

The Lakewood Township Committee held a Virtual Meeting on November 12, 2020 at 5:30 PM, with the following present:

Mayor..... Raymond Coles
Deputy Mayor..... Menashe P. Miller

Committee Members..... Meir Lichtenstein
Michael D’Elia
Albert Akerman

Municipal Manager..... Patrick Donnelly
Municipal Attorney..... Steve Secare, Esq.
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 on the Township’s website as well as in the Asbury Park Press on January 7, 2020 and updated on October 27, 2020. The public was invited to participate prior to the meeting by emailing premeetingcomments@lakewoodnj.gov. The public was invited to participate during the meeting via comments@lakewoodnj.gov or by using Cisco’s Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID# was 132 283 6965. This meeting as advertised was broadcast live and recorded through on Townhall Streams at <https://townhallstreams.com/>

ROLL CALL –Present: Mayor Coles, Deputy Mayor Miller, Committeeman Akerman
Committeeman Lichtenstein, and Committeeman D’Elia.

Absent: None

Also present: Township Attorney: Steven Secare; Township Manager: Patrick Donnelly, and
Township Clerk: Lauren Kirkman.

SALUTE TO THE FLAG AND PRAYER

Mayor Coles opened the regular meeting at 5:30 p.m.

MOTION TO APPROVE MINUTES:

REGULAR MINUTES OF October 15, 2020.

Motion by Committeeman D’Elia, seconded by Deputy Mayor Miller.

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Committeeman Lichtenstein,
Deputy Mayor Miller and Committeeman Lichtenstein.

Abstain: None

Absent: None

Motion carried to approve minutes.

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 asked for a motion to adopt the consent agenda Resolutions 2020-321 through 2020-336.

Motion by Committeeman D'Elia
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Committeeman Lichtenstein,
Deputy Mayor Miller with abstention as noted below and Mayor Coles.

Nays: None

Abstain: Deputy Mayor Miller (2020-326 only)

Absent: None

Motion Carried to adopt consent agenda.

2020-321 Releasing A Performance Guarantee Posted By Bnos Esther Malka, Inc., In
Connection With SP #2122 (Whitesville Road), Block 251, Lots 1.01 And 1.02

2020-322 Authorizing The Purchase Of Rock Salt and Pre-Treated Rock Salt Pursuant To
And In Accordance With N.J.S.A. 40A:11-11(5)

2020-323 Authorizing The Purchase Of Mid-Grade Gasoline Pursuant To And In
Accordance With N.J.S.A. 40A:11- 11(5)

2020-324 "Jersey Authorizing The Lakewood Township Police Department To Participate
In The Defense Logistics Agency, Law Enforcement Support Office, 1033 Program To
Enable The Lakewood Township Police Department To Request And Acquire Excess
Department Of Defense Equipment"

2020-325 Establishing Remote Meeting Procedures And Requirements During Declared
States Of Emergency

2020-326 Appointing A Member To The Lakewood Municipal Utilities Authority

2020-327 New Jersey Requesting A Consolidation Of Block 25.04, Lot 39.02 And Block
25.04, Lot 35 (Pine Park Ave.)

2020-328 Authorizing Appropriation Transfers In The 2020 Municipal Budget

2020-329 Authorizing The Cancelling Of Unexpended Balances Of Certain General
Capital Improvement Appropriations

2020-330 Authorizing The Insertion Of A Special Item Of Revenue Into The 2020
Municipal Budget For Funding Under New Jersey Department Of Law And Public

Safety Office Of The Attorney General 2020 Safe And Secure Communities Grant Program

- 2020-331 Accepting A Bid For Public Land Sale Of Block 175.02, Lot 79 In The Township Of Lakewood, County Of Ocean, State Of New Jersey As A Result Of A Virtual Auction Via Cisco Web-Ex Pursuant To N.J.S.A. 40A:12-1 Et Seq. (Near the Brook Road Sports Complex)
- 2020-332 Accepting A Bid For The Private Land Sale Of Block 182, Lot 5 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40A:12-1 Et Seq. (County Line Road and One Block East of Brook Road)
- 2020-333 Accepting The Highest Bid At The Private Sale Of Property Owned By The Township Of Lakewood, Known As Block 1100, Lot 22, From The Highest Bidder And Authorizing The Mayor To Execute Closing Documents (Corner of Vermont and Fulton)
- 2020-334 Authorizing The Renewal Of The Central Jersey Health Insurance Fund Indemnity And Trust Agreement
- 2020-335 Authorizing The Use Of A National Cooperative Contract For The Purchase Of A Stepp Mfg. OJK-V Vertical Crack Sealer Pursuant To And In Accordance With P.L. 2011, c.139
- 2020-336 Authorizing The Execution Of The Cares Act Agreement With The County Of Ocean

ORDINANCES FOR FIRST READING-

Clerk Kirkman read the following Ordinance by title only:

2020-037 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To Portions Of Caryl Avenue And Midwood Street, In The Township Of Lakewood

Mayor Coles asked for a motion to introduce ordinance 2020-037

Motion by Committeeman Akerman
Seconded by Deputy Mayor Miller

On Roll Call:

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

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2020-037 with a public hearing on December 3, 2020.

Clerk Kirkman read the following Ordinance by title only:

2020-038 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 36 Airport Rd L.L.C. For Facilities Located At Block 1160.12, Lot 263.03, And Authorizing The Mayor And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement.

Mayor Coles asked for a motion to introduce ordinance 2020-038.

Motion by Committeeman D'Elia
Seconded by Deputy Mayor Miller

On Roll Call:

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

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2020-038 with a public hearing on December 3, 2020.

Clerk Kirkman read the following Ordinance by title only:

2020-039 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 New Hampshire Avenue, L.L.C. For Facilities Located At Block 189.03, Lot 91.01, And Authorizing The Mayor And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

Mayor Coles asked for a motion to introduce ordinance 2020-039.

Motion by Committeeman D'Elia
Seconded by Committeeman Akerman

On Roll Call:

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

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2020-039 with a public hearing on December 3, 2020.

Clerk Kirkman read the following Ordinance by title only:

2020-040 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale Of Block 5, Lot 2 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 of Buchanan Street and Van Buren Avenue)

Mayor Coles asked for a motion to introduce ordinance 2020-040.

Motion by Deputy Mayor Miller

Seconded by Committeeman Akerman

On Roll Call:

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

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2020-040 with a public hearing on December 3, 2020.

Clerk Kirkman read the following Ordinance by title only:

2020-041 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI (Traffic) Of The Code Of The Township Of Lakewood (Loading/Unloading Tenth Street))

Mayor Coles asked for a motion to introduce Ordinance 2020-041.

Motion by Deputy Mayor Miller

Seconded by Committeeman D'Elia

On Roll Call:

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

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2020-041 with a public hearing on December 3, 2020.

Clerk Kirkman read the following Ordinance by title only:

2020-042 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-10 (Stopping Or Standing- White Oaks Development)

Mayor Coles asked for a motion to introduce ordinance 2020-042.

Motion by Deputy Mayor Miller

Seconded by Committeeman D’Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Committeeman Lichtenstein, Deputy Mayor Miller (with comment) and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Deputy Mayor Miller noted that a petition was submitted by the residents of this neighborhood.

Motion Carried to introduce Ordinance 2020-042 with a public hearing on December 3, 2020.

Clerk Kirkman read the following Ordinance by title only:

2020-043 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-10 (Stopping Or Standing- Emerald Hills)

Mayor Coles asked for a motion to introduce ordinance 2020-043.

Motion by Deputy Mayor Miller

Seconded by Committeeman D’Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2020-043 with a public hearing on December 3, 2020.

Clerk Kirkman read the following Ordinance by title only:
2020-044 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter II Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-10 (Stopping Or Standing- Williams Street And Omni Court))

Mayor Coles asked for a motion to introduce ordinance 2020-044.

Motion by Committeeman D’Elia
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2020-044 with a public hearing on December 3, 2020.

ORDINANCES FOR SECOND READING-

Mayor Coles reminded residents that they may submit their questions during the meeting to the Township via comments@lakewoodnj.gov; and were invited to submit questions prior to the meeting at precomments@lakewoodnj.gov or during the meeting by participating in the Cisco WebEx virtual meeting by either phone or video.

Clerk Kirkman read the following Ordinance by title only:

2020-033 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 Clayton Street, Said Portions Being South Of Major Avenue And North Of County Line Road East In The Township Of Lakewood

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the meeting to the public.

Mayor Coles asked for a motion to adopt ordinance 2020-033.

Motion by Committeeman D’Elia
Seconded by Deputy Mayor Miller

On Roll Call:

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

Nays: None

Abstain: None

Absent: None

Ordinance 2020-033 was adopted after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

2020-034 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 Chateau Holdings, L.L.C. For Facilities Located At Block 1021, Lot 4.23, And Authorizing The Mayor And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement.

Mayor Coles noted that this facility had a new 27,000 sq. foot addition, which will generate 100 new jobs.

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the meeting to the public.

Mayor Coles asked for a motion to adopt ordinance 2020-034.

Motion by Committeeman D'Elia

Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: Committeeman Lichtenstein

Absent: None

Ordinance 2020-034 was adopted after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

2020-035 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 Prime Apartments Limited Liability Company, For Facilities Located At Block 96, Lots 8 & 9, And Authorizing The Mayor And Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

Mayor Coles indicated that the subject property used to be a blight upon the community and caused significant expense to the Township and tax paper dollars with over 300 police calls every year. Mayor Coles noted that those costs had now ceased. The new building is a beautiful complex at the entrance to downtown with an assessed value of 19.5 million dollars as opposed to the previous building that was assessed at 5.5 million dollars which would provide the Township with significantly higher tax revenues during the abatement and thereafter. Mayor Coles noted that even though this is a residential structure that the tax abatement statute permits same and expressed an interest in possibly modifying the township ordinance to specify abatements are only available for blighted residential properties.

Mayor Coles opened the meeting to the public.

Mayor Coles noted a comment had been received from Nochum Ribiat, 148 Glen Avenue Lakewood, who had previously submitted a comment after the end of the last meeting. Mr. Ribiat stated that he believed that when the property application was made before the zoning board that the owner/applicant indicated no abatements would be requested. Mr. Ribiat stated that the applicant was giving an approval including a greater density and height which Mr. Ribiat believed is an abatement. Mr. Ribiat questioned why the abatement was granted and what was the financial benefit to the Township. Mr. Ribiat asked if the property received township garbage collection. Mr. Ribiat indicated that perhaps all income producing properties should be granted an abatement. Mr. Ribiat expressed dissatisfaction about his personal taxes and requested additional streets in town be paved or have street lighting added.

Mayor Coles indicated that a comment was received from Mr. Harvey Gross, who expressed dissatisfaction that the property was being given consideration for an abatement. Mr. Gross claimed that the previous property was used by the entire community because it had a bus to NYC, vendor sales and was a cheap place for people to stay. Mr. Gross indicated the new apartments were costly and expressed his belief that the Township should not grant the abatement. Mr. Gross advised if the current owner could not afford the property the bank should take over. Mr. Gross reiterated his dissatisfaction that the owner would be granted an abatement.

Mayor Coles indicated his previous answers covered most of the questions but that the Township does not provide garbage service nor was he aware that the previous owner made any representations about requesting an abatement. Mayor Coles noted the new building was a positive for the Township.

Seeing no more comments submitted, Mayor Coles closed the meeting to the public.

Mayor Coles asked for a motion to adopt ordinance 2020-035.

Motion Committeeman Akerman
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman with comment, Committeeman D'Elia with comment, Deputy Mayor Miller and Mayor Coles.

Nays: Committeeman Lichtenstein

Abstain: None

Absent: None

Ordinance 2020-035 was adopted after public hearing and second reading.

Committeeman Akerman noted that the new taxes due on this property were nearly double the amount of the previous hotel and that the Township was ahead not behind even with the abatement. Mayor Coles concurred.

Committeeman D'Elia noted that the Fire Department was also glad to see the old building gone.

Clerk Kirkman read the following Ordinance by title only:

2020-036 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To Portions Of Madeline Avenue And Evelyn Avenue, Said Portions Being East Of Lambert Avenue And West Of Caldwell Avenue In The Township Of Lakewood

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the meeting to the public.

Mayor Coles asked for a motion to adopt ordinance 2020-036.

Motion by Committeeman Akerman
Seconded by Deputy Mayor Miller

On Roll Call:

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

Nays: None

Abstain: None

Absent: None

Ordinance 2020-036 was adopted after public hearing and second reading.

CORRESPONDENCE- None

MOTION TO APPROVE BILL LIST: Dated November 12, 2020.

Motion by Deputy Mayor Miller, second by Committeeman D'Elia 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 November 12, 2020 was approved.

PUBLIC COMMENTS

The public was invited to participate prior to the meeting by emailing premeetingcomments@lakewoodnj.gov. The public was invited to participate during the meeting via comments@lakewoodnj.gov or by using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual).

Mayor Coles opened the meeting.

There were no comments.

Seeing no comments, Mayor Coles closed the meeting to the public.

COMMENTS FROM COMMITTEE MEMBERS –

Committeeman D'Elia expressed his hope that everybody stays safe.

Committeeman Akerman had no comments.

Deputy Mayor Miller echoed the sentiment of Committeeman D'Elia. Deputy Mayor Miller noted that as Veteran's Day had just passed he wanted to commend the Township Attorney, Steven Secare, who fought in Vietnam. Deputy Mayor Miller thanked him for his service.

Committeeman Lichtenstein had no comments.

Mayor Coles wished everyone a happy Thanksgiving and hoped everyone would stay safe and healthy.

CLOSED SESSION: Attorney Secare indicated there was no need for executive session.

ADJOURNMENT

Motion by Committeeman Akerman, second by Deputy Mayor Miller, with all in favor to adjourn the meeting. Meeting adjourned at 5:57 PM.

Lauren Kirkman, RMC, CMR
Township Clerk