

**The Lakewood Township Committee held a Meeting on Thursday, August 31, 2017 in the Lakewood Municipal Building, at 6:00 PM for the Workshop/Executive Session and 7:30 PM for the Public Meeting, with the following present:**

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

**Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published in the Asbury Park Press on January 10, 2017 and revised via email on August 25, 2017.**

**ROLL CALL**

**CLOSED SESSION**

Resolution No. 2017-312 Approved

**ROLL CALL**

**SALUTE TO THE FLAG AND PRAYER**

**OPEN SESSION:** Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, with all in favor, to enter open session at 7:30PM.

**MOTION TO APPROVE MINUTES OF WORK SHOP AND EXECUTIVE SESSION OF JULY 13, 2017 AND AUGUST 10, 2017:** Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, with all in favor, to approve the above minutes.

**MOTION TO APPROVE MINUTES OF REGULAR SESSION OF JULY 13, 2017 AND AUGUST 10, 2017:** Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, with all in favor, to approve the above minutes

**PUBLIC LAND SALE – None**

**ORDINANCES FOR DISCUSSION - None**

## **PUBLIC COMMENT**

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

Mayor Coles opened the meeting to the public.

Steven Dalton, Attorney from Giordano, Halleran & Ciesla – Mr. Dalton stated he was there on behalf of Shore Builder's Association. He spoke on an ordinance on first reading regarding road openings. He requested the Township Committee defer action on this ordinance.

Mayor Coles stated they have agreed to pull this ordinance for further discussion.

Joyce Blay, 311 Floral Way – Ms. Blay questioned whether the Township has heard back from the State Planning Commission regarding the request for an extension to send in all remaining documents for permanent plan endorsement.

Mayor Coles stated they have received permission for an extension

Ms. Blay asked when it was received.

Mayor Coles asked Committeeman Lichtenstein, and then confirmed the permission for an extension was granted on August 14, 2017.

Silvia Haddonfield, 1503 Birkowitz Avenue – Ms. Haddonfield spoke on the upcoming religious holiday involving the slaughter of animals. She spoke on her distaste for this tradition, and asked the Township to make a change. She also noted the danger high wires are to birds.

Dana Permis, 13 Cathedral Drive – Mr. Permis spoke on the ongoing issue of hitchhiking and the danger it is to both drivers and pedestrians. He then spoke on the paving in his neighborhood, and the lack of curbs and aprons that were implemented. He also stated the tree on his property was damaged from the implementation of a handicap ramp.

Mayor Coles asked Mr. Permis to give his name and address to the Township Clerk and he will then contact the Engineering department

Gerri Baldwandz, 208 Governors Road – Ms. Baldwandz stated legal notices are being published by the Zoning and Planning Board without a physical house number and street. Ms. Baldwandz also spoke on the upcoming meetings of the Master Plan Committee. She then spoke on the need for large open spaces for various reasons, especially emergency preparedness.

Mayor Coles asked the Township Attorney to speak with the Planning Board Attorney to enforce the implementation of addresses in legal notices. He stated the meetings for the Master Plan will be open to the public to speak.

Chana Resnik, 22 Sandztown Road – Ms. Resnik spoke on street widening, especially Route 88.

Mayor Coles stated the streets they have been speaking about are municipal streets. He added with the new Master Plan, new residential streets will be even wider. He also stated they are working with the State and the County for these issues.

Yitz Schmidt, Red Oaks Development – Mr. Schmidt thanked the Township Committee for their hard effort and expressed his gratitude for the lot dedication in his neighborhood. He expressed an amendment to the ordinance regarding the recording of this dedication

Shlomi Klein, Block 430 Lot 24 – Mr. Klein spoke on a property near 80 Hearthstone that was dedicated for open space over forty years ago. He commented on the issues with developers and the Township regarding this specific property. He added the location is Block 430 Lot 16.

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

### **CONSENT AGENDA**

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

1. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By New Jersey Natural Gas Company, In Connection With SP #2166, Block 1601, Lot 1 (Vassar Avenue)  
**Resolution 2017-313**
2. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Zebra Holdings, LLC., In Connection With ZB #3860 (James Street), Blocks 353 And 354, Lots 1 And 1  
**Resolution 2017-314**
3. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By New Jersey Hand, Inc. In Connection With SP #1838, Blocks 833, 834, 835, 836, And 837, Lots 4, 4, 3, 3, 3, And 3 (Phase 3, Subphases 1, 2 And 3)  
**Resolution 2017-315**

4. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 902 Ocean Ave., LLC., In Connection With SD #2045, (Dr. Szold Way), Block 548.01, Lot 288  
**Resolution 2017-316**
5. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Insertion Of A Special Item Of Revenue Into The 2017 Municipal Budget For Funding Of The Distracted Driving Crackdown U Drive U Text U Pay Grant  
**Resolution 2017-317**
6. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Cancelling Of Un-Expended Balances Of Certain General Capital Improvement Appropriations  
**Resolution 2017-318**
7. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Purchase Of Spillman's Disaster Recovery System Pursuant To And In Accordance With N.J.S.A. 40A:11-5(1)(dd).  
**Resolution 2017-319**
8. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending Resolution Number 2017-185 Entitled " Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Purchase From A Sheltered Workshop For Digitization Of Files From Hudson Community Enterprises Pursuant To And In Accordance With N.J.S.A 40A:11-5"  
**Resolution 2017-320**
9. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Professional Services Contract To Remington, Vernick And Vena Engineers For The Traffic Signal Design Improvements Along Route 9 Pursuant To And In Accordance With N.J.S.A. 40A:11-5  
**Resolution 2017-321 Removed From Consent Agenda**
10. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Purchase Of Two (2) Ford Interceptor Vehicles From Winner Ford Pursuant To And In Accordance With N.J.S.A. 40A:11-12 Et Seq.  
**Resolution 2017-322**
11. Resolution Of the Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Professional Services Contract To Remington, Vernick And Vena For The County Line Road Sidewalk Improvement Project Pursuant To And In Accordance With N.J.S.A. 40A:11-5  
**Resolution 2017-323**

12. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending Resolution Number 2017-299 By Authorizing The Execution Of Change Order Number 1/Final In Connection With The National Coop Purchase From Wastequip, LLC.  
**Resolution 2017-324**
13. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The “Driving While Intoxicated Enforcement Program 2017/2018.”  
**Resolution 2017-325**
14. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The “Drug Recognition Expert Callout Program 2017/2018”  
**Resolution 2017-326**
15. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A State Contract Purchase For Telecommunications Equipment And Services Pursuant To And In Accordance With N.J.S.A. 40A:11- 12 Et Seq.  
**Resolution 2017-327**
16. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving The Digital Zoning Map Dated July 2017 Prepared By Remington, Vernick and Vena Engineers  
**Resolution 2017-328 - Removed from Consent Agenda and died due to lack of motion**
17. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, For Approval To Submit A Grant Application With The New Jersey Department Of Transportation For The 2018 Road Improvements To Clifton Avenue Project  
**Resolution 2017-329**
18. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Refund Of Taxes On Mother Lot Due To Subdivision  
**Resolution 2017-330**
19. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing A Refund Of Taxes On A Mother Lot Due To Subdivision  
**Resolution 2017-331**

20. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rejecting All Bids For No Net Loss Tree Planting Grant Bid Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

**Resolution 2017-332**

Deputy Mayor Miller requested that Number 16 on the Consent Agenda be removed for further consideration.

Mayor Coles agreed, stated it will be removed and voted on again once the issues are fixed.

Committeeman Lichtenstein asked for Number 9 on the Consent Agenda be removed as well.

Motion by Committeeman Lichtenstein, second by Committeeman D'Elia to approve Resolution Nos. 1-20 on the Consent Agenda, with the removal of Resolution Nos. 9 and 16.

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

Committeeman Lichtenstein asked to open the meeting for discussion. He thanked the Mayor for the implementation of the County Line sidewalk improvement.

Motion by Committeeman Lichtenstein, second by Deputy Mayor Miller, to approve Resolution No. 9 that was removed from the Consent Agenda. It is approved with the change of verbiage to "may award."

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

There was no motion to approve Resolution No. 16 that was removed from the consent agenda

**Resolution Nos. 2017-313 through 2017-332 approved. Resolution 2017-321 approved with the change of verbiage. Resolution 2017-328 died due to lack of motion.**

## **ORDINANCES FOR SECOND READING**

1. An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Article II (Definitions), Section 18-200-B (Definition Of Terms) And Article III (Design Standards), Section 18-808 (Off-Street Parking, Loading And Circulation) Of Chapter XVIII, Unified Development Ordinance

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein spoke on his interpretation of this ordinance. He stated his concerns, specifically the calculation of how many bedrooms are in attic and basement units.

Deputy Mayor Miller stated most basement apartments are designed for younger couples with young children. He added that because they are mostly young families, there are typically not that many cars.

Mr. Klein stated the language needs to be changed in this ordinance. He stated the same issue will occur with the attics as it has occurred with the basement apartments.

Mayor Coles asked Steve Secare, the Township Attorney, to speak with the attorneys from the Planning and Zoning Board to discuss the language of said ordinance.

Steven Dalton, Attorney from Giordano, Halleran & Ciesla – Mr. Dalton stated he is in attendance on behalf of Shore Building Associates. Shore Building Associates are requesting the Committee to not adopt this ordinance due to multiple issues. He stated there are questions on interpretation of the language of this proposed ordinance. He added they hope there will be an opportunity for them to speak with the Township Committee regarding this matter.

Nechama Goldstein, 31 Kingsfield Drive – Ms. Goldstein stated many times builders wait for the Certificate of Occupancy to then finish the attic with a bedroom. She expressed her beliefs regarding the implementation of parking spots, and feels many will not add the required spot.

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

Motion by Committeeman Lichtenstein, second by Deputy Mayor Miller, for purposes of discussion.

Committeeman D'Elia commented on the language on the ordinance.

Steve Secare, Township Attorney, stated the language is inconsistent and unclear.

Motion by Committeeman Lichtenstein, second by Deputy Mayor Miller, to amend their previous motion and carry the above ordinance to the November 2, 2017 meeting.

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

**Ordinance 2017-27 carried to November 2, 2017.**

2. An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Article VIII (Design Standards), Section 18-807.B.3 (Off-Street Parking, Loading And Circulation), And Article IX (Zoning Districts And Regulations)Section 18-903.M.6(g) (Industrial Zone (M-1), Off-Street Parking) Of The Unified Development Ordinance, Chapter XVIII.

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein stated this was recommended due to the lack of parking in commercial lots. He mentioned the parking of the Lakewood Courtyard. He added that the Chairman of the Planning Board is rude to residents.

Aaron Hersh, Lakewood Resident – Mr. Hersh added to Mr. Klein's comments regarding the remarks of the Chairman of the Planning Board.

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

Motion by Committeeman Lichtenstein, second Committeeman Akerman, to approve the above ordinance.

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

**Ordinance 2017-28 adopted after second reading and public hearing.**

3. An Ordinance Of The Township Of Lakewood, County Of Ocean, And State Of New Jersey, Authorizing The Granting Of A Conservation Restriction/Easement (Forest And Riparian Zone Preservation Areas) To The New Jersey Department Of Environmental Protection Of Properties Designated Herein As Township-Owned Properties Outside Or Partially Outside Sewer Service Areas, Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40A:12-13(b)(1) And N.J.S.A. 13:8B-3

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein asked for explanation of this ordinance.

Harold Hensel, Township Attorney, stated this was requested by the Department of Environmental Protection for protection of Township owned properties. He further explained the details of this ordinance.

Mr. Klein continued to question the proposed ordinance and asked for more specific details.

Committeeman Lichtenstein explained “Schedule A” and “Schedule B” properties and stated this conservation easement will allow many things to continue in terms of developing and conservation.

Mr. Klein expressed his concerns on developers throughout Lakewood, specifically the loss of value for specific lands.

Committeeman Lichtenstein stated he believes the value will be higher.

Joyce Blay, 311 Floral Way – Ms. Blay asked if this ordinance is required for State plan endorsement.

Mayor Coles stated yes.

Ms. Blay then asked what the incentive is in terms of impervious coverage if the State is to grant permanent plan endorsement to Lakewood. She also asked if it could reach as high as eighty percent.

Committeeman Lichtenstein stated it could be. He stated this is being done for those who come into sub-CAFRA.

Gerri Baldwandz, 208 Governors Road – Ms. Baldwandz spoke on a Township owned property near Park Avenue and Harvard Street. She expressed her concern for having these acreages preserved.

Mayor Coles stated a large part of the old Public Works property which Ms. Baldwandz referenced is going into preservation.

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

Committeeman Lichtenstein stated this is the first step, and then once it is passed the Department of Environmental Protection will go through it step by step.

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

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

**Ordinance 2017-31 adopted after second reading and public hearing.**

**ORDINANCES FIRST READING** - Public Hearing Scheduled For September 14,  
2017

1. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 443, Lot 1, In the Township Of Lakewood, County Of Ocean, State Of New Jersey, At Open Public Sale Pursuant To N.J.S.A. 40A:12-1 Et Seq.

Read by title only for first reading.

Motion by Committeeman Lichtenstein, second by Committee Akerman, to approve the above ordinance after first reading.

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

**Ordinance 2017-32 approved after first reading. Second reading and public hearing scheduled for September 14, 2017.**

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

Read by title only for first reading.

Seeing no motion, the above ordinance died for lack of motion.

**Ordinance 2017-33 died due to lack of motion.**

3. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter II Entitled "Administration" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 2-12.5 (Tax Assessor).

Read by title only for first reading.

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

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

**Ordinance 2017-34 approved after first reading. Second reading and public hearing scheduled for September 14, 2017.**

4. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting The Dedication Of Property Known As Block 190, Lot 58.13

Read by title only for first reading.

Motion by Committeeman Lichtenstein, second by Committeeman Akerman, to approve the above ordinance.

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

**Ordinance 2017-35 approved after first reading. Second reading and public hearing scheduled for September 14, 2017.**

5. Ordinance Of the Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending An Ordinance Entitled, "Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Adopting The Updated Township Personnel Policies And Procedures Manual And Creating The Department Of Human Resources"

Read by title only for first reading.

Motion by Committeeman Akerman, second by Committeeman Lichtenstein, to approve the above ordinance.

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

**Ordinance 2017-36 approved after first reading. Second reading and public hearing scheduled for September 14, 2017.**

6. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of A Portion Of Block 11.12, Lot 62, In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Open Public Sale Pursuant To N.J.S.A. 40A:12-1 Et Seq.

Read by title only for first reading.

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

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

**Ordinance 2017-37 approved after first reading. Second reading and public hearing scheduled for September 14, 2017.**

**CORRESPONDENCE – Parks and Events**

Per schedule of three (3) parks, events and correspondence requests attached hereto and made a part hereof.

Motion by Committeeman D'Elia, second by Committeeman Akerman, with all in favor, to approve the above correspondence.

**MOTION TO APPROVE BILL LIST: August 29, 2017**

Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, to approve the Bill List.

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

**Bill list of August 29, 2017 approved.**

**COMMENTS FROM COMMITTEE MEMBERS:**

Deputy Mayor Miller presented Mayor Coles with a plaque from the Lakewood Board of Education. This plaque was their way to express their admiration to the Mayor and the Township Committee for funding their sports programs.

Mayor Coles thanked Chemed and asked Deputy Mayor Miller to express their gratitude to Dr. Freedman and the staff for giving free physicals to students who do not have health insurance.

**ADJOURNMENT**

Motion by Committeeman Lichtenstein, second by Deputy Mayor Miller, with all in favor to adjourn the meeting. Meeting adjourned at 8:41 PM.