
|--------------------------------|-----------|---------------|---------------|---------------|
| MIN. LOT WIDTH (FRONTAGE) | 100' | 180.00' | 90.00* | 90.00* |
| MIN. FRONT YARD SETBACK | 30' | 30' | 30' | 30' |
| MIN. REAR YARD SETBACK | 20' | 20' | 20' | 20' |
| MIN. SIDE YARD SETBACK | 10' | 10' | 10' | 10' |
| SIDE YARD SETBACK AGGREGATE | 25' | 25' | 25' | 25' |
| MAX. BUILDING COVERAGE | < 30% | < 30% | < 30% | < 30% |
| MAX. BUILDING HEIGHT | 35' | 35' | 35' | 35' |
| ACCESSORY BUILDING (SIDE YARD) | 10' | - | - | - |
| ACCESSORY BUILDING (REAR YARD) | 10' | - | - | - |
| PARKING | 116 | N/A | N/A | N/A |
| SHADE TREE & UTILITY EASEMENT | N/A | 540.00 S.F. | 540.00 S.F. | 540.00 S.F. |
| LTMOA UTILITY EASEMENT | N/A | 1,333.30 S.F. | 1,333.30 S.F. | 1,333.30 S.F. |

* = VARIANCE REQUIRED

PLANTING LIST

| | | | | | |
|---|--|-------------|---------------------------|-------------------|----------------------|
| 3 | | ACER RUBRUM | 'OCTOBER GLORY' RED MAPLE | 40'-70' X 30'-50' | 2.5" CAL., 7'-8" HT. |
|---|--|-------------|---------------------------|-------------------|----------------------|



SWORN TO SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, 20____, A NOTARY PUBLIC OF NEW JERSEY, _____ PERSONALLY APPEARED WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT

MAP FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON _____ AS CASE No. _____ NEW LOT NUMBERS HAVE BEEN ASSIGNED.

NOTARY PUBLIC _____ DATE _____

TAX ASSESSOR'S OFFICE, LAKEWOOD TOWNSHIP _____ DATE _____

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 3/03/2020 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUT BOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET. I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

CONGREGATION NACHLAS YISROEL INC.
1482 EAST SPRUCE STREET
LAKEWOOD, NJ 08701

CHRISTOPHER J. BOUFFARD, N.J. PROFESSIONAL LAND SURVEYOR LIC. NO.37576

THE UNDERSIGNED IS THE OWNER OF LOT 26 IN BLOCK 855.01 DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE HEREON.

CONGREGATION NACHLAS YISROEL INC.
1483 EAST SPRUCE STREET
LAKEWOOD, NJ 08701

TOWNSHIP ENGINEER _____ DATE _____

APPROVED BY LAKEWOOD TOWNSHIP ZONING BOARD ON _____ BY RESOLUTION # _____

CHAIRPERSON _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____
MUNICIPAL CLERK _____ DATE _____

THIS IS TO CERTIFY THAT THE LAKEWOOD TOWNSHIP ZONING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED, THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF N.J.S.A. 46:23-9.9 KNOWN AS "THE MAP FILING LAW". THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, 20____, WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.

ZONING BOARD SECRETARY _____ DATE _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR THE IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK _____ DATE _____



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

04-22-2020 REVISED PER LAKEWOOD TOWNSHIP ZONING BOARD LETTER DATED 04-13-2020 ADP

MINOR SUBDIVISION
FINAL PLAT
SPARK DAYCARE
BLOCK 855.01 LOTS 26 & 29
LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY

NEW LINES
ENGINEERING & SURVEY
CERTIFICATE #24628264200

315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

PROJECT NO. 20055
DRAWN BY ADP
SCALE 1" = 50'
DATE 03-05-2020
SHEET 1 OF 2

CHRISTOPHER J. BOUFFARD, P.L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF NEW JERSEY LICENSE NO. 37576

BENCHMARK
MH. ③
48.63'

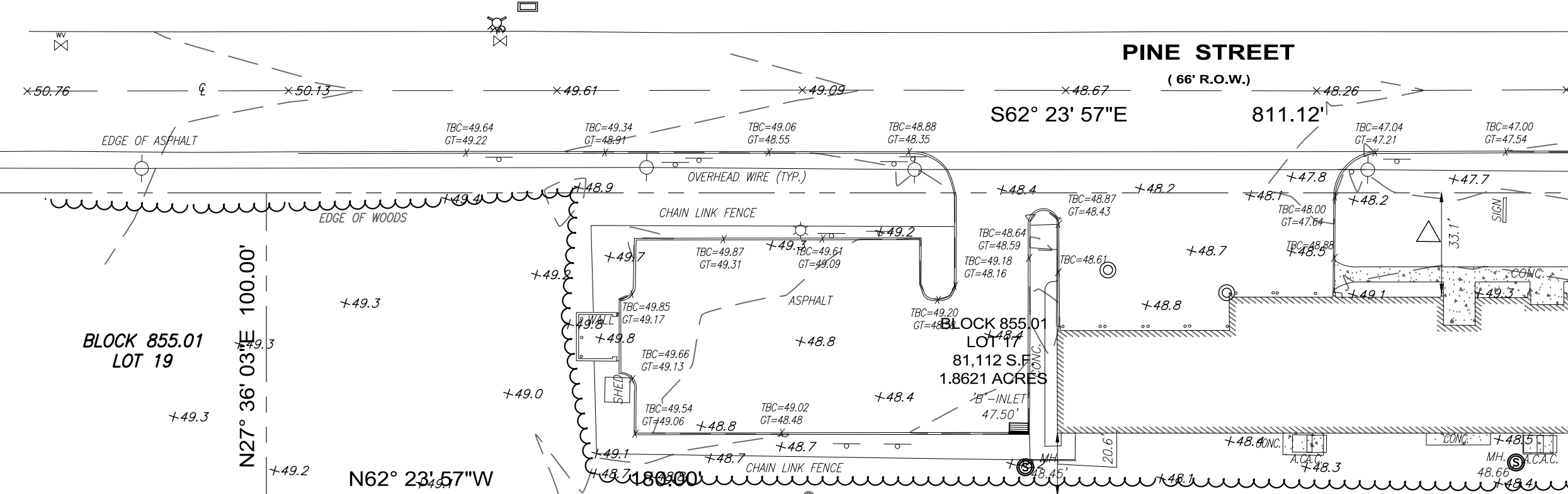
PINE STREET
(66' R.O.W.)

S62° 23' 57"E 811.12'

BENCHMARK
MH. ③
48.63'

PINE STREET
(66' R.O.W.)

S62° 23' 57"E 811.12'



BLOCK 855.01
LOT 19

BLOCK 855.01
LOT 17
81,112 S.F.
1.8621 ACRES

BLOCK 855.01
LOT 26
45,000 S.F.
1.0331 ACRES

BLOCK 855.01
LOT 29
45,000 S.F.
1.0331 ACRES

BLOCK 855.01
LOT 33

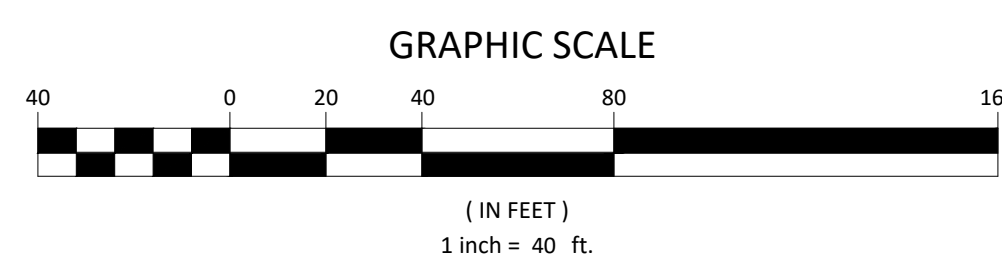
BLOCK 855.01
LOT 23

BLOCK 855.01
LOT 22

EAST SPRUCE STREET
(50' R.O.W.)

EXISTING CONDITION

SCALE: 1" = 40'



AMERICA AVENUE
(75' R.O.W.)

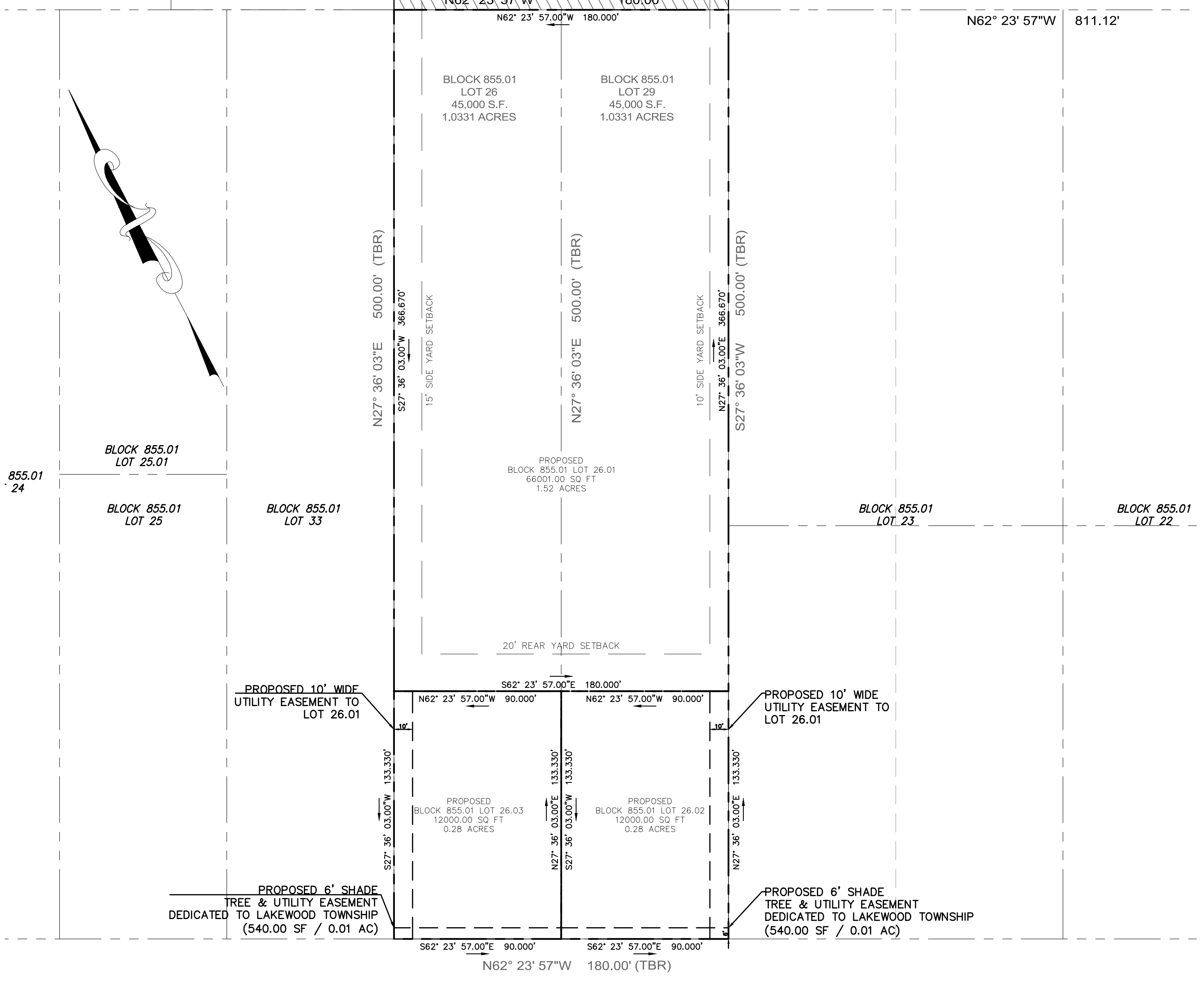
BLOCK 855.01
LOT 19

BLOCK 855.01
LOT 17
81,112 S.F.
1.8621 ACRES

N27° 36' 03"E 100.00'

N62° 23' 57"W 180.00'

N62° 23' 57"W 811.12'



855.01
24

BLOCK 855.01
LOT 25.01

BLOCK 855.01
LOT 25

BLOCK 855.01
LOT 33

BLOCK 855.01
LOT 23

BLOCK 855.01
LOT 22

PROPOSED 10' WIDE
UTILITY EASEMENT TO
LOT 26.01

PROPOSED 10' WIDE
UTILITY EASEMENT TO
LOT 26.01

PROPOSED 6' SHADE
TREE & UTILITY EASEMENT
DEDICATED TO LAKEWOOD TOWNSHIP
(540.00 SF / 0.01 AC)

PROPOSED 6' SHADE
TREE & UTILITY EASEMENT
DEDICATED TO LAKEWOOD TOWNSHIP
(540.00 SF / 0.01 AC)

EAST SPRUCE STREET
(50' R.O.W.)

IMPROVEMENT PLAN

SCALE: 1" = 40'

04-22-2020 REVISED PER LAKEWOOD TOWNSHIP ZONING BOARD LETTER DATED 04-13-2020 ADP

MINOR SUBDIVISION
EXISTING CONDITIONS AND IMPROVEMENT PLAN
SPARK DAYCARE
BLOCK 855.01 LOTS 26 & 29
LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY



315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

GLENN D. LINES, P.E., P.P.

PROJECT NO.
20055

DRAWN BY
ADP

SCALE
1" = 40'

DATE
03-05-2020

SHEET
2 OF 2

LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4086 (P.P.)

DATE