

The Lakewood Township Committee held a Meeting on December 13, 2018 in the Lakewood Municipal Building, at 7:30 PM for the Public Meeting, with the following present:

- Mayor.....Raymond Coles
- Deputy Mayor.....Menashe P. Miller
- Committee Members..... Meir Lichtenstein...Absent  
Albert D. Akerman  
Michael D’Elia
- Municipal Manager.....Patrick Donnelly
- Municipal Attorney.....Steve Secare, Esq. & Harold Hensel, 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 12, 2018.

**ROLL CALL**

**CLOSED SESSION**

Resolution 2018-453 Approved.

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

**SALUTE TO THE FLAG AND PRAYER**

**OPEN SESSION:** Motion by Committeeman D’Elia, second by Committeeman Akerman, with all in favor, to enter open session at 7:30PM.

**MOTION TO APPROVE MINUTES OF EXECUTIVE AND WORKSHOP SESSION OF NOVEMBER 29, 2018-** Motion by Committeeman D’Elia, second by Committeeman Akerman, with all in favor to approve the above minutes.

**MOTION TO APPROVE MINUTES OF REGULAR SESSION OF NOVEMBER 29, 2018–** Motion by Committeeman Akerman, second by Committeeman D’Elia, with all in favor, to approve the above minutes.

**PUBLIC LAND SALE** - None

## **PRESENTATIONS**

The Lakewood School District gave a presentation to the Lakewood Township Committee. The School Board Attorney spoke on how well the district is improving. Students from Oak Street School performed a few songs for those in attendance. Two seniors from Lakewood High School gave a brief presentation to thank the Township Committee and the residents of Lakewood.

Committeeman D'Elia expressed his pride in all of those from the School District and stated that Piner pride is back.

Mayor Coles called for a quick recess so that those from the school may exit.

At 7:55PM, Mayor Coles called the meeting back into session.

## **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.

Shlomi Klein, 189 Chateau Drive – Mr. Klein commended on how well the children from the school district behaved, but stated his beliefs on who should be thanked for the money they receive. Mr. Klein also discussed the Planning Board members and sidewalk waivers. He also commented on the OPRA process and the laws surrounding it.

Mayor Coles stated he wants as much transparency throughout the Township as possible. He stated he will also speak to the Planning Board regarding sidewalk waivers.

David Drukaroff, 1443 Laurelwood Avenue – Mr. Drukaroff asked the timeframe for when GPS locators will be implemented in the Inspection Department vehicles.

Patrick Donnelly, Township Manager, stated they will be implemented in January

Albert Elizer, 16 Birch Street – Mr. Elizer spoke on the need for children to grow up in a country atmosphere. He also spoke on the morality of the Jewish people. He commented on his religious and sexual viewpoints.

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 The Maintenance Guarantee Posted By Casa Nova Today, LLC., In Connection With SP #2043 (First Street), Block 124, Lot 1  
**Resolution 2018-454**
2. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Lakewood Investments, LLC., In Connection With SD #1953 (Williams Street), Block 420, Lot 23.01  
**Resolution 2018-455**
3. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Benchmark Builders NJ, LLC. In Connection With SD #1873 (East Spruce Street), Block 855.01, Lots 31 and 34  
**Resolution 2018-456**
4. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Declaring Default Of Performance Guarantee Posted By Yeshiva Yesodei Hatorah, For SD #1892 (Bellinger Street), Blocks 804; 822; 823; 830, Lots 1&2; 1,2&3; 1; 40&41  
**Resolution 2018-457**
5. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted by Coldstream Developments, LLC., In Connection With SD #1879, (Gudz Road) Block 11.10, Lot 69  
**Resolution 2018-458**
6. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By ABGK, LLC., In Connection with SD #2215AO (Wadsworth Avenue) Block 1028, Lot 1  
**Resolution 2018-459**
7. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted by London Properties III, LLC., In Connection With SD #2191AO (Wadsworth Avenue & Bradhurst Avenue) Block 1029, Lots 1 & 4  
**Resolution 2018-460**

8. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Oak Street Development, LLC., In Connection With SD #2203AO (Broadway Avenue), Block 1042 Lot 2  
**Resolution 2018-461**
9. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted by Oak Street 2B, LLC., In Connection With SD #2240AO (Turin Avenue) Block 1042, Lots 4 And 5  
**Resolution 2018-462**
10. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Declaring Default Of Performance Guarantee Posted By Shlomo Kanarek, For SD #1641 (White Road) Block 251, Lot 8.01  
**Resolution 2018-463**
11. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Excel VII, LLC. In Connection With SP #2095 (Swarthmore Avenue), Block 1603, Lot 2  
**Resolution 2018-464**
12. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted by Oak Meadows, LLC., In Connection With SD #2010 (Oak St. And Route 9), For block 782.01, Lots 2,5,11,16.01&16.02  
**Resolution 2018-465**
13. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Ron Ashkenazi In Connection With SD #1377A (Apollo Road), Block 104, Lots 47,53,55-58 and61  
**Resolution 2018-466**
14. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Benjamin Parnes, In Connection With SD #1516 (Cedar Drive), Block 262 Lot 7 And 8  
**Resolution 2018-467**
15. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Declaring Default Of Maintenance Guarantee Posted by Gefen Construction, LLC., For SD #1666 (Ridgeview Gardens, LLC.) Block 238 Lots 15, 16 and 17  
**Resolution 2018-468**
16. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Declaring Default Of Maintenance Guarantee Posted by 945 Airport Road, LLC., For SP #2048 (Airport Road) Block 1160.01, Lot 222  
**Resolution 2018-469**

17. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Rivers Edge Development, LLC., In Connection With SD #1833 (Read Place), Block 855.02, Lot 25  
**Resolution 2018-470**
18. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Appropriation Transfers In The 2018 Municipal Budget  
**Resolution 2018-471**
19. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Strategic Plan For The Lakewood Municipal Alliance Grant For Fiscal Year 2020  
**Resolution 2018-472**
20. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Appointing A Member To The Lakewood Township Shade Tree Commission  
**Resolution 2018-473**
21. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Use Of National Cooperative Contracts For The Purchase Of Courtroom Renovation-Technology Pursuant To And In Accordance With P.L. 2011, c.139  
**Resolution 2018-474**
22. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of A Ford Interceptor Pursuant To And In Accordance With N.J.S.A. 40A:11-11(5)  
**Resolution 2018-475**
23. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of A 2019 Chevy Tahoe Pursuant To And In Accordance With N.J.S.A. 40A:11-11(5) (Local Cooperative)  
**Resolution 2018-476**
24. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting The Highest Qualified Bid For A New Plenary Retail Distribution Liquor License  
**Resolution 2018-477**
25. Resolution Of The Township Of Lakewood, County Of Ocean, And State Of New Jersey, Authorizing The Issuance A New Class D Plenary Retail Distribution Liquor License  
**Resolution 2018-478**

26. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Setting The Re-Organizational Meeting Date For 2019  
**Resolution 2018-479**
27. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Township To Execute Documents Relating To The Dedication Of Property To The County Of Ocean For Placement Of A Traffic Signal Designated As Proposed Lot 1.05, Being A Portion Of Block 961.02 Lot 1, In The Cedarbridge Redevelopment Area  
**Resolution 2018-480**
28. 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  
**Resolution 2018-481**
29. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Reimburse A Lien Holder For A Certificate Erroneously Sold At Tax Sale With Legal Interest  
**Resolution 2018-482**
30. Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing 1<sup>st</sup> Generation Assistance Funds For Fiscal Year 2019 For The Lakewood Development Corporation  
**Resolution 2018-483**
31. 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 2019  
**Resolution 2018-484**

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

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

**Resolutions 2018-454 through 2018-484 approved.**

## **ORDINANCES FOR SECOND READING**

1. 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 Excel Business Park I LLC, For Facilities Located At Block 411 Lot 82 (501 Prospect Street), 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

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Mayor Coles invited the representative up to the podium.

Santo Pizzotti, 217 Green Drive, Churchville, PA – Mr. Pizzotti stated he is the representative for Excel Business Park I, LLC. He gave a brief description on all of the tenants and the project that was completed. He provided the amount employees that should be employed.

Shlomi Klein, 189 Chateau Drive – Mr. Klein spoke on his beliefs towards tax abatements and the approval process.

Mayor Coles explained the process, and stated this process is to help transparency.

Mr. Klein commented on taxes and how he thinks residents in Lakewood believe their taxes are being used.

Albert Elizer, 16 Birch Street – Mr. Elizer spoke on how everyone's taxes should be lowered. He also discussed how Donald Trump utilized a tax abatement in New York City.

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

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

On Roll Call: Affirmative: Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles  
Absent: Committeeman Lichtenstein, Committeeman Akerman  
(recused himself from the vote)

**Ordinance 2018-60 adopted after public hearing and second reading.**

2. 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 AOTSR, LLC Pursuant To N.J.S.A. 40A:20-1, Et Seq. For Property Known As A Portion Of Block 961.02 Lot 1 Proposed Lot 1.05 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 Coles invited Anthony Inverso from Phoenix Advisors to the podium to give a brief explanation of what the P.I.L.O.T. process is, and how they will help throughout the Township.

Mayor Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein spoke on his beliefs of P.I.L.O.T.'s and those benefitting from the process.

Mr. Inverso further explained this process.

Mayor Coles also expressed his beliefs and how the Township will benefit from these, and what has transpired over the last 20 years.

Mr. Klein commented on his beliefs on how he thinks the Township is giving away land.

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

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

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

Absent: Committeeman Lichtenstein, Committeeman Akerman  
(excused himself from the meeting temporarily)

**Ordinance 2018-61 adopted after public hearing and second reading.**



3. 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 Ave of the States Office, LLC Pursuant To N.J.S.A. 40A:20-1, Et Seq. For Property Known As A Portion Of Block 961.02 Lot 1 Proposed Lot 1.06 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 Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein spoke on his beliefs on why a Committeeman recused himself.

Mayor Coles asked him to speak specifically on this ordinance only.

Mr. Klein also spoke on his beliefs on why these ordinances are being passed.

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

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

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

Absent: Committeeman Lichtenstein, Committeeman Akerman  
(excused himself from the meeting temporarily)

**Ordinance 2018-62 adopted after second reading and public hearing.**

4. 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 Cedarbridge Equity Urban Renewal LLC Pursuant To N.J.S.A. 40A:20-1, Et Seq. For Property Located At Block 961 Lot 2.05 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 Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein spoke on the properties being used for these P.I.L.O.T.'s and the process on how they were obtained.

Mayor Coles expressed his beliefs on the benefits these ordinances bring.

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

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

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

Absent: Committeeman Lichtenstein, Committeeman Akerman  
(excused himself from the meeting temporarily)

**Ordinance 2018-63 adopted after second reading and public hearing.**

5. 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 Cedarbridge Office Urban Renewal LLC Pursuant To N.J.S.A. 40A:20-1, Et Seq. For Property Located At Block 961.01 Lot 4, 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 Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein continued on his beliefs on how the process went when the properties were sold.

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

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

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

Absent: Committeeman Lichtenstein, Committeeman Akerman  
(excused himself from the meeting temporarily)

**Ordinance 2018-64 adopted after second reading and public hearing.**

6. Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Article VIII ("Design Standards") Section 18-803.F And 18-815.1.9 (Dis-allow fencing around detention basins)

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

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

Harold Hensel, Township Attorney, explained the ordinance. He stated it was requested by the Engineering Department. He stated this allows the Department of Public Works into the fencing around the basins.

Mayor Coles helped explained the discrepancy of the title, and stated it is not dis-allowing fences, but is adding a gate to the fences to allow DPW in with their equipment if needed.

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

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

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

Absent: Committeeman Lichtenstein, Committeeman Akerman  
(excused himself from the meeting temporarily)

**Ordinance 2018-65 adopted after second reading and public hearing.**

7. 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 Old Brook Road, Said Portions Being At Its Intersection With Brook Road And To Further Accept A Dedication Of Property And Transfer A Portion Of Property To Adjoining Property So As To Align Old Brook Road With Imperial Court In The Township Of Lakewood

Read by title only for second reading.

Mayor Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein explained what Brian Flannery explained to him regarding this ordinance.

Mayor Coles explained that it is a realignment of the street.

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

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

Absent: Committeeman Lichtenstein, Committeeman Akerman  
(excused himself from the meeting temporarily)

**Ordinance 2018-66 adopted after second reading and public hearing.**

8. 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 Pine Holdings Urban Renewal, LLC Pursuant To N.J.S.A. 40A:20-1, Et Seq. For Property Located At Lot 5 In Block 961.01, 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 Coles opened the meeting to the public.

Shlomi Klein, 189 Chateau Drive – Mr. Klein spoke on the Cedarbridge Development property.

Committeeman D'Elia stated Mayor Coles has explained it as best as he could, and agrees with the ordinance.

Deputy Mayor Miller also stated he agrees with this ordinance.

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

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

Absent: Committeeman Lichtenstein, Committeeman Akerman  
(excused himself from the meeting temporarily)

**Ordinance 2018-67 adopted after second reading and public hearing.**

**ORDINANCES FIRST READING – None**

**CORRESPONDENCE-** None

**MOTION TO APPROVE BILL LIST:** Dated December 12, 2018

Motion by Deputy Mayor Miller, second by Committeeman D'Elia, to approve the Bill List.

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

Absent: Committeeman Lichtenstein, Committeeman Akerman  
(excused himself from the meeting temporarily)

Bill List of December 12, 2018 approved.

**COMMENTS FROM COMMITTEE MEMBERS**

Mayor Coles wished everyone a happy and healthy holiday and New Year and thanked them for a good year.

**ADJOURNMENT**

Motion by Committeeman D'Elia, second by Deputy Mayor Miler, with all in favor to adjourn the meeting. Meeting adjourned at 8:56PM.