

**The Lakewood Township Committee held a Meeting on March 5, 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, Affordable Housing Administrator: Ervin Oross and Deputy Township Clerk: Lauren Kirkman.

**SALUTE TO THE FLAG AND PRAYER**  
Mayor Coles opened the regular meeting at 5:30 pm.

**MOTION TO APPROVE MINUTES:**  
**REGULAR and BOARD OF HEALTH MINUTES OF FEBRUARY 6, 2020.**

Motion by Deputy Mayor Miller, seconded by Committeeman Lichtenstein.  
On Roll Call:  
Affirmative: Committeeman Akerman, Committeeman D’Elia, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.  
Abstain: None  
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.

Alison Bryan, 13 River Ave, Lakewood objected to the Kaparos ceremony she viewed in Lakewood Township. Mayor Coles thanked Ms. Bryan for coming forward and indicated the Township is working on this issue for the future.

Shlome Klein, 189 Chapel Drive, expressed concern questioned a change of use variance. Mr. Klein expressed concern over recent hateful speech in Jackson in regards to the shootings in Jersey City. Mr. Klein expressed concern over the coronavirus. Mayor Coles indicated the Ocean County Board of Health has taken the lead but reminded residents to follow common sense practices like washing hands.

Kathryn Wessner, Manalapan, objected to Kaparos ritual in the Township and the treatment of the chickens. Mayor Coles

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.

There were no requests.

There being no other requests. Mayor Coles asked for a motion to adopt the consent agenda Resolutions 2020-138 through 2020-169.

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| 2020-0138 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Jacob Lipschitz, In Connection With   |
| .         | ZB #3987 (River Ave.), For Block 782, Lot 36   |
| 2020-0139 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Regency Development, LLC., In Connection With SP #2274 (Cross Street), For Blocks 529 And 530, Lots 1 And 1 |
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- 2020-0140 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (Second Reduction) Posted By Prospect 54 LLC., In Connection With SD #2024A, (Prospect Street) For Block 411, Lots 30,35,36,40 And 43
- 2020-0141 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (Second Reduction) Posted By Star Developers LLC., In Connection With SP#1969, (W. County Line Rd/Forest Ave) For Block 58, Lot 9
- 2020-0142 Resolution Of The Township Of Lakewood, County Of Ocean,  
State Of New Jersey, Releasing A Performance Guarantee Posted By Khal Bnei Torah, In Connection With SP #2106,  
(Monmouth Ave.) Block 127, Lot 7
- 2020-0143 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Gerald Posen, In Connection With 45 Sunset Road Block 76, Lot 17
- 2020-0144 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Madison Holdings, LLC. In Connection With SD #2160 (E 5th Street & Negba St) Block 236, Lots 23, 24 And 29
- 2020-0145 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Madison Holdings, LLC., In Connection With SD #2160 (E 5th St & Negba St) Block 236, Lots 23, 24 & 29
- 2020-0146 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 20 Buttell, LLC., In Connection With SD #2155AA (Buttelle Ave) Block 420.01, Lot 1.04
- 2020-0147 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Quickchek Corporation, In Connection With SP#2041 (Cedarbridge And New Hampshire Ave), Block 1603, Lot 2.01

- 2020-0148 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Bnos Rivka, Inc., In Connection With SP #2035 (West County Line Road), Block 251.02, Lot 16
- 2020-0149 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Times Square Homes, LLC. , In Connection With SD #1981 (New Central Avenue), Block 11, Lot 116.01 And 118.01
- 2020-0150 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Destiny Homes, LLC., In Connection With 9 Queens Ct Block 11, Lot 68
- 2020-0151 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Pinny Wolhendler, In Connection With ZB #3926 (Oak Street), Block 782.01, Lots 5 And 11
- 2020-0152 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Cedarbridge Equity, LLC. , In Connection With SP#2176 (Boulevard Of The Americas), Block 961 Lot 2.05
- 2020-0153 Resolution Of The Township Of Lakewood, County Of Ocean,  
State Of New Jersey, Releasing The Maintenance Guarantee Posted By Times Square Homes, LLC., In Connection With ZB #3764 (Times Square Blvd), Block 437, Lots 3.02 And 4
- 2020-0154 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Dubin Contracting, LLC., In Connection With SD #1852 (Hope Chapel Road) Block 3, Lot 8
- 2020-0155 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing An Amendment To UEZ Zone Assistance Funds Budget For Fiscal Year 2020 For The Lakewood Development Corporation
- 2020-0156 Resolution Of The Township Committee Of The Township Of Lakewood, Ocean County, New Jersey, Appointing Program Administrators For Township Affordability Assistance Program

- 2020-0157 Resolution Of The Township Committee Of The Township Of Lakewood, Ocean County, New Jersey, Approving Affordability Assistance Manual
- 2020-0158 Resolution Of The Township Committee Of The Township Of Lakewood, Ocean County, New Jersey, Approving Affordable Housing Trust Fund Spending Plan
- 2020-0159 Resolution Of The Township Committee Of The Township Of Lakewood, Ocean County, New Jersey, Approving Housing Rehabilitation Program Guidelines
- 2020-0160 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Adopting The 2015 Preliminary Flood Insurance Rate Maps (FIRM) Panels
- 2020-0161 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Cancellation Of Taxes & Authorizing A Refund Pursuant To N.J.S.A.54:4-3.32 For Block 242 Lot 2
- 2020-0162 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment For Block 2.06 Lot 10
- 2020-0163 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Erroneous Payment for Block 1449 Lot 19.13
- 2020-0164 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting The NJ DOSCC County Grant Program In Support Of Census 2020 Outreach Ocean County Sub-Award Grants
- 2020-0165 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Continuing And Appointing Members To The Green Team Advisory Committee
- 2020-0166 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Showing Support From Local Governing Body Authorizing The Sustainable Jersey Grant Application
- 2020-0167 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Making Application To The Local Finance Board Pursuant To N.J.S.A. 40a:4-45.3D
- 2020-0168 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Requesting The Investigation Of Potential Left Turn Signal Phase At The Intersections Of Us Route 9 With 4<sup>th</sup>, 6<sup>th</sup>, 9<sup>th</sup> And Courtney By The New Jersey Department Of Transportation And Committing To Provide The Required 25%

2020-0169           Municipal Contribution Estimated At \$100,000 If Warranted  
Resolution Of The Township Of Lakewood, County Of Ocean, State  
Of New Jersey Authorizing A Person-To-Person Transfer Of Plenary  
Retail Distribution License #1514-44-019-010. (RTR Enterprises to  
Gajanand 1008 Inc.

Motion by Committeeman Lichtenstein, seconded by Deputy Mayor Miller, to approve the  
above Consent Agenda.

On Roll Call:

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

Abstain: None

Absent: None

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

2020-010 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of  
New Jersey, Authorizing The Township Of Lakewood To Reimburse Any And All  
Taxes For The Tax Years Of 2016, 2017, And 2018, Pursuant To And In Accordance  
With N.J.S.A. 54:4-3.6c, Paid By Bais Chunuch L'bonos Bayis Ruchel On Block 136,  
Lot 6.01 (Formerly Lot 4 And Lot 6)

Deputy Clerk Kirkman read Ordinance 2020-010 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-010.

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 2020-010 was introduced after first reading with a public hearing scheduled for  
March 19, 2020.**

**2020-011** An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of  
New Jersey, Authorizing The Tax Collector To Cancel Any And All Taxes For The Tax  
Years 2016 & 2017, Due On Block 124 Lot 3, St. John A.M.E. Zion Church Of  
Lakewood NJ, Inc. Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c

Deputy Clerk Kirkman read Ordinance 2020-011 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-011.

Motion by Committeeman Lichtenstein, second by Committeeman 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

Absent: None

**Ordinance 2020-011 was introduced after first reading with a public hearing scheduled for March 19, 2020.**

**2020-012** Ordinance Of The Township Of Lakewood County Of Ocean State Of New Jersey To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40A:4-45.14)

Deputy Clerk Kirkman read Ordinance 2020-012 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-012.

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 2020-012 was introduced after first reading with a public hearing scheduled for March 19, 2020.**

**2020-013** 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 Right Of Way Located On A Portion Of A Paper Street Known As Read Place In The Township Of Lakewood

Deputy Clerk Kirkman read Ordinance 2020-013 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-013.

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 2020-013 was introduced after first reading with a public hearing scheduled for April 2, 2020.**

**2020-014** An Ordinance Of The Township Committee Of The Township Of Lakewood Approving An Amendment To The Cedarbridge Redevelopment Plan Pursuant To The New Jersey Local Redevelopment And Housing Law (N.J.S.A. 40A:12a-1, Et Seq.) (Cedar Bridge/ Vine)

Deputy Clerk Kirkman read Ordinance 2020-014 by title only for first reading.

Mayor Coles asked for a motion to introduce ordinance 2020-014.

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 2020-014 was introduced after first reading with a public hearing scheduled for April 2, 2020.**

## **SECOND READING ORDINANCES:**

Deputy Clerk Kirkman read Ordinance 2020-005 by title.

**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 Known As Evergreen Boulevard, In The Township Of Lakewood

Mayor Coles opened the meeting to the public.

Shlome Klein, 189 Chapel Dr., questioned why the Township was vacating this street because although it is wetlands it may be buildable in the future. Mr. Klein questioned how this came about. Mayor Coles indicated the Township received a written request.

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

Motion by Committeeman D'Elia, 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



Absent: None

**Ordinance 2020-005 was adopted after public hearing and second reading.**

Deputy Clerk Kirkman read Ordinance 2020-006 by title.

**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

Mayor Coles opened the meeting to the public.

Shlome Klein, 189 Chapel Dr., questioned why another street was being vacated. Mr. Klein questioned the Engineer's letter.

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

Motion by Committeeman D'Elia, 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

Absent: None

**Ordinance 2020-006 was adopted after public hearing and second reading**

Deputy Clerk Kirkman read Ordinance 2020-007 by title.

**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.

Mayor Coles opened the meeting to the public.

Shlome Klein, 189 Chapel Dr., indicated that the area was densely populated and suggested this property should be open space. Mayor Coles explained this lot already has an easement on it by the neighboring lot.

Deputy Mayor Miller left the meeting at 5:56 P.M.

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

Motion by Committeeman D'Elia second by Committeeman Akerman, to approve the above ordinance.

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

**Ordinance 2020-007 was adopted after public hearing and second reading.**

Deputy Clerk Kirkman read Ordinance 2020-008 by title.

**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.

Mayor Coles opened the meeting to the public.

Shlome Klein, 189 Chapel Dr., requested an explanation of the ordinance. Ervin Oross explained this was part of the Township's Plan in response to the Council on Affordable Housing's requirements. Mr. Klein questioned the process which Mr. Oross reviewed.

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

Motion by Committeeman Akerman 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 2020-008 was adopted after public hearing and second reading.**

Deputy Clerk Kirkman read Ordinance 2020-009 by title.

**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

Mayor Coles opened the meeting to the public.

Deputy Mayor Miller returned to the meeting at 5:58 PM.

Shlome Klein, 189 Chapel Dr., questioned the agreement. Mayor Coles explained the development process which had been done for the past several years.

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

Motion by Committeeman Lichtenstein, second by Deputy Mayor Miller, 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 2020-009 was adopted after public hearing and second reading.**

**CORRESPONDENCE-** None

**MOTION TO APPROVE BILL LIST:** Dated March 3, 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 March 3, 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:** At 6:07 pm Mayor Coles requested a motion to enter executive session f

Motion by Committeeman Akerman, second by Committeeman D'Elia with all members voting in favor.

At 6:12 pm Mayor Coles requested a motion to return to open session.

Motion by Committeeman D'Elia, second by Committeeman Akerman with all members voting in favor.

**ADJOURNMENT**

Motion by Committeeman D'Elia, second by Deputy Mayor Miller, with all in favor to adjourn the meeting. Meeting adjourned at 6:12 PM.

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Lauren Kirkman, RMC, CMR  
Deputy Township Clerk