

**The Lakewood Township Committee held a Virtual Meeting on October 15, 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 9, 2020. The meeting as advertised was broadcast live through Townhall Streams and the public was invited to participate through [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov) before and throughout the committee meeting.**

**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 SEPTEMBER 3, 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 2020-290 through 2020-320 removing resolution 2020-318.

Motion by Committeeman D'Elia  
Seconded by Deputy Mayor Miller

On Roll Call:

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

Nays: None

Abstain: Committeeman Lichtenstein (2020-295, 2020-310, 2020-314 only)

Absent: None

Motion Carried to adopt consent agenda.

2020-0290 Resolution Of The Township Of Lakewood, County Of Ocean,  
State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By  
Lakewood Realty Associates, LLC., In Connection With ZB #3758A (New Hampshire Avenue),  
For Block 1160.03, Lots 44.01 And 44.02

2020-0291 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,  
Reducing The Performance Guarantee (First Reduction) Posted By DYA Investment &  
Development Group, In Connection With SD #2147 (Miller Road), For Block 11.03, Lots 2 And  
90.03

2020-0292 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,  
Releasing Performance Guarantee Posted By Aaron M. Cohen (30 Steven Lane) Block 24.02,  
Lot 32

2020-0293 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,  
Releasing A Performance Guarantee Posted By London Properties, LLC., In Connection With  
ZB #3808 (Turin Avenue), Blocks 1050; 1049, Lots 4 And 7; 1

2020-0294 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,  
Authorizing A Refund Based On A Tax Court Judgment For Block 12 Lot 31.01 Q C1001

2020-0295 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,  
Authorizing A Refund Based On A Tax Court Judgment On Various Accounts

2020-0296 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,  
Authorizing A Refund Based On A Tax Court Judgment For Block 208 Lot 4

2020-0297 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,  
Authorizing The Tax Collector To Refund A Double Payment On Block 463 Lot 2.03

2020-0298 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund A Double Payment On Two Block & Lots

2020-0299 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Erroneous Payment On Block 1248 Lot 230.01 Q-C1001

2020-0300 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Cancelation Of Taxes & Authorizing A Refund Pursuant To N.J.S.A. 54:4-3.32 On Block 242 Lot 2

2020-0301 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund A Double Payment On Block 768 Lot 74.02

2020-0302 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Canceling Taxes & Authorizing A Refund Pursuant To N.J.S.A.54:4-3.32 (Disabled Veterans)

2020-0303 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Canceling Taxes & Authorizing A Refund Pursuant To N.J.S.A.54:4-3.32 (Disabled Veterans)

2020-0304 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund A Duplicate Payment On Block 189.02 Lot 181

2020-0305 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Void And Cancel The Taxes On Block 768, Lot 83.06

2020-0306 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “2020 Mill & Pave Road Improvements To Earle Asphalt Company”, Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

2020-0307 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment On Block 251.02 Lot 85 & Block 251.02 Lot 86

2020-0308 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of Change Order Number 1 In Connection With A Project Known As 2019 Local Freight Grant

2020-0309 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Procurement Of Mulch For The Lakewood Township Playgrounds Pursuant To And In Accordance With N.J.S.A. 19:44A-20.5 et seq.

2020-0310 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 2, Lot 9.02 And Block 2, Lot 9.03

2020-0311 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 1150, Lot 1 And Block 1143, Lot 1 And Block 1143, Lot 9

2020-0312 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 236, Lot 6.03 And Block 236, Lot 6.04

2020-0313 Resolution Of The Township Of Lakewood, County Of Lakewood, State Of New Jersey, Renewing A Liquor License For The Year 2020-2021 (Matrix/Woodlake LLC)

2020-0314 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License Requiring A Special Ruling For The Year 2020-2021 (El Oaxaqueno Banquet Hall, LLC)

2020-0315 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License Requiring A Special Ruling For The Year 2020-2021 (TEB Equities)

2020-0316 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 The Funding Of US Dept Of Housing & Urban Development CARES Act Grant

2020-0317 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Extension Of Time To Close Title On The Sale Of A 15,000 Square Foot Parcel From Block 11.12, Lot 62 Pursuant To Ordinance #2017-37 Authorizing The Public Sale Of Same.

2020-0318 REMOVED

2020-0319 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Appointing A Member To The Lakewood Housing Authority Pursuant to N.J.S.A. 40A:12A-17

2020-0320 Resolution Authorizing Execution Of Rights-Of-Way Agreement By And Between The Township Of Lakewood And Comcast Business Communications, LLC, To Permit The Installation, Use And Maintenance Of Telecommunications Facilities Within Public Rights-Of-Way For Purposes Of Providing Telecommunications Services

#### **ORDINANCES FOR FIRST READING-**

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 asked for a motion to introduce ordinance 2020-033.

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 2020-033 with a public hearing on November 12, 2020.

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 asked for a motion to introduce ordinance 2020-034.

Motion by Deputy Mayor Miller  
Seconded by Committeeman Akerman

Township Attorney Steve Secare indicated that Adam Pfeffer, Esq. was representing the applicant and offered to be available this evening. However, it was noted that traditionally the applicant makes a statement at the time of the second reading.

On Roll Call:

Affirmative: Committeeman Akerman, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: Committeeman D'Elia, Committeeman Lichtenstein

Absent: None

Motion Carried to introduce Ordinance 2020-034 with a public hearing on November 12, 2020.

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 asked for a motion to introduce ordinance 2020-035.

Motion by Deputy Mayor Miller  
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Deputy Mayor Miller and Mayor Coles.

Nays: Committeeman Lichtenstein

Abstain: Committeeman D'Elia

Absent: None

Motion Carried to introduce Ordinance 2020-035 with a public hearing on November 12, 2020.

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 asked for a motion to introduce ordinance 2020-036.

Motion by Committeeman Akerman  
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 2020-036 with a public hearing on November 12, 2020.

**ORDINANCES FOR SECOND READING-**

Mayor Coles reminded residents that they may submit their questions to the Township via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov).

Clerk Kirkman read the following Ordinance by title only:

**2020-029 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 11-22**

Mayor Coles opened the meeting to the public.

Seeing no comments submitted through [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov), Mayor Coles closed the meeting to the public.

Mayor Coles asked for a motion to adopt ordinance 2020-029.

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

Ordinance 2020-029 was adopted after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2020-030 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 11-21.2 Entitled “Three-Way Stops” (Broadway Street, Parkview Ave and Pinehurst Ave)**

Mayor Coles opened the meeting to the public.

Seeing no comments submitted through [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov), Mayor Coles closed the meeting to the public.

Mayor Coles asked for a motion to adopt ordinance 2020-030.

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 2020-030 was adopted after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2020-031 Making The Provisions Of Subtitle One Of Title 39 With Various Traffic Regulations Applicable To Regency Estates Homeowners Association And Regulating The Use Of Said Roadways, Streets, Driveways, And Parking Lots By Motor Vehicles**

Mayor Coles opened the meeting to the public.

Seeing no comments submitted through [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov), Mayor Coles closed the meeting to the public.

Mayor Coles asked for a motion to adopt ordinance 2020-031.

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

Ordinance 2020-031 was adopted after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2020-032 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale Of Block 1100, Lot 22 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.**



Mayor Coles opened the meeting to the public.

Seeing no comments submitted through [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov), Mayor Coles closed the meeting to the public.

Mayor Coles asked for a motion to adopt ordinance 2020-032.

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

Ordinance 2020-032 was adopted after public hearing and second reading.

**CORRESPONDENCE-** None

**MOTION TO APPROVE BILL LIST:** Dated October 14, 2020.

Motion by Committeeman D'Elia, second by Deputy Mayor Miller 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 October 14, 2020 was approved.

## **PUBLIC COMMENTS**

**Comments from the public were able to be submitted through [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov), prior to and throughout the meeting.**

Mayor Coles opened the meeting.

Mayor Coles noted he received one message prior to the meeting from Jennifer Garcia Palaya, who indicated she was with New Labor. She questioned what the Township was doing to enforce the 6 foot distance requirements in businesses as well as schools. Mayor Coles explained that if a complaint was received the Township was contacting the business owner to ensure proper protocols were being followed. Mayor Coles indicated the same attention was being paid to the schools.

Seeing no other messages being submitted, Mayor Coles closed the meeting to the public.

**COMMENTS FROM COMMITTEE MEMBERS –**

Committeeman D’Elia expressed his hope that everybody stay safe.

Committeeman Akerman had no comments.

Deputy Mayor Miller echoed the sentiment of Committeeman D’Elia.

Committeeman Lichtenstein had no comments.

Mayor Coles had no comments.

**CLOSED SESSION:** Attorney Secare indicated that currently the Township was in negotiations with the SOA but that at present 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 5:47 PM.

*Lauren Kirkman*  
Lauren Kirkman, RMC, CMR  
Township Clerk