

**The Lakewood Township Committee held a Meeting on February 6, 2020 in the Lakewood Municipal Building, at 5:30 PM for the Public Meeting, with the following present:**

- Mayor..... Raymond Coles**
- Deputy Mayor..... Menashe P. Miller**
- Committee Members..... Meir Lichtenstein**  
**Michael D’Elia**
- Municipal Manager..... Patrick Donnelly**
- Municipal Attorney..... Steve Secare, Esq. & Harold Hensel, Esq.**
- Deputy Municipal Clerk.....Lauren Kirkman**

**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.**

**ROLL CALL** –Present: Mayor Coles, Deputy Mayor Miller, Committeeman Akerman  
Committeeman Lichtenstein, and Committeeman D’Elia.  
Absent: None  
Also present: Township Attorney: Steven Secare and Harold Hansel; Township Manager: Patrick Donnelly and Deputy Township Clerk: Lauren Kirkman.

**SALUTE TO THE FLAG AND PRAYER**  
Mayor Coles opened the regular meeting at 5:35 pm.

**MOTION TO APPROVE MINUTES:**  
**REGULAR MINUTES OF JANUARY 16, 2020.**  
Motion by Committeeman D’Elia, seconded by Deputy Mayor Miller.  
On Roll Call:  
Affirmative: Committeeman D’Elia, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.  
Abstain: Committeeman Akerman  
Absent: None

Motion carried to approve minutes.

**PRESENTATIONS** – 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.

Shlome Klein, 189 Chapel Drive, expressed concern that the Committee was hosting a meeting and yet no members of the public chose to attend. Mr. Klein questioned the meeting process and how the township had land consultants. Mayor Coles noted that items for the meeting work through the various departments and are then added to the agenda. Mr. Klein thanked the Manager for having graffiti removed from an area of town.

Seeing no one wishing to speak, 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.

Mayor Coles inquired if anyone wanted any items removed from the Consent Agenda.

Committeeman Miller requested that Resolution 2020-0123 be considered separately.

There being no other requests. Mayor Coles asked for a motion to adopt the consent agenda with the exception of 2020-0123.

- (I)1. 2020-0101                      Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 308 Monmouth Avenue, LLC., In Connection With SD #2340AA (Monmouth Avenue) Block 127, Lot 6
  
- (I)2. 2020-0102                      Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Lakewood Investments, LLC., In Connection With ZB#3953 (Buttell Avenue), Block 420.01 Lot 4
  
- (I)3. 2020-0103                      Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Omnipoint Communications, Inc. (Lakewood Country Club, Cell Tower), Block 2 Lot 5.01
  
- (I)4. 2020-0104                      Resolution Of The Township Of Lakewood, CountyOf Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Arm Developers, LLC., In Connection With ZB #3914 (Bergen Avenue), Block 245, Lots 11, 12, 13 And 15

- (I)5. 2020-0105 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Arm Developers, LLC., In Connection With SD #2167AO (Audubon & Edgecomb) Block 1016, Lot 1
- (I)6. 2020-0106 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Yeshiva Toras Yisroel, Inc. In Connection With SP #2277 (Lanes Mill Road), For Block 187.16, Lots 50 And 53.03
- (I)7. 2020-0107 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction)(Clearing And Restoration Only) Posted By Chateau Holdings, LLC., In Connection With SD #2006 (River Ave & Edgecomb Ave.), For Blocks 1021; 1040, Lots 4; 1.02
- (I)8. 2020-0108 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By 886 River, LLC., In Connection With SP #2215 (River Ave & Chestnut St), Block 1069, Lots 2 & 3
- (I)9. 2020-0109 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Abraham Tikosky, In Connection With 953 East County Line Road, Block 174.04 Lot 59
- (I)10. 2020-0110 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Locust Landing, LLC., In Connection With ZB #3853 (Locust Street), Block 1082, Lots 3 And 13
- (I)11. 2020-0111 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) (Clearing And Restoration Only) Posted By River Avenue Holdings, LLC., In Connection With SD #2005 (River Ave.), For Blocks 1020, Lot 1
- (I)12. 2020-0112 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending Resolution 2020-051 For The Performance Guarantee (First Reduction) In Connection With Sd #1998 (Nussbaum & Amsterdam Ave.), For Block 461, Lots 1, 4 And 5

- (I)13. 2020-0113 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding Professional Services Contract Pursuant To N.J.S.A. 40a:11-5 For Conflict Prosecutor
- (I)14. 2020-0114 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Creation Of The Complete Count Committee Land Tax Account
- (I)15. 2020-0115 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Shared Services Agreement With The County Of Ocean For The Move Over Grant For FY 2019/20
- (I)16. 2020-0116 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Memorandum Of Understanding Relative To The County Of Ocean FY 20 Homeland Security Grant
- (I)17. 2020-0117 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Announcing Participation In The Stigma Free Campaign
- (I)18. 2020-0118 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement With Ocean County For The Electrical Current To Be Provided For The Traffic Signal Located At The Intersection Of County Road #5 (Cedar Bridge Ave) And Vine Avenue /Crescent Court
- (I)19. 2020-0119 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement With Ocean County For The Electrical Current To Be Provided For The Traffic Signal Located At The Intersection Of County Road #54 (Shorrock Street) And Lions Head Boulevard/Four Seasons
- (I)20. 2020-0120 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement With Ocean County For The Electrical Current To Be Provided For The Traffic Signal Located At The Intersection Of County Road #54 (Shorrock Street) And Dumbarton Drive
- (I)21. 2020-0121 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rejecting All Bids For The Walking Trailer Bid Pursuant To And In Accordance With N.J.S.A. 40a:11-1 et seq.

- (I)22. 2020-0122 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of A 2020 Chevrolet Tahoe SUV Pursuant To And In Accordance With N.J.S.A. 40A:11-12
- (I)24. 2020-0124 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Reopen Charges On Block 961, Lot 2.03 And Authorizing The CFO To Draft A Check For A Pilot Payment Erroneously Credited To The Land Tax Account
- (I)25. 2020-0125 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Memorializing An Appointment Of A Member To The Lakewood Development Corporation
- (I)26. 2020-0126 Resolution Of The Township Of Lakewood, County Of Ocean State Of New Jersey Rescinding Resolution R 2019-430
- (I)27. 2020-0127 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing A Person-To-Person And Place To Place Transfer Of Plenary Retail Consumption License #1514-33-034-004
- (I)28. 2020-0128 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Schedule "C" Agreement With The County Of Ocean For 2020.
- (I)29. 2020-0129 Resolution Of The Township Of Lakewood, County Of Ocean , State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Knock Down Game)
- (I)30. 2020-0130 Resolution Of The Township Of Lakewood, County Of Ocean , State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, Llc (Goblet Toss)
- (I)31. 2020-0131 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Ring Toss Game)
- (I)32. 2020-0132 Resolution Of The Township Of Lakewood, County Of Ocean , State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Basketball)
- (I)33. 2020-0133 Resolution Of The Township Of Lakewood, County Of Ocean , State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, Llc (Dart Game)

- (I)34. 2020-0134 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Approving The Application For A Long Term Tax Exemption For CBRC Holdings Urban Renewal LLC, And Submitting Same To The Township Committee For Review Of The Proposed Financial Agreement Pursuant To The Long Term Tax Exemption Law, N.J.S.A. 40a:20-1, Et Seq.
- (I)35. 2020-0135 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting A Bid For Block 12.01, Lot 20 As A Result Of The Private Land Sale In The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:12-1 Et Seq.
- (I)36. 2020-0136 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Designating CBRC Holdings Urban Renewal LLC, As Redeveloper Of Block 961.02, Lot 1.04 In The Cedarbridge Redevelopment Area And Authorizing Sale
- (I)37. 2020-0137 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Referring A Proposed Plan Amendment To The Cedarbridge Redevelopment Plan Dated February 3, 2020 To The Lakewood Township Planning Board For Its Review.

Motion by Deputy Mayor Miller, seconded by Committeeman Lichtenstein, to approve the above Consent Agenda with the exception of resolution 2020-0123.

On Roll Call:

Affirmative: Committeeman D'Elia, Committeeman Akerman, Committeeman Lichtenstein {yes on all resolutions with an abstention on items 7 (2020-0049), 8 (2020-050) and 11 (2020-53)}, Deputy Mayor Miller and Mayor Coles.

Abstain: Committeeman Lichtenstein on items 7 (2020-0049), 8 (2020-050) and 11 (2020-53).

Absent: None

#### **RESOLUTION FOR SEPARATE ACTION**

- (I)23. 2020-0123 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Lien Be Placed On Various Properties For Failure To Comply With Township Ordinance For Property Maintenance

Committeeman Miller requested for there to be a complete list of the properties in question be provided by the tax collector.

Mayor Coles asked for a motion to adopt resolution. The resolution failed for a lack of a motion.

## **SECOND READING ORDINANCES:**

Deputy Clerk Kirkman read Ordinance 2020-004 by title.

**2020-004:** An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Conveyance And Execution Of A Deed Of A Fee Simple Interest To The County Of Ocean For A Right-Of-Way Dedication Of 45 Ft. From The Centerline Of County Line Road On A Portion Of Lot 83, Block 175.02 And A Deed Of A Fee Simple Interest To The County Of Ocean For A 30 Ft. By 100 Ft. Sight Triangle Easement Based Upon The New Right-Of-Way Line On A Portion Of Lot 83 Block 175.02, On The West Side Of Clayton Street

Mayor Coles opened the meeting to the public.

Shlome Klein, 189 Chapel Dr., requested an explanation of the ordinance. Mayor Coles explained that the Township was dedicating a portion of County Line Road to the County for a right of way.

Seeing no other members of the public wishing to come forward for comment, Mayor Coles closed the meeting to the public.

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

On Roll Call: Affirmative: Committeeman Akerman, Committeeman D'Elia, Committeeman Lichtenstein, Deputy Mayor Miller And Mayor Coles  
Absent: None

**Ordinance 2020-004 was adopted after public hearing and second reading.**

## **ORDINANCES FOR FIRST READING- Public Hearing Scheduled For March 5, 2020**

2020-005 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Portion Of A Paper Street KnownAs Evergreen Boulevard, In The Township Of Lakewood

Deputy Clerk Kirkman read Ordinance 2020-005 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-005.

Motion by Committeeman Lichtenstein, second by Deputy Mayor Miller, 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  
Absent: None

**Ordinance 2020-005 was introduced after first reading with a public hearing scheduled for March 5, 2020.**

**2020-006** An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To An Unnamed Paper Street Located Off River Avenue As Depicted On Tax Map Sheet 85 In The Township Of Lakewood

Deputy Clerk Kirkman read Ordinance 2020-006 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-006.

Motion by Committeeman Lichtenstein, second by Deputy Mayor Miller, 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  
Absent: None

**Ordinance 2020-006 was introduced after first reading with a public hearing scheduled for March 5, 2020.**

**2020-007** Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale Of Block 240 Lot 3, 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.

Deputy Clerk Kirkman read Ordinance 2020-007 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-007.

Motion by Committeeman Lichtenstein, second by Committeeman D'Elia, 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  
Absent: None

**Ordinance 2020-007 was introduced after first reading with a public hearing scheduled for**



**March 5, 2020.**

**2020-008** Ordinance Of The Township Committee Of The Township Of Lakewood, Ocean County, New Jersey, Amending And Supplementing Chapter XVIII Titled “Unified Development Ordinance” By Revising Article XII Titled “Affordable Housing Provisions.”

Deputy Clerk Kirkman read Ordinance 2020-008 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-008.

Motion by Committeeman Lichtenstein, second by Committeeman D’Elia, 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

Absent: None

**Ordinance 2020-008 was introduced after first reading with a public hearing scheduled for March 5, 2020.**

**2020-009** An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor To Execute A Financial Agreement By And Between The Township Of Lakewood And CBRC Holdings Urban Renewal LLC Pursuant To N.J.S.A. 40a:20-1, Et Seq. For Property Located At Lot 1.04 In Block 961.02, As Shown On The Official Tax Map Of The Township Of Lakewood Located In The Cedarbridge Redevelopment Plan Area

Deputy Clerk Kirkman read Ordinance 2020-009 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-009.

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

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

Absent: None

**Ordinance 2020-009 was introduced after first reading with a public hearing scheduled for March 5, 2020.**

**CORRESPONDENCE-** None

**MOTION TO APPROVE BILL LIST:** Dated February 4, 2020.

Motion by Committeeman D’Elia, second by Committeeman Akerman to approve the Bill List.

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

Absent: None

Bill List of February 4, 2020 was approved.

**COMMENTS FROM COMMITTEE MEMBERS –**

Committeeman Akerman had no comments.

Committee D’Elia had no comments.

Committeeman Lichtenstein had no comments

Deputy Mayor Miller had no comments

Mayor Coles had no comments.

**CLOSED SESSION:** None

**ADJOURNMENT**

Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, with all in favor to adjourn the meeting. Meeting adjourned at 5:53 PM.

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Lauren Kirkman, RMC, CMR  
Deputy Township Clerk