

**The Lakewood Township Committee held a Workshop/Executive Session and Public Meeting, commencing at 5:30 PM in the Lakewood Municipal Building, with the following present:**

**Mayor..... Albert D. Akerman**  
**Deputy Mayor..... Menashe P. Miller**  
**Committee Members..... Raymond Coles**  
**Michael J. D’Elia**  
**Meir Lichtenstein**  
**Municipal Manager..... Thomas Henshaw**  
**Municipal Attorney..... Steven Secare, Esq.**  
**Municipal Clerk..... Kathryn Cirulli**

**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 8, 2015 and revised by email on October 2, 2015.**

**ROLL CALL**

**SALUTE TO THE FLAG AND PRAYER**

**PUBLIC COMMENT**

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

Mayor Akerman opened the meeting to the public.

(Unable to legibly hear public comments)

Alex Libman – Commented with regard to his request to hold a Tent Vigil at Town Square.

Larry Simons – Wished the members of the Jewish community a happy holiday.

Alice Kelsey – Commented on the denial of Mr. Libman’s request to utilize Town Square to hold a Tent vigil.

Mr. Secare explained that the request was reviewed by the Police Department and the Chief recommended against it.

Seeing no one else wishing to be heard, Mayor Akerman closed the meeting to the public.

Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, and carried, to go into Closed Session. The Public Meeting will commence at 7:30 PM.

## **CLOSED SESSION**

**Resolution No. 2015-376 – Adopted.**

## **SALUTE TO THE FLAG AND PRAYER**

## **OPEN SESSION**

Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, and carried, to open the meeting.

## **MOTION TO APPROVE MINUTES OF: September 24, 2015**

Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, and carried, to approve the above Minutes. Committeeman D'Elia abstained. Committeeman Coles did not vote.

## **MOTION TO APPROVE WORKSHOP AND CLOSED SESSION MINUTES:**

### **September 24, 2015**

Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, and carried, to approve the above Workshop and Closed Session Minutes. Committeeman D'Elia abstained. Committeeman Coles did not vote.

## **PUBLIC LAND SALES**

Mr. Secare explained that the Township will be selling five (5) pieces of property this evening. He advised he would announce each block and lot, and requested that anyone wishing to bid on the property should come forward to the microphone. All properties have minimum bids and must close within sixty (60) days of this evening. The winning Bidder should contact his office immediately to start the closing process. The successful Bidder must submit ten percent of the final bid to the Clerk, in the form of cash or certified, at the time of the winning bid. There are no exceptions to this rule.

Mr. Secare announced the properties, as follows:

Block 416, Lot 5, with a minimum bid of \$300,000.00 – No bidders.

Block 536, Lot 133, with a minimum bid of \$500,000.00 – No bidders.

Block 778, Lot 72, with a minimum bid of \$400,000.00 – Evan Dann offered a bid in the amount of \$400,000.00. As Mr. Dann submitted the only bid, he was deemed the successful bidder, was directed to submit ten percent of the bid to the clerk, and was advised by Mr. Secare to contact his office.

Block 1063, Lot 1, with a minimum bid of \$2,000,000.00 – No bidders.

Block 1111, Lot 1 and Block 1118, Lot 3, with a minimum bid of \$750,000.00 – No bidders.

As there were no further properties available for public sale, Mr. Secare closed the sale.

## **PRESENTATIONS**

Best Practices Inventory

Mayor Akerman presented a Proclamation to the Police Department in recognition of “Put the Brakes on Fatalities Day”, which is to be held on Saturday, October 10, 2015.

**PUBLIC COMMENT** – 2<sup>nd</sup> Session – (Unable to legibly hear public comment)

Mayor Akerman opened the meeting to the public.

Bill Hobday, Schoolhouse Lane – Thanked the Committee for their professionalism.

Seeing no one else wishing to be heard, Mayor Akerman closed the meeting to the public.

**ORDINANCES FOR DISCUSSION - None**

## **CONSENT AGENDA**

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

1. **Resolution of the Township of Lakewood, County Of Ocean, State of New Jersey, Authorizing the Insertion of a Special Item of Revenue Into the 2015 Municipal Budget for Funding Under the Bureau of Justice Assistance FY 2015 Bulletproof Vest Partnership Grant.  
Resolution No. 2015-377**
2. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Authorizing the Insertion of a Special Item of Revenue into the Municipal Budget for Funding Under the UEZ 2015-2 Business Assistance Initiative 5  
Resolution No. 2015-378**
3. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Authorizing the Insertion of a Special Item of Revenue into the 2015 Municipal Budget for Funding Under the UEZ 2015-3 Business to Business Networking Initiative 2  
Resolution No. 2015-379**

- 4. Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Extending the Reassessment Contract and Completion Date for One Year  
Resolution No. 2015-380**
- 5. Resolution of the Township of Lakewood, County of Ocean, and State of New Jersey Accepting a Bid for a Class D Plenary Retail Distribution Liquor License.  
Resolution No. 2015-381**
- 6. Resolution of the Township of Lakewood, County of Ocean, and State of New Jersey Authorizing the Issuance of an Additional Retail Consumption License Pursuant to N.J.S.A. 33:1-19.3, Et Seq.  
Resolution No. 2015-382**
- 7. Amended Resolution of the Township of Lakewood, County of Ocean, and State of New Jersey, Requesting the State Department of Transportation to Install Traffic Control Devices at Intersections of Central Avenue/River Avenue, County Line Road/Route 9, James Street/Route 9 and Route 9/Kennedy Boulevard, in Lakewood, New Jersey.  
Resolution No. 2015-383**
- 8. Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Amending Resolution No. 2015-298 To Accept a Subgrant Award of the Federal Fiscal Year 2014 Department of Homeland Security Emergency Management Performance Grant Program Funding, and for the Lakewood Township Chief Financial Officer to Amend the Budget and Certify the Availability of Funds.  
Resolution No. 2015-384**
- 9. Resolution of the Township of Lakewood, County of Ocean, and State of New Jersey, Authorizing Submission of a Strategic Plan for the Lakewood Municipal Alliance Grant for Fiscal Year 2016.  
Resolution No. 2015-385**
- 10. Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing a Performance Guarantee Posted by First and Forest, LLC, in Connection with SD #1871, for Block 72, Lot 9.  
Resolution No. 2015-386**
- 11. Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing the Maintenance Guarantee Posted by GPWEI, LLC in Connection with SD #1527, Block 172, Lot 18.  
Resolution No. 2015-387**

12. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing a Performance Guarantee Posted by Lakeview Village, LLC, in Connection with ZB #3873, Block 189, Lot 105.01.  
Resolution No. 2015-388**
13. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing the Maintenance Guarantee Posted by Crest Property Management in Connection with ZB #2992, New Hampshire Commons, Block 1086, Lot 21.  
Resolution No. 2015-389**
14. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing the Performance Guarantee Posted by Component Hardware Group, Inc., in Connection with SP #2083, Block 1606, Lot 5.  
Resolution No. 2015-390**
15. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing the Maintenance Guarantee Posted by 105 River Avenue, LLC in Connection with ZB #3552, Block 758, Lot 1.  
Resolution No. 2015-391**
16. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing the Maintenance Guarantee Posted by New Future Dreams, LLC, in Connection with ZB #3775, Block 131, Lot 6.  
Resolution No. 2015-392**
17. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Canceling Taxes and Authorizing a Refund Pursuant to N.J.S.A. 54:4-3.32.  
Resolution No. 2015-393**
18. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Auction Website.  
Resolution No. 2015-394**

Motion by Deputy Mayor Miller, second by Committeeman Coles, to approve Resolution Nos. 1 through 18 on the Consent Agenda.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein (Abstained on Resolution No. 10), Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman.

**Resolution Nos. 2015-377 through 2015-394 – Adopted.**

## **ORDINANCES SECOND READING**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, Amending and Supplementing Chapter X Entitled “Personnel Policies” of the Revised General Ordinances of the Township Of Lakewood, by Creating a New Section 10-26 Entitled “Background Checks”.**

Read by title only for second reading.

Mayor Akerman opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Committeeman Coles, second by Committeeman D’Elia.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman.

**Ordinance No. 2015-58 adopted on second reading.**

**An Ordinance of the Township of Lakewood, County of Ocean, and State of New Jersey, Authorizing the Mayor to Enter Into a Lease Agreement Between the Township Of Lakewood (Lessor) and the Lakewood Industrial Commission (Lessee) for Lands Located in the Lakewood Airport, Lots 12, 13 and 14.**

Read by title only for second reading.

Mayor Akerman opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Committeeman Coles, second by Committeeman D’Elia.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman.

**Ordinance No. 2015-59 adopted on second reading.**

**Committeeman Lichtenstein advised he will be stepping off the dais and that upon advice of counsel, he will be abstaining on the following Ordinance, as well as the first two Ordinances for first reading.**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, Approving the Pilot Application and Authorizing the Mayor and Township Clerk to Execute a Financial Agreement By and Between the Township Of Lakewood and Erez Holdings Urban Renewal, LLC/LTC Consulting Services Pursuant to N.J.S.A. 40A:20-1, Et Seq. for Property Located at Block 961.01, Lot 2.06, as Shown on the Official Tax Map of the Township of Lakewood Located in the Cedarbridge Redevelopment Plan Area.**

Read by title only for second reading.

Mayor Akerman opened the meeting to the public.

Noreen Gill, 192 Coventry Drive – Asked for a brief explanation on this Ordinance. How did they arrive at the figures, and is it going to be fair and reasonable in lieu of taxes.

Mayor Akerman explained that whatever money is brought in by these projects, through the PILOT program, are commercial ratables, so they do not get any services at all, such as bussing, public schools, or trash collection, so the money is all profit. As to the figures, the municipal auditors took about a month to work through the numbers. The PILOT programs have certain formulas and are standard procedure.

Mrs. Gill asked if it is necessary that they are given thirty (30) years.

Mayor Akerman explained yes, as some of the projects are very large, and they are trying to encourage commercial growth. Many people are saying “no more housing”, so this is the answer to no more housing, where the Township offers incentives. Over the last few years since he has been a member of the Township Committee, each year, the commercial ratable base has increased by about fifteen million dollars per year, and he believes the 2016 year will be even better.

Mr. Henshaw added that thirty years is the maximum. That can be changed after a certain period of time if they are not satisfied.

Michael Bruno, Esq., the Attorney for Erez Urban Renewal advised that this is a New Jersey company that will bring a lot of jobs to Lakewood. The PILOT is a win-win scenario. The way the law works, because they are in a redevelopment area, the town has the authority to grant a PILOT, which allows them to keep a higher percentage of the PILOT dollars versus conventional taxes. The benefit to the developer is that they save some money and they have a uniform payment schedule over the period of the PILOT, but the benefit in this particular instance to the town would be over 1.3 million dollars over the thirty year term which is additional money that the town is going to get.

Seeing no one else wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Committeeman Coles, second by Committeeman D’Elia.

On Roll Call – Affirmative: Committeeman Coles, Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman.

Abstained: Committeeman Lichtenstein

**Ordinance No. 2015-60 adopted on second reading.**

**ORDINANCES FIRST READING - Second Reading on October 22, 2015**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, Amending and Supplementing Chapter XVIII of the Lakewood Township Unified Development Ordinance of 2005, Article V to Create a New Section Known As The Oak Street Corridor Improvement District And Providing for the Construction of Improvements by the Developer and Pro Rata Reimbursement Procedures.**

Read by title only for first reading.

The above Ordinance was offered by Committeeman Coles, second by Committeeman D'Elia.

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

Abstained: Committeeman Lichtenstein

**Ordinance No. 2015-61 adopted on first reading. Second reading and public hearing to be held on October 22, 2015.**

**An Ordinance of The Township of Lakewood, County of Ocean, State of New Jersey Granting a Conservation, Deed Restriction Easement to the New Jersey Department Of Environmental Protection Over A Portion Of Township Property at Lot 1 in Block 1055 for Purposes of Forest Preservation.**

Read by title only for first reading.

The above Ordinance was offered by Committeeman Coles, second by Committeeman D'Elia.

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

Abstained: Committeeman Lichtenstein

**Ordinance No. 2015-62 adopted on first reading. Second reading and public hearing to be held on October 22, 2015.**

Committeeman Lichtenstein returned to the dais.

**CORRESPONDENCE – PARKS AND EVENTS**

Per schedule of one (1) request, attached hereto and made a part hereof.

Motion by Committeeman Coles, second by Deputy Mayor Miller, and carried, to approve the above request.



**MOTION TO APPROVE BILL LIST OF: October 7, 2015**

Motion by Committeeman Coles, second by Deputy Mayor Miller.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman.

**Bill List approved.**

**COMMENTS FROM COMMITTEE MEMBERS - None**

**ADJOURNMENT**

Motion by Committeeman Lichtenstein, second by Committeeman D’Elia, and carried, to adjourn the meeting. Meeting adjourned at 7:59 PM.