

AGENDA MAY 21, 2020
LAKEWOOD TOWNSHIP COMMITTEE MEETING
REGULAR MEETING 5:30 P.M.

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 and updated on May 18, 2020.

- (A) ROLL CALL - MEETING BEGINS AT 5:30 P. M.
- (B) SALUTE TO THE FLAG AND PRAYER
- (C) APPROVE MINUTES REGULAR MEETING OF APRIL 23, 2020 AND SPECIAL MEETING MAY 4, 2020.
- (D) BUDGETARY ITEMS
 - (D)1. 2020 Budget Public Hearing:
Comments may be submitted to comments@lakewoodnj.gov during the meeting. Please include your name and address for the record.
 - (D)2. 2020-198 Amendment to the 2020 Municipal Budget
 - (D)3. Public Hearing for the Amendment to the 2020 Budget Comments may be submitted to comments@lakewoodnj.gov during the meeting. Please include your name and address for the record.
 - (D)4. Adoption 2020 Budget
 - (D)5. 2020-199 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 Funding Under The U.S. Dept. Of Housing And Urban Development, Community Development Block Grant Program
 - (D)6. 2020-200 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Emergency Temporary Appropriations For The Period Between The Beginning Of The Current Fiscal Year And The Date Of The Adoption Of The 2020 Budget.
- (E) 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.

 - (E)7. 2020-0190 Resolution Of The Township Of Lakewood, County Of Ocean,

- State Of New Jersey, Releasing The Maintenance Guarantee Posted By Lev Avoth Foundation, Inc. In Connection With SP #2064 (Iris Road), Block 19, Lot 4
- (E)8. 2020-0191 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Manetta Holdings, LLC., In Connection With ZB #3897A (Manetta Avenue), Block 243, Lots 34, 35, 36 And 38
- (E)9. 2020-0192 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Brook Crossings, LLC., In Connection With SD# 2063 (East County Line & Brook Road), For Block 175.02, Lot 1.01
- (E)10. 2020-0193 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Birchak Yaakov, In Connection With SP #2173 (Ridge Avenue), For Block 186.03, Lot 1.07, 1.09 And 1.10
- (E)11. 2020-0195 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Tal Spruce, LLC. In Connection With SD #1923 (Spruce Street), Block 782, Lots 5 And 6
- (E)12. 2020-0194 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 12.04, Lot 20 And Block 12.01, Lot 14 (Ponderosa Dr.)
- (E)13. 2020-0196 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For Vermont Avenue Extension – Route 70 Off-Ramp To Chestnut Street To Earle Asphalt Company, Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (E)14. 2020-0197 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, In Support Of The Federal Bipartisan, Bicameral Smart Act
- (F) ORDINANCES FIRST READING - Public Hearing Scheduled For June 11, 2020
- (F)15. 2020-015 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 175.02 Lot 83 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By A Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq (County Line Road/Clayton)
- (F)16. 2020-016 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 Hal Stickel Inc., D/B/A Stickel Packaging Supply, Llc And Crete Holdings, L.L.C. For Facilities Located At Block 1609, Lot 34, And Authorizing The Mayor And Township Clerk To Execute Any And All

Documents Necessary And Proper To Enter Into A Tax Abatement Agreement. (Rutgers Univ. Blvd)

(F)17. 2020-017 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting And Accepting A Cross Access Easement With Spruce Care, Llc For The Purpose Of Providing Cross Access And Parking Between A Portion Of Township Owned Block 855.01 Lot 17 And A Portion Of Spruce Care's Block 855.01 Lots 26 & 29 On The Tax Map Of Lakewood Township, Ocean County, New Jersey.

(G) ORDINANCES SECOND READING: None

(H) MOTION TO APPROVE BILL LIST MAY 19, 2020

(I) COMMENTS FROM COMMITTEE MEMBERS

(J) PUBLIC COMMENT: Comments from the public will be accepted through comments@lakewoodnj.gov during the meeting. Please included your name and address for the record.

(K) CLOSED SESSION - IF NECESSARY

(L) ADJOURNMENT

(D)2.

2020-198 Amendment to the 2020 Municipal Budget

RESOLUTION # 2020-198

**TOWNSHIP OF LAKEWOOD
COUNTY OF OCEAN**

WHEREAS, the Local Municipal Budget for the year 2020 was approved on the 23rd day of April 2020, and;

WHEREAS, the public hearing on said budget has been held as advertised, and;

WHEREAS, it is the desire to amend said approved budget;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean that the following amendments to the approved budget of 2020 be made:

RECORDED VOTE: AYES _____ NAYS _____ ABSTAINED _____ ABSENT _____

	FROM	TO
GENERAL APPROPRIATIONS:		
(A) Operations - Within "CAPS"		
Police Salary & Wages	22,527,986.00	20,034,919.00
Street Lighting	1,900,000.00	1,326,000.00
Landfill Disposal Costs	3,944,617.00	3,774,808.00
Total Operations {Item 8(A)} Within "CAPS"	76,680,716.00	73,443,840.00
Total Operations Including Contingent Within "CAPS"	76,692,716.00	73,443,840.00
Detail:		
Salaries & Wages	39,624,185.00	37,131,118.00
Other Expenses (Including Contingent)	37,068,531.00	36,324,722.00
(H-1) Total General Appropriations for Municipal Purposes Within "CAPS"	84,888,420.00	81,651,544.00
(A) Other Operations Excluded from "CAPS":		
Landfill Disposal Costs	-	169,809.00
Police Salaries & Wages		2,493,067.00
Street Lighting		574,000.00
(A) Total Operations - Excluded from "CAPS"	2,034,993.52	5,271,869.52
Detail:		
Salaries & Wages		2,493,067.00
Other Expenses	2,034,993.52	2,778,802.52

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for his certification of the Local Municipal budget so amended.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020.**

Lauren Kirkman RMC
Township Clerk

(D)3.

Public Hearing for the Amendment to the 2020 Budget Comments may be submitted to comments@lakewoodnj.gov during the meeting. Please include your name and address for the record.

(D)4.2020-0190

Adoption 2020 Budget

(D)5.2020-0197

2020-199 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 Funding Under The U.S. Dept. Of Housing And Urban Development, Community Development Block Grant Program

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2020 in the sum of **Eight Hundred Thirty Five Thousand Seven Hundred Eighty Four and 00/100 (\$835,784.00)**, which item is now available as:

REVENUE:

HUD-Community Development Block Grant	\$835,784.00
Grant No. B-20-MC-34-0128	

APPROPRIATION:

HUD-Community Development Block Grant	\$835,784.00
Grant No. B-20-MC-34-0128	

BE IT FURTHER RESOLVED that the above is a result of funds being made available from the U. S. Department of Housing and Urban Development, Community Development Block Grant.

BE IT FURTHER RESOLVED that the Township Clerk shall forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

BE IT FURTHER RESOLVED that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Township Auditor.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Award Letter

RESOLUTION # 2020-199

**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 FUNDING UNDER THE
U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT, COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2020 in the sum of **Eight Hundred Thirty Five Thousand Seven Hundred Eighty Four and 00/100 (\$835,784.00)**, which item is now available as:

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BE IT FURTHER RESOLVED that the above is a result of funds being made available from the U. S. Department of Housing and Urban Development, Community Development Block Grant.

BE IT FURTHER RESOLVED that the Township Clerk shall forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

BE IT FURTHER RESOLVED that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Township Auditor.

CERTIFICATION

I, Lauren Kirkman, Township Clerk, of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020.**

Lauren Kirkman, RMC, CMR
Township Clerk

(D)6.

2020-200 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Emergency Temporary Appropriations For The Period Between The Beginning Of The Current Fiscal Year And The Date Of The Adoption Of The 2020 Budget.

WHEREAS, NJSA 40A:4-20 Provides for the creation of Emergency Temporary Appropriations for any purposes for which appropriations may lawfully be made for the period between the beginning of the current fiscal year and the date of the adoption of the Budget for the said year, and

WHEREAS, The total Emergency Temporary Resolutions adopted in the year 2020 pursuant to the provisions of NJSA 40A: 4-20 including this Resolution total \$31,319,195.00 for the Municipal Operating Budget,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that in accordance with NJSA 40A:4-20:

1. Emergency Temporary Appropriations be and the same is hereby made for the appropriations on the attached list for \$7,687,550.00 in the Municipal Operating Budget.
2. That the said Emergency Temporary Appropriations have been provided for in the 2020 Municipal Operating Budget.
3. That one certified copy of this Resolution be filed with the Director of the Division of Local Government Services.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Exhibit A

	A	B	C	D	E	F	G	H	I	J
1	Township of Lakewood									
2	Emergency Temporary Appropriations (Budget)									
3	May 21 , 2020									
4										
5	<u>Appropriation</u>				<u>Salaries & Wages</u>			<u>Other Expenses</u>		<u>Total</u>
6										
7	Office of the Manager					49,700.00		1,500.00		51,200.00
8	Governing Body					22,850.00		10,000.00		32,850.00
9	Department of Human Resources					40,500.00		6,000.00		46,500.00
10	Office of the Clerk					41,000.00		7,500.00		48,500.00
11	Purchasing Department					14,950.00		20,000.00		34,950.00
12	Financial Administration					28,000.00		5,000.00		33,000.00
13	Computer Center					8,000.00		20,000.00		28,000.00
14	Collection of Taxes					31,000.00		11,000.00		42,000.00
15	Assessment of Taxes					88,900.00		65,000.00		153,900.00
16	Legal Services and Costs							75,000.00		75,000.00
17	Engineering Services and Costs							117,000.00		117,000.00
18	Department of Economic Development					15,950.00		2,500.00		18,450.00
19	Planning Board							6,000.00		6,000.00
20	Zoning Board							5,500.00		5,500.00
21	Group Insurance Plan for Employees							2,000,000.00		2,000,000.00
22	Police					2,200,000.00		90,000.00		2,290,000.00
23	Emergency Management Services					6,250.00		5,000.00		11,250.00
24	Emergency Medical Technicians					107,500.00		11,000.00		118,500.00
25	Municipal Prosecutor							8,000.00		8,000.00
26	Road Repairs and Maintenance					216,500.00		48,000.00		264,500.00
27	Street Cleaning					15,000.00		3,000.00		18,000.00
28	Department of Public Works					82,250.00		40,000.00		122,250.00
29	Shade Tree Commission					11,000.00		700.00		11,700.00
30	Garbage & Trash Removal					192,000.00		33,000.00		225,000.00
31	Recycling					100,000.00		18,000.00		118,000.00
32	Public Buildings and Grounds					64,500.00		28,000.00		92,500.00
33	Automotive Mechanics					122,000.00				122,000.00
34	Municipal Garage							26,000.00		26,000.00
35	Municipal Court					55,000.00		10,000.00		65,000.00
36	Public Defender							8,000.00		8,000.00
37	Animal Control					21,000.00		10,000.00		31,000.00
38	Solutions to End Poverty (STEPS)							30,000.00		30,000.00
39	Recreation					30,000.00		6,000.00		36,000.00
40	Community Center					13,000.00		2,000.00		15,000.00
41	Parks & Playgrounds					87,000.00		18,000.00		105,000.00
42	State Uniform Construction Code Official					188,000.00		31,000.00		219,000.00
43	Property Maintenance Code					6,000.00				6,000.00
44	Lakewood Public Transportation					55,000.00		35,000.00		90,000.00
45	Airport Appropriation							5,000.00		5,000.00
46	Electricity							43,000.00		43,000.00

	A	B	C	D	E	F	G	H	I	J
47	Street Lighting							150,000.00		150,000.00
48	Telephone							22,000.00		22,000.00
49	Water							5,000.00		5,000.00
50	Gasoline							115,000.00		115,000.00
51	Landfill Disposal Costs							450,000.00		450,000.00
52	Social Security							170,000.00		170,000.00
53	Defined Contribution Retirement Program							1,200.00		1,200.00
54	Volunteer Firemen's Widow Pension							800.00		800.00
55										
56										
57										
58										
59					Subtotal	3,912,850.00		3,774,700.00		7,687,550.00
60										
61										
62					Total Municipal Budget					7,687,550.00

(E)7.2020-0189

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Lev Avoth Foundation, Inc. In Connection With SP #2064 (Iris Road), Block 19, Lot 4

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Lev Avoth Foundation, in the form of Bond No. S021809M, issued by First Indemnity of America Insurance Company on July 11,2018, in the amount of \$2,760.00, in connection with SP #2064, Block 19, Lots 4 and,

WHEREAS, under date of April 23, 2020, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Lev Avoth Foundation, Inc.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Engineer Recommendation

RESOLUTION # 2020-190

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING THE MAINTENANCE GUARANTEE POSTED BY LEV AVOTH FOUNDATION, INC. IN CONNECTION WITH SP #2064 (IRIS ROAD), BLOCK 19, LOT 4

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Lev Avoth Foundation, in the form of Bond No. S021809M, issued by First Indemnity of America Insurance Company on July 11, 2018, in the amount of \$2,760.00, in connection with SP #2064, Block 19, Lots 4 and,

WHEREAS, under date of April 23, 2020, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Lev Avoth Foundation, Inc.

CERTIFICATION

I, Lauren Kirkman, Township Clerk, of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020.**

Lauren Kirkman RMC, CMR
Township Clerk

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.

ASSISTANT TOWNSHIP ENGINEER
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER

JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS

PLANNING BOARD ADMINISTRATOR
AMORRIS@LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

April 23, 2020
RVE Job No. 1515I632

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: Lev Avoth Foundation, Inc.

APPLICATION NUMBER: SP 2064 (Iris Rd)

BLOCK #: 19 **LOT(S) #:** 4

Per our records, the Maintenance Guarantee for the captioned application is due to expire on June 21, 2020. Based upon the performance bond release resolved by the Township Committee on June 21, 2018, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond # CT021809M
2. Issued by: First Indemnity of America Insurance Company
3. Amount of Guarantee: **\$2,760.00**
4. Date of Bond: July 11, 2018

Remington & Vernick Engineers has inspected all improvements covered by the obligor's guarantee. We are satisfied that the bonded improvements are acceptable and all conditions for the release of the guarantee have been met

Please advise this office if your office has any items of concerns or maintenance items, which should be addressed, and our office will notify the bonding company. If there are none, it is my recommendation that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Maintenance Guarantee and any excess escrow for the June 11, 2020, meeting. Any release must be subject to verification that all outstanding engineering inspection escrow charges are paid, and the Ocean County Soil Conservation District and applicable regulatory agencies do not object to the action. In the interim, the applicant should complete and return the attached form authorizing return of unused escrow monies once all fees for professional services are paid

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact this office.

Very truly yours,
Remington & Vernick Engineers, Inc.



Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS: jws

cc: Phil Roux, Director of Public Works; Lauren Kirkman, Township Clerk; Steve Secare, Township Attorney (*via email*); Ocean County Soil Conservation District
Lev Avoth Foundation, Inc. – 1493 North Lake Drive, Lakewood, NJ 08701 w/encl.

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701

(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.

ASSISTANT TOWNSHIP ENGINEER

WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER

JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS

PLANNING BOARD ADMINISTRATOR

AMORRIS@LAKEWOODNJ.GOV

April 23, 2020

RVE Job No.: 15151632

REQUEST FOR RELEASE OF EXCESS ENGINEERING ESCROW

DEVELOPER: Lev Avoth Foundation, Inc.

APPLICATION NUMBER: SP 2064 (Iris Rd)

BLOCK #: 19 **LOT(S) #:** 4

TO: Remington & Vernick Engineers, Inc., Township Engineer

In accordance with the requirements of the Lakewood Township Escrow Ordinance, I hereby request that the balance of the engineering inspection and administration escrow account be returned to me. Please return the balance of the account to the address indicated below:

(Signature of Developer)

(Date)

Name: _____

Address: _____

City, State, Zip Code: _____

Email Address: _____

Please return by mail or email to sforsyth@lakewoodnj.gov. A purchase order will be sent to the email address provided.

TO: Lakewood Township Finance Department

I have reviewed the developer's request regarding the release of the balance of engineering inspection and administration escrow account moneys, and recommend that the moneys be released. According to my records, the balance of the subject account is \$_____.

Please prepare a check for the balance of the funds and return them to the developer at your earliest convenience.

Very truly yours,

Remington & Vernick Engineers, Inc.

Jeffrey W. Staiger, P.E., P.P., C.M.E.

Township Engineer

(E)8.2020-0191

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Manetta Holdings, LLC., In Connection With ZB #3897A (Manetta Avenue), Block 243, Lots 34, 35, 36 And 38

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Manetta Holdings, LLC., in the form of Bond No. 1147331, issued by Lexon Insurance Company on June 28, 2018, in the amount of \$34,860.00, in connection with ZB #3897A, Block 243, Lots 34, 35, 36 and 38, and,

WHEREAS, under date of April 27, 2020, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Manetta Holdings, LLC.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Engineer Recommendation

RESOLUTION # 2020-191

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING THE MAINTENANCE GUARANTEE POSTED BY MANETTA HOLDINGS, LLC., IN CONNECTION WITH ZB #3897A (MANETTA AVENUE), BLOCK 243, LOTS 34, 35, 36 AND 38

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Manetta Holdings, LLC., in the form of Bond No. 1147331, issued by Lexon Insurance Company on June 28, 2018, in the amount of \$34,860.00, in connection with ZB #3897A, Block 243, Lots 34, 35, 36 and 38, and,

WHEREAS, under date of April 27, 2020, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Manetta Holdings, LLC.

CERTIFICATION

I, Lauren Kirkman, Township Clerk, of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.
ASSISTANT TOWNSHIP ENGINEER
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER
JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS
PLANNING BOARD ADMINISTRATOR
AMORRIS@LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

April 27, 2020
RVE Job No. 15151780

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: Manetta Holdings, LLC
APPLICATION NUMBER: ZB 3897A (Manetta Ave)
BLOCK #: 243 **LOT(S) #:** 34, 35, 36 & 38

Per our records, the Maintenance Guarantee for the captioned application is due to expire on July 13, 2020. Based upon the performance bond release resolved by the Township Committee on July 13, 2018, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond # 1147331
2. Issued by: Lexon Insurance Company
3. Amount of Guarantee: **\$34,860.00**
4. Date of Bond: June 28, 2018

Remington & Vernick Engineers has inspected all improvements covered by the obligor's guarantee. We are satisfied that the bonded improvements are acceptable and all conditions for the release of the guarantee have been met

Please advise this office if your office has any items of concerns or maintenance items, which should be addressed, and our office will notify the bonding company. If there are none, it is my recommendation that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Maintenance Guarantee and any excess escrow for the June 11, 2020, meeting. Any release must be subject to verification that all outstanding engineering inspection escrow charges are paid, and the Ocean County Soil Conservation District and applicable regulatory agencies do not object to the action. In the interim, the applicant should complete and return the attached form authorizing return of unused escrow monies once all fees for professional services are paid

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact this office.

Very truly yours,
Remington & Vernick Engineers, Inc.


Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS: jws

cc: Phil Roux, Director of Public Works; Lauren Kirkman, Township Clerk; Steve Secare, Township Attorney (via email); Ocean County Soil Conservation District
Manetta Holdings, LLC – 212 Second Street, Suite 302, Lakewood, NJ 08701 w/encl.

(E)9.2020-0192

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Brook Crossings, LLC., In Connection With SD# 2063 (East County Line & Brook Road), For Block 175.02, Lot 1.01

WHEREAS, a performance guarantee was heretofore posted with the Township by Brook Crossings, LLC., in the form of Bond No. CT020763 issued by First Indemnity of America Insurance Company, dated March 20, 2015, in the amount of \$830,230.00, in connection with a project known as SP #2063, Block 175.02, Lot 1.01; and

WHEREAS, under date of April 17, 2020, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is reduced by seventy percent (70%) from \$830,230.00 to \$249,069.00, until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer; and
 - C. Brook Crossings, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Engineer Recommendation

RESOLUTION # 2020-192

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
REDUCING THE PERFORMANCE GUARANTEE (FIRST
REDUCTION) POSTED BY BROOK CROSSINGS, LLC., IN
CONNECTION WITH SD# 2063 (EAST COUNTY LINE &
BROOK ROAD), FOR BLOCK 175.02, LOT 1.01**

WHEREAS, a performance guarantee was heretofore posted with the Township by Brook Crossings, LLC., in the form of Bond No. CT020763 issued by First Indemnity of America Insurance Company, dated March 20, 2015, in the amount of \$830,230.00, in connection with a project known as SP #2063, Block 175.02, Lot 1.01; and

WHEREAS, under date of April 17, 2020, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is reduced by seventy percent (70%) from \$830,230.00 to \$249,069.00, until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer; and
 - C. Brook Crossings, LLC

CERTIFICATION

I, Lauren Kirkman, Deputy Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020.**

Lauren Kirkman RMC
Deputy Township Clerk

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701

(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.

ASSISTANT TOWNSHIP ENGINEER

WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER

JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS

PLANNING BOARD ADMINISTRATOR

AMORRIS@LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

April 17, 2020

RVE Job No. 15151585

REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

Developer: Brook Crossing, LLC

Project #: SP 2063 (East County Line & Brook Rd)

Block(s): 175.02 **Lot(s):** 1.01

A written request dated **March 18, 2020**, has been received from Ben Weber for the reduction of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Bond No. CT020763
2. Issued by: First Indemnity of America Insurance Company
3. Amount of Guarantee: **\$808,590.00**
4. Date of Bond: March 12, 2015

The performance guarantee rider is identified as follows:

1. Bond Rider: CT020763
2. Issued by: First Indemnity of America Insurance Company
3. Amount of Bond: Increase to \$830,230.00
4. Date of Rider: March 20, 2015

The obligor may request either a partial or complete reduction of the performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a Bond Reduction spreadsheet dated **4/15/20** indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **by seventy percent (70%), from \$830,230.00 to \$249,069.00**, the maximum allowable by law, until the remaining improvements are constructed.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact this office.

Very truly yours,
Remington & Vernick Engineers, Inc.



Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS: jws

cc: Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney (*via email*)
Brook Crossing, LLC – 31 Engelberg Terrace, Lakewood, NJ 08701

(E)10.2020-0193

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Birchas Yaakov, In Connection With SP #2173 (Ridge Avenue), For Block 186.03, Lot 1.07, 1.09 And 1.10

WHEREAS, a performance guarantee was heretofore posted with the Township by Birchas Yaakov, in the form of Bond No. CT022426 issued by First Indemnity of America Insurance Company, dated January 19, 2017, in the amount of \$121,600.00, in connection with a project known as SP #2173, Block 186.03, Lot 1.07, 1.09 and 1.10; and

WHEREAS, under date of April 3, 2020, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is reduced by seventy percent (70%) from \$121,600.00 to \$36,480.00, until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer; and
 - C. Birchas Yaakov

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Engineer Recommendation

RESOLUTION # 2020-193

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
REDUCING THE PERFORMANCE GUARANTEE (FIRST
REDUCTION) POSTED BY BIRCHAS YAAKOV, IN
CONNECTION WITH SP #2173 (RIDGE AVENUE), FOR
BLOCK 186.03, LOT 1.07, 1.09 AND 1.10**

WHEREAS, a performance guarantee was heretofore posted with the Township by Birchas Yaakov, in the form of Bond No. CT022426 issued by First Indemnity of America Insurance Company, dated January 19, 2017, in the amount of \$121,600.00, in connection with a project known as SP #2173, Block 186.03, Lot 1.07, 1.09 and 1.10; and

WHEREAS, under date of April 3, 2020, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is reduced by seventy percent (70%) from \$121,600.00 to \$36,480.00, until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer; and
 - C. Birchas Yaakov

CERTIFICATION

I, Lauren Kirkman, Deputy Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020.**

Lauren Kirkman, RMC, CMR
Township Clerk

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD
212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.
ASSISTANT TOWNSHIP ENGINEER
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER
JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS
PLANNING BOARD ADMINISTRATOR
AMORRIS@LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

April 3, 2020
RVE Job No. 15151773

REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

DEVELOPER: Birchas Yaakov
APPLICATION NUMBER: SP 2173 (Ridge Ave)
BLOCK #: 186.03 LOT(S) #: 1.07, 1.09 & 1.10

A written request dated **February 27, 2020** has been received from Regency Development for the reduction of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

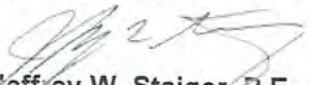
1. Performance Guarantee: Bond No. CT022426
2. Issued by: First Indemnity of America Insurance Company
3. Amount of Guarantee: **\$121,600.00**
4. Date of Bond: January 19, 2017

The obligor may request either a partial or complete reduction of the performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a Bond Reduction spreadsheet dated **April 1, 2020**, indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **by seventy percent (70%), from \$121,600.00 to \$36,480.00**, the maximum allowable by law, until the remaining improvements are constructed.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact this office.

Very truly yours,
Remington & Vernick Engineers, Inc.


Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS: jws

cc: Lauren Kirkland, Township Clerk
Steve Secare, Township Attorney (via email)
Birchas Yaakov – 57 Arosa Hill, Lakewood, NJ 08701

(E)11.2020-0195

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Tal Spruce, LLC. In Connection With SD #1923 (Spruce Street), Block 782, Lots 5 And 6

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Tal Spruce, LLC., in the form of Bond No. 76154773 issued by The Guarantee Company of North America USA on November 19, 2017, in the amount of \$33,880.00, in connection with SD #1923, Block 782, Lots 5 and 6,

WHEREAS, under date of May 12, 2020, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
 2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the Ocean County Soil Conservation and applicable regulatory agencies do not object to the action.
 3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
1. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Tal Spruce, LLC.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Engineer Recommendation

RESOLUTION #2020-194

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING THE MAINTENANCE GUARANTEE POSTED BY TAL SPRUCE, LLC. IN CONNECTION WITH SD #1923 (SPRUCE STREET), BLOCK 782, LOTS 5 AND 6

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Tal Spruce, LLC., in the form of Bond No. 76154773 issued by The Guarantee Company of North America USA on November 19, 2017, in the amount of \$33,880.00, in connection with SD #1923, Block 782, Lots 5 and 6,

WHEREAS, under date of May 12, 2020, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the Ocean County Soil Conservation and applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Tal Spruce, LLC.

CERTIFICATION

I, Lauren Kirkman, Township Clerk, of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020.**

Lauren Kirkman RMC, CMR
Township Clerk

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.

ASSISTANT TOWNSHIP ENGINEER
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER

JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS

PLANNING BOARD ADMINISTRATOR
AMORRIS@LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

May 12, 2020
RVE Job No. 1515I621

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: Tal Spruce, LLC
APPLICATION NUMBER: SD 1923 (Spruce St)
BLOCK #: 782 **LOT(S) #:** 5 & 6

The deficient work indicated in our October 23, 2019 letter has been completed. Based upon the performance bond release resolved by the Township Committee on November 25, 2017, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond # 76154773
2. Issued by: The Guarantee Company of North America USA
3. Amount of Guarantee: **\$33,880.00**
4. Date of Bond: November 29, 2017

Remington & Vernick Engineers has inspected the improvements covered by the obligor's guarantee, and we are satisfied that the bonded improvements are in acceptable condition.

It is my recommendation that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Maintenance Guarantee and any excess escrow. Any release must be subject to verification that all outstanding engineering inspection escrow charges are paid, and the Ocean County Soil Conservation District and applicable regulatory agencies do not object to the action. In the interim, the applicant should complete and return the attached form authorizing return of unused escrow monies once all fees for professional services are paid.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact this office.

Very truly yours,
Remington & Vernick Engineers, Inc.



Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS: jws

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney (via email)
Ocean County Soil Conservation District
Tal Spruce, LLC – 2 Negba Street, #1, Lakewood, NJ 08701 w/encl.

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701

(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.

ASSISTANT TOWNSHIP ENGINEER
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER

JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS

PLANNING BOARD ADMINISTRATOR
AMORRIS@LAKEWOODNJ.GOV

RVE Job No.: 15151621

REQUEST FOR RELEASE OF EXCESS ENGINEERING ESCROW

DEVELOPER: Tal Spruce, LLC
APPLICATION NUMBER: SD 1923 (Spruce St)
BLOCK #: 782 **LOT(S) #:** 5 & 6

TO: Remington & Vernick Engineers, Inc., Township Engineer

In accordance with the requirements of the Lakewood Township Escrow Ordinance, I hereby request that the balance of the engineering inspection and administration escrow account be returned to me. Please return the balance of the account to the address indicated below:

(Signature of Developer) (Date)

Name: Tal Spruce, LLC

Address: _____

City, State, Zip Code: _____

Email Address: _____

Please return by mail or email to sforsyth@lakewoodnj.gov. A purchase order will be sent to the email address provided.

TO: Lakewood Township Finance Department

I have reviewed the developer's request regarding the release of the balance of engineering inspection and administration escrow account moneys, and recommend that the moneys be released. According to my records, the balance of the subject account is \$_____.

Please prepare a check for the balance of the funds and return them to the developer at your earliest convenience.

Very truly yours,
Remington & Vernick Engineers, Inc.

Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

(E)12.2020-0194

Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 12.04, Lot 20 And Block 12.01, Lot 14 (Ponderosa Dr.)

WHEREAS, Hillel Newhouse (hereafter referred to as owner) is the owner of the properties known as Block 12.04, Lot 20, and Block 12.01, Lot 14; and

WHEREAS, the owner has requested that the properties be consolidated into a single new block and lot assignment; and

WHEREAS, the Township Committee has considered the request and has found it to be acceptable.

NOW, THEREFORE, LET IT BE RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that:

1. The Township Tax Assessor consolidate the properties known as Block 12.04, Lot 20, and Block 12.01, Lot 14 into new Block 12.01, Lot 14.01.
2. The Township Clerk forward a copy of this Resolution to the following:
 - a. Township Tax Assessor
 - b. All other interested parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Request

Proposed New Lot Number

RESOLUTION # 2020-195

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY REQUESTING A
CONSOLIDATION OF BLOCK 12.04, LOT 20 AND BLOCK
12.01, LOT 14**

WHEREAS, Hillel Newhouse (hereafter referred to as owner) is the owner of the properties known as Block 12.04, Lot 20, and Block 12.01, Lot 14; and

WHEREAS, the owner has requested that the properties be consolidated into a single new block and lot assignment; and

WHEREAS, the Township Committee has considered the request and has found it to be acceptable.

NOW, THEREFORE, LET IT BE RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that:

1. The Township Tax Assessor consolidate the properties known as Block 12.04, Lot 20, and Block 12.01, Lot 14 into new Block 12.01, Lot 14.01.
2. The Township Clerk forward a copy of this Resolution to the following:
 - a. Township Tax Assessor
 - b. All other interested parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **May 21, 2020**.

LAUREN KIRKMAN, RMC
Township Clerk

(E)13.2020-0196

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For Vermont Avenue Extension – Route 70 Off-Ramp To Chestnut Street To Earle Asphalt Company, Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

ATTACHMENTS:

Description

Resolution

Recommendation

RESOLUTION #2020-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE BID AWARD FOR VERMONT AVENUE EXTENSION – ROUTE 70 OFF-RAMP TO CHESTNUT STREET TO EARLE ASPHALT COMPANY, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

WHEREAS, the Township of Lakewood opened bids on May 14, 2020 for the Vermont Avenue Extension – Route 70 Off-Ramp to Chestnut Street; and

WHEREAS, eight (8) bids were received; and

WHEREAS, the bid from Earle Asphalt Company, of Farmingdale, NJ (P.O. Box 556), was the lowest responsive and responsible bid at \$1,596,813.13; and

WHEREAS, the Township Engineer, Remington & Vernick Engineers, has recommended to award said contract to Earle Asphalt Company; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$473,613.13 in the Official Budget from account C-04-55-885-901-901

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That a contract to the Earle Asphalt Company, P.O. Box 556, Farmingdale, NJ for the Vermont Avenue Extension – Route 70 Off-Ramp to Chestnut Street in an amount not to exceed \$1,596,813.13, subject to the availability of funds in the 2020 Budget, be and is awarded.
2. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the aforesaid service.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Municipal Manager
 - B. Chief Financial Officer
 - C. Township Engineer
 - D. Purchasing Agent
 - E. Earle Asphalt Company
 - F. Public Works.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020.**

Lauren Kirkman, RMC, CMR Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in the year 2020 Official Budget of the Township of Lakewood. The above funds have been certified as available in – Account No. C-04-55-885-901-901

WILLIAM C REIKER,
Chief Financial Officer

May 14, 2020

Patrick Donnelly, Township Administrator
Township of Lakewood
231 Third Street
Lakewood, New Jersey 08701

**Re: Township of Lakewood
Vermont Avenue Extension – Route 70 Off-Ramp to Chestnut Street
Recommendation of Award
RVE File No. 1515T115**

Dear Mr. Donnelly:

On May 14, 2020, the Township of Lakewood received bids for the above-mentioned project. A tabulation of the bidders is included for your review. The following bids have been received and reviewed by our office:

1. Earle Asphalt Company Farmingdale, NJ	Base Bid Amount:	\$1,596,813.13
2. The Hesse Companies Atlantic Highlands, NJ	Base Bid Amount:	\$1,750,091.00
3. James. R. Ientile, Inc. Marlboro, NJ	Base Bid Amount:	\$1,767,927.55
4. A to Z Site Contractors, Inc. Jackson, NJ	Base Bid Amount:	\$1,794,936.75
5. Green Construction, Inc. South River, NJ	Base Bid Amount:	\$1,901,135.90
6. Brennan Brothers Contracting, LLC Old Bridge, NJ	Base Bid Amount:	\$1,946,914.10
7. S Brothers, Inc. South River, NJ	Base Bid Amount:	\$2,294,790.90
8. Black Rock Enterprises, LLC Old Bridge, NJ	Base Bid Amount:	\$2,487,191.50

Our review of the above referenced bids indicates that the totals from Earle Asphalt Company, The Hesse Companies, Green Construction, Inc., Brennan Brothers Contracting, LLC and Black Rock Enterprises, LLC are mathematically correct. The bids from James R. Ientile, Inc., A to Z Site Contractors, Inc. and S Brothers, Inc. contained mathematical errors which caused their bids to increase significantly, having no impact on the successful low bidder, Earle Asphalt Company. The

Township of Lakewood
Vermont Avenue Extension
Recommendation of Award

Page 2

bids appear to contain all required documentation and, we believe, were properly executed in accordance with the requirements of the bid specifications.

We are familiar with the work performance of Bidder No. 1, Earle Asphalt Company, and find their work to be satisfactory.

Assuming there are sufficient funds to cover the Base Bid, we recommend that the contract for the Base Bid in the amount of \$1,596,813.13 be awarded to Earle Asphalt Company contingent upon the Township Solicitor's review and monies available. Under a separate cover, copies of the three lowest bids will be forwarded to the Solicitor for review and comment.

Should you have any questions regarding these bid results, please contact our Old Bridge office at (732) 955-8000.

Sincerely,
REMINGTON & VERNICK ENGINEERS



Terence M. Vogt, P.E., P.P., C.M.E.
Principal, Regional Manager

TMV/tg

Enclosures

cc: Mayor Raymond G. Coles, w/enc.
Steve Secare, Esq., w/enc.
William Rieker, CFO, w/enc.
Yehuda Abraham, Purchasing Agent, w/enc.
Lauren Kirkman, Township RMC, w/enc.
Robert McGowan, PE, w/enc.
Jeff Staiger, PE, Township Engineer, w/enc.
George Allan, Chief Inspector, w/enc.



BID TABULATION

PROJECT NAME:
Vermont Avenue Extension
PROJECT NUMBER:
1515T115
CLIENT:
Lakewood Township

Earle Asphalt Company
P.O. Box 556
Farmingdale, NJ 07727
732-308-1113 x 106

The Hesse Companies
25 First Avenue, Suite 200
Atlantic Highlands, NJ 07716
732-291-8100

James. R. Ientile Inc.
28 Vanderburg Road
Marlboro, NJ 07746
732-303-0637

A to Z Site Contractors, Inc.
50 Houston Avenue, Suite 1
Jackson, NJ 08527
732-886-8000

Green Construction Inc.
26 Elizabeth Street
South River, NJ 08882
732-238-9370 X 203

Brennan Brothers Contracting, LLC
28 Maple Street
Old Bridge, NJ 08857
732-360-9990

S Brothers, Inc.
P.O. Box 317
South River 08882
732-446-3390

Black Rock Enterprises, LLC
1316 Englishtown Road
Old Bridge, NJ 08857732-
732-967-6400

BASE BID

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL	
1	MOBILIZATION	1	LS	\$47,048.06	\$47,048.06	\$50,000.00	\$50,000.00	\$55,000.00	\$55,000.00	\$30,000.00	\$30,000.00	\$155,000.00	\$155,000.00	\$17,000.00	\$17,000.00	\$29,700.00	\$29,700.00	\$75,000.00	\$75,000.00				
2	POLICE OFFICERS AND VEHICLE	1	ALLOW	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
3	CLEARING SITE	1	LS	\$77,770.00	\$77,770.00	\$20,000.00	\$20,000.00	\$11,000.00	\$11,000.00	\$10,000.00	\$10,000.00	\$70,000.00	\$70,000.00	\$67,700.00	\$67,700.00	\$228,340.00	\$228,340.00	\$125,000.00	\$125,000.00				
4	FUEL PRICE ADJUSTMENT	1	DOLLAR	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	
5	ASPHALT PRICE ADJUSTMENT	1	DOLLAR	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	
6	HAY BALES	20	UNIT	\$0.01	\$0.20	\$50.00	\$1,000.00	\$8.00	\$160.00	\$15.00	\$300.00	\$4.00	\$80.00	\$1.00	\$20.00	\$10.00	\$200.00	\$25.00	\$500.00				
7	SILT FENCE	2400	LF	\$1.85	\$4,440.00	\$5.00	\$12,000.00	\$1.50	\$3,600.00	\$4.00	\$9,600.00	\$4.00	\$9,600.00	\$2.00	\$4,800.00	\$5.00	\$12,000.00	\$3.00	\$7,200.00				
8	INLET FILTER, TYPE 2, 2' x 4'	8	UNIT	\$0.01	\$0.08	\$120.00	\$960.00	\$125.00	\$1,000.00	\$250.00	\$2,000.00	\$100.00	\$800.00	\$100.00	\$800.00	\$50.00	\$400.00	\$200.00	\$1,600.00				
9	INLET FILTER, TYPE 1	9	UNIT	\$0.01	\$0.09	\$120.00	\$1,080.00	\$150.00	\$1,350.00	\$250.00	\$2,250.00	\$100.00	\$900.00	\$100.00	\$900.00	\$50.00	\$450.00	\$100.00	\$900.00				
10	EXCAVATION, UNCLASSIFIED	3600	CY	\$16.80	\$60,480.00	\$12.00	\$43,200.00	\$12.50	\$45,000.00	\$20.00	\$72,000.00	\$15.00	\$54,000.00	\$24.00	\$86,400.00	\$33.00	\$118,800.00	\$39.00	\$140,400.00				
11	SEDIMENT CONTROL BAG (IF & WHERE DIRECTED)	8	SF	\$10.00	\$80.00	\$150.00	\$1,200.00	\$1.00	\$8.00	\$50.00	\$400.00	\$0.01	\$0.08	\$80.00	\$640.00	\$2,800.00	\$22,400.00	\$50.00	\$400.00				
14	DENSE-GRADED AGGREGATE BASE COURSE, 6" THICK	4790	SY	\$9.85	\$47,181.50	\$7.00	\$33,530.00	\$9.20	\$44,068.00	\$15.00	\$71,850.00	\$6.00	\$28,740.00	\$12.00	\$57,480.00	\$0.01	\$47.90	\$10.00	\$47,900.00				
15	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK	655	TON	\$48.60	\$31,833.00	\$90.00	\$58,950.00	\$122.00	\$79,910.00	\$105.00	\$68,775.00	\$81.00	\$53,055.00	\$92.00	\$60,260.00	\$106.00	\$69,430.00	\$90.00	\$58,950.00				
16	HOT MIX ASPHALT 19M64 BASE COURSE, 4" THICK	1200	TON	\$67.93	\$81,516.00	\$90.00	\$108,000.00	\$110.00	\$132,000.00	\$100.00	\$120,000.00	\$80.00	\$96,000.00	\$91.00	\$109,200.00	\$88.00	\$105,600.00	\$80.00	\$96,000.00				
17	TACK COAT	800	GAL	\$0.01	\$8.00	\$3.00	\$2,400.00	\$0.65	\$520.00	\$10.00	\$8,000.00	\$0.01	\$8.00	\$5.00	\$4,000.00	\$5.00	\$4,000.00	\$3.50	\$2,800.00				
18	PRIME COAT (IF & WHERE DIRECTED)	1800	GAL	\$0.01	\$18.00	\$0.01	\$18.00	\$0.65	\$1,170.00	\$1.00	\$1,800.00	\$0.01	\$18.00	\$5.00	\$9,000.00	\$0.01	\$18.00	\$0.01	\$18.00				
19	MANHOLE, 4' DIAMETER	1	UNIT	\$3,140.00	\$3,140.00	\$4,600.00	\$4,600.00	\$2,200.00	\$2,200.00	\$4,200.00	\$4,200.00	\$5,500.00	\$5,500.00	\$3,800.00	\$3,800.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00				
20	MANHOLE, 8' DIAMETER	1	UNIT	\$10,330.00	\$10,330.00	\$15,000.00	\$15,000.00	\$145,000.00	\$145,000.00	\$13,525.00	\$13,525.00	\$25,000.00	\$25,000.00	\$7,100.00	\$7,100.00	\$18,000.00	\$18,000.00	\$15,000.00	\$15,000.00				
21	INLET, TYPE 'B'	6	UNIT	\$3,310.00	\$19,860.00	\$3,600.00	\$21,600.00	\$3,250.00	\$19,500.00	\$4,400.00	\$26,400.00	\$5,500.00	\$33,000.00	\$3,400.00	\$20,400.00	\$4,500.00	\$27,000.00	\$3,555.00	\$21,330.00				
22	15" REINFORCED CONCRETE PIPE	410	LF	\$31.70	\$12,997.00	\$70.00	\$28,700.00	\$53.00	\$21,730.00	\$55.00	\$22,550.00	\$50.00	\$20,500.00	\$81.00	\$33,210.00	\$88.00	\$36,080.00	\$68.00	\$27,880.00				
23	18" REINFORCED CONCRETE PIPE	300	LF	\$34.70	\$10,410.00	\$70.00	\$21,000.00	\$53.00	\$15,900.00	\$55.00	\$16,500.00	\$51.00	\$15,300.00	\$90.00	\$27,000.00	\$92.00	\$27,600.00	\$70.00	\$21,000.00				
24	PRECAST CONCRETE CULVERT, 48"W X 30"D	85	LF	\$200.00	\$17,000.00	\$650.00	\$55,250.00	\$285.00	\$24,225.00	\$1,220.00	\$103,700.00	\$0.01	\$0.85	\$570.00	\$48,450.00	\$860.00	\$73,100.00	\$1,250.00	\$106,250.00				
25	CONCRETE HEADWALL	12	CY	\$1,000.00	\$12,000.00	\$1,200.00	\$14,400.00	\$965.00	\$11,580.00	\$700.00	\$8,400.00	\$500.00	\$6,000.00	\$1,440.00	\$17,280.00	\$1,600.00	\$19,200.00	\$1,275.00	\$15,300.00				
26	RESET EXISTING CASTING	3	UN	\$644.00	\$1,932.00	\$300.00	\$900.00	\$350.00	\$1,050.00	\$2,000.00	\$6,000.00	\$500.00	\$1,500.00	\$600.00	\$1,800.00	\$400.00	\$1,200.00	\$350.00	\$1,050.00				
31	OUTLET CONTROL STRUCTURE	1	UNIT	\$9,370.00	\$9,370.00	\$17,000.00	\$17,000.00	\$14,000.00	\$14,000.00	\$16,500.00	\$16,500.00	\$1,500.00	\$1,500.00	\$16,835.00	\$16,835.00	\$18,000.00	\$18,000.00	\$13,500.00	\$13,500.00				
32	RIPRAP STONE CHANNEL PROTECTION, 36" THICK, D50=18"	43	SY	\$183.00	\$7,869.00	\$230.00	\$9,890.00	\$118.00	\$5,074.00	\$210.00	\$9,030.00	\$125.00	\$5,375.00	\$239.00	\$10,277.00	\$278.00	\$11,954.00	\$295.00	\$12,685.00				
33	RIPRAP STONE OUTLET PROTECTION, 12" THICK, D50=6"	8	SY	\$76.20	\$609.60	\$180.00	\$1,440.00	\$105.00	\$840.00	\$350.00	\$2,800.00	\$100.00	\$800.00	\$375.00	\$3,000.00	\$160.00	\$1,280.00	\$150.00	\$1,200.00				
35	CONCRETE DRIVEWAY, 6" THICK	25	SY	\$115.00	\$2,875.00	\$98.00	\$2,450.00	\$90.00	\$2,250.00	\$90.00	\$2,250.00	\$120.00	\$3,000.00	\$93.00	\$2,325.00	\$90.00	\$2,250.00	\$80.00	\$2,000.00				
36	CONCRETE SIDEWALK, 4" THICK	700	SY	\$65.00	\$45,500.00	\$80.00	\$56,000.00	\$70.00	\$49,000.00	\$70.00	\$49,000.00	\$80.00	\$56,000.00	\$88.00	\$61,600.00	\$80.00	\$56,000.00	\$72.00	\$50,400.00				
37	DETECTABLE WARNING SURFACE	10	SY	\$250.00	\$2,500.00	\$250.00	\$2,500.00	\$175.00	\$1,750.00	\$300.00	\$3,000.00	\$100.00	\$1,000.00	\$330.00	\$3,300.00	\$300.00	\$3,000.00	\$285.00	\$2,850.00				
38	BICYCLE SAFE GRATES (IF & WHERE DIRECTED)	5	UNIT	\$375.00	\$1,875.00	\$300.00	\$1,500.00	\$500.00	\$2,500.00	\$225.00	\$1,125.00	\$0.01	\$0.05	\$300.00	\$1,500.00	\$300.00	\$1,500.00	\$395.00	\$1,975.00				
39	9" X 18" CONCRETE VERTICAL CURB	2310	LF	\$24.00	\$55,440.00	\$30.99	\$71,586.90	\$25.00	\$57,750.00	\$25.00	\$57,750.00	\$18.00	\$41,580.00	\$24.00	\$55,440.00	\$32.00	\$73,920.00	\$28.00	\$64,680.00				
48	TRAFFIC STRIPES, LONG LIFE, THERMOPLASTIC, 4"	4492	LF	\$0.50	\$2,246.00	\$0.80	\$3,593.60	\$1.00	\$4,492.00	\$1.25	\$5,615.00	\$0.70	\$3,144.40	\$0.80	\$3,593.60	\$1.00	\$4,492.00	\$1.00	\$4,492.00				
49	TRAFFIC STRIPES, LONG LIFE, THERMOPLASTIC, 8"	390	LF	\$1.00	\$390.00	\$1.50	\$585.00	\$1.70	\$663.00	\$2.50	\$975.00	\$1.40	\$546.00	\$1.55	\$604.50	\$1.00	\$390.00	\$1.65	\$643.50				
51	TRAFFIC STRIPES, THERMOPLASTIC, 24"	25	LF	\$3.00	\$75.00	\$4.65	\$116.25	\$4.00	\$100.00	\$18.00	\$450.00	\$4.25	\$106.25	\$4.60	\$115.00	\$12.00	\$300.00	\$5.00	\$125.00				
55	RMP-BI-DIRECTIONAL, AMBER LENS	12	UN	\$100.00	\$1,200.00	\$140.00	\$1,680.00	\$128.00	\$1,536.00	\$135.00	\$1,620.00	\$125.00	\$1,500.00	\$137.00	\$1,644.00	\$125.00	\$1,500.00	\$130.00	\$1,560.00				
61	REGULATORY AND WARNING SIGNS	40	SF	\$37.80	\$1,512.00	\$40.00	\$1,600.00	\$46.00	\$1,840.00	\$25.00	\$1,000.00	\$40.00	\$1,600.00	\$40.00	\$1,600.00	\$20.00	\$800.00	\$40.00	\$1,600.00				
96	MILLING, 2" THICK	920	UN	\$8.50	\$7,820.00	\$7.00	\$6,440.00	\$10.50	\$9,660.00	\$7.00	\$6,440.00	\$15.00	\$13,800.00	\$13.80	\$12,696.00	\$10.00	\$9,200.00	\$15.00	\$13,800.00				



BID TABULATION

PROJECT NAME:
Vermont Avenue Extension
PROJECT NUMBER:
1515T115
CLIENT:
Lakewood Township

Earle Asphalt Company
P.O. Box 556
Farmingdale, NJ 07727
732-308-1113 x 106

The Hesse Companies
25 First Avenue, Suite 200
Atlantic Highlands, NJ 07716
732-291-8100

James. R. Ientile Inc.
28 Vanderburg Road
Marlboro, NJ 07746
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S Brothers, Inc.
P.O. Box 317
South River 08882
732-446-3390

Black Rock Enterprises, LLC
1316 Englishtown Road
Old Bridge, NJ 08857732-
732-967-6400

97	6" X 18" CONCRETE HEADER	50	LF	\$20.00	\$1,000.00	\$40.00	\$2,000.00	\$38.00	\$1,900.00	\$25.00	\$1,250.00	\$20.00	\$1,000.00	\$24.00	\$1,200.00	\$32.00	\$1,600.00	\$35.00	\$1,750.00
98	CONSTRUCTION DRIVEWAY	55	TON	\$30.40	\$1,672.00	\$55.00	\$3,025.00	\$63.00	\$3,465.00	\$60.00	\$3,300.00	\$50.00	\$2,750.00	\$100.00	\$5,500.00	\$30.00	\$1,650.00	\$33.00	\$1,815.00
99	TOPSOIL STABILIZATION, TYPE 3 MAT	265	SY	\$9.25	\$2,451.25	\$5.00	\$1,325.00	\$6.80	\$1,802.00	\$3.00	\$795.00	\$7.65	\$2,027.25	\$6.00	\$1,590.00	\$28.00	\$7,420.00	\$5.00	\$1,325.00
100	STRAW MULCH	1290	SY	\$0.28	\$361.20	\$1.50	\$1,935.00	\$2.00	\$2,580.00	\$0.50	\$645.00	\$1.00	\$1,290.00	\$0.50	\$645.00	\$1.00	\$1,290.00	\$1.95	\$2,515.50
101	TOPSOIL SPREADING, 4" THICK	1290	SY	\$0.01	\$12.90	\$6.00	\$7,740.00	\$4.00	\$5,160.00	\$5.00	\$6,450.00	\$5.60	\$7,224.00	\$12.00	\$15,480.00	\$3.00	\$3,870.00	\$6.50	\$8,385.00
102	FERTILIZING AND SEEDING, TYPE A-3	1290	SY	\$4.00	\$5,160.00	\$1.00	\$1,290.00	\$2.00	\$2,580.00	\$0.50	\$645.00	\$1.60	\$2,064.00	\$2.40	\$3,096.00	\$1.00	\$1,290.00	\$1.85	\$2,386.50
103	MANUFACTURED TREATMENT DEVICE, MTD-1	1	LS	\$86,900.00	\$86,900.00	\$90,000.00	\$90,000.00	\$92,500.00	\$92,500.00	\$83,000.00	\$83,000.00	\$125,000.00	\$125,000.00	\$103,900.00	\$103,900.00	\$98,730.00	\$98,730.00	\$129,000.00	\$129,000.00
104	MANUFACTURED TREATMENT DEVICE, MTD-2A	1	LS	\$80,400.00	\$80,400.00	\$80,000.00	\$80,000.00	\$85,500.00	\$85,500.00	\$78,000.00	\$78,000.00	\$125,000.00	\$125,000.00	\$96,800.00	\$96,800.00	\$86,800.00	\$86,800.00	\$120,000.00	\$120,000.00
105	MANUFACTURED TREATMENT DEVICE, MTD-2B	1	LS	\$73,400.00	\$73,400.00	\$70,000.00	\$70,000.00	\$77,500.00	\$77,500.00	\$70,000.00	\$70,000.00	\$125,000.00	\$125,000.00	\$87,760.00	\$87,760.00	\$84,725.00	\$84,725.00	\$115,000.00	\$115,000.00
106	PREFABRICATED STORMWATER DETENTION SYSTEM, BASIN A	1	LS	\$151,800.00	\$151,800.00	\$170,000.00	\$170,000.00	\$125,000.00	\$125,000.00	\$152,500.00	\$152,500.00	\$175,000.00	\$175,000.00	\$171,700.00	\$171,700.00	\$178,000.00	\$178,000.00	\$215,000.00	\$215,000.00
107	PREFABRICATED STORMWATER DETENTION SYSTEM, BASIN B	1	LS	\$209,900.00	\$209,900.00	\$220,000.00	\$220,000.00	\$194,000.00	\$194,000.00	\$220,000.00	\$220,000.00	\$250,000.00	\$250,000.00	\$225,660.00	\$225,660.00	\$263,000.00	\$263,000.00	\$315,000.00	\$315,000.00
109	LARGE DECIDUOUS TREE, 2" CALIPER, 6'-8" HIGH, B&B, AR	4	UN	\$550.00	\$2,200.00	\$770.00	\$3,080.00	\$420.00	\$1,680.00	\$770.00	\$3,080.00	\$760.00	\$3,040.00	\$385.00	\$1,540.00	\$700.00	\$2,800.00	\$1,000.00	\$4,000.00
110	SMALL DECIDUOUS TREE, 2" CALIPER, 6'-8" HIGH, B&B, BN	3	UN	\$550.00	\$1,650.00	\$770.00	\$2,310.00	\$420.00	\$1,260.00	\$770.00	\$2,310.00	\$760.00	\$2,280.00	\$385.00	\$1,155.00	\$660.00	\$1,980.00	\$800.00	\$2,400.00
111	PERENNIAL, 2" x 5" PLUG CM (CAREX MUSKINGUMENSIS)	380	UN	\$4.25	\$1,615.00	\$5.50	\$2,090.00	\$7.60	\$2,888.00	\$5.50	\$2,090.00	\$6.15	\$2,337.00	\$2.20	\$836.00	\$35.00	\$13,300.00	\$25.00	\$9,500.00
112	PERENNIAL, 2" x 5" PLUG CR (CAREX RADIATA)	675	UN	\$4.25	\$2,868.75	\$5.50	\$3,712.50	\$7.60	\$5,130.00	\$5.50	\$3,712.50	\$6.15	\$4,151.25	\$2.20	\$1,485.00	\$35.00	\$23,625.00	\$25.00	\$16,875.00
113	DECIDUOUS SHRUB, 15"-18" HIGH, #3 CAN CA (CLETHRA ALNIFOLIA)	4	UN	\$60.00	\$240.00	\$60.00	\$240.00	\$63.50	\$254.00	\$60.00	\$240.00	\$50.00	\$200.00	\$50.00	\$200.00	\$60.00	\$240.00	\$89.00	\$356.00
114	DECIDUOUS SHRUB, 18"-24" HIGH, #3 CAN CS (CORNUS SERICEA 'BAILEY')	8	UN	\$60.00	\$480.00	\$60.00	\$480.00	\$76.25	\$610.00	\$60.00	\$480.00	\$50.00	\$400.00	\$50.00	\$400.00	\$98.00	\$784.00	\$185.00	\$1,480.00
115	DECIDUOUS SHRUB, 18"-24" HIGH, #3 CAN IT (ITEA VIRGINIANA)	12	UN	\$60.00	\$720.00	\$60.00	\$720.00	\$76.25	\$915.00	\$60.00	\$720.00	\$50.00	\$600.00	\$50.00	\$600.00	\$200.00	\$2,400.00	\$200.00	\$2,400.00
116	SMALL DECIDUOUS TREE, 4' -5' HIGH, #7 CAN MV (MAGNOLIA VIRGINIANA)	4	UN	\$200.00	\$800.00	\$140.00	\$560.00	\$420.00	\$1,680.00	\$140.00	\$560.00	\$165.00	\$660.00	\$66.00	\$264.00	\$200.00	\$800.00	\$800.00	\$3,200.00
117	PERENNIAL, 2.2"x4" PLUG MS (MATTEUCCIA STRUTHOPTERIS)	165	UN	\$4.25	\$701.25	\$5.00	\$825.00	\$7.60	\$1,254.00	\$5.00	\$825.00	\$6.15	\$1,014.75	\$2.20	\$363.00	\$30.00	\$4,950.00	\$50.00	\$8,250.00
123	MISCELLANEOUS ADDITIONAL WORK	1	ALLOW	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
LAKWOOD MUA PARTICIPATING ITEMS																			
1W	CLEARING SITE	1	LS	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00	\$4,000.00	\$4,000.00	\$10,000.00	\$10,000.00	\$55,000.00	\$55,000.00	\$6,880.00	\$6,880.00	\$38,000.00	\$38,000.00	\$89,000.00	\$89,000.00
2W	TEST PITS	100	CY	\$0.01	\$1.00	\$60.00	\$6,000.00	\$1.00	\$100.00	\$50.00	\$5,000.00	\$250.00	\$25,000.00	\$50.00	\$5,000.00	\$20.00	\$2,000.00	\$50.00	\$5,000.00
3W	12" DUCTILE IRON WATER MAIN, CLASS 52	2020	LF	\$72.50	\$146,450.00	\$70.00	\$141,400.00	\$79.00	\$159,580.00	\$80.00	\$161,600.00	\$65.00	\$131,300.00	\$90.00	\$181,800.00	\$106.00	\$214,120.00	\$110.00	\$222,200.00
4W	12" INSERTION VALVE	2	UN	\$4,500.00	\$9,000.00	\$20,000.00	\$40,000.00	\$16,300.00	\$32,600.00	\$17,000.00	\$34,000.00	\$0.01	\$0.02	\$20,000.00	\$40,000.00	\$28,200.00	\$56,400.00	\$18,000.00	\$36,000.00
5W	12" GATE VALVES AND BOXES	12	UN	\$3,000.00	\$36,000.00	\$3,000.00	\$36,000.00	\$3,300.00	\$39,600.00	\$3,000.00	\$36,000.00	\$2,500.00	\$30,000.00	\$4,260.00	\$51,120.00	\$3,960.00	\$47,520.00	\$4,250.00	\$51,000.00
6W	45 DEGREE BENDS	25	UN	\$1,222.00	\$30,550.00	\$750.00	\$18,750.00	\$550.00	\$13,750.00	\$450.00	\$11,250.00	\$250.00	\$6,250.00	\$1,000.00	\$25,000.00	\$820.00	\$20,500.00	\$850.00	\$21,250.00
7W	12"x12" TEE	8	UN	\$788.00	\$6,304.00	\$1,000.00	\$8,000.00	\$950.00	\$7,600.00	\$750.00	\$6,000.00	\$125.00	\$1,000.00	\$1,100.00	\$8,800.00	\$980.00	\$7,840.00	\$1,000.00	\$8,000.00
8W	12" CAP	6	UN	\$250.00	\$1,500.00	\$250.00	\$1,500.00	\$240.00	\$1,440.00	\$250.00	\$1,500.00	\$125.00	\$750.00	\$700.00	\$4,200.00	\$430.00	\$2,580.00	\$500.00	\$3,000.00
9W	FIRE HYDRANT ASSEMBLY, COMPLETE	5	UN	\$6,500.00	\$32,500.00	\$7,000.00	\$35,000.00	\$7,200.00	\$36,000.00	\$6,200.00	\$31,000.00	\$2,500.00	\$12,500.00	\$6,930.00	\$34,650.00	\$7,800.00	\$39,000.00	\$7,000.00	\$35,000.00
10W	PRESSURE TESTING & DISINFECTION OF WATERMAIN	1	LS	\$25,000.00	\$25,000.00	\$5,000.00	\$5,000.00	\$2.55	\$2.55	\$3,500.00	\$3,500.00	\$7,500.00	\$7,500.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$3,000.00	\$3,000.00
11W	CONCRETE CRADLES	6	UN	\$25.00	\$150.00	\$2,000.00	\$12,000.00	\$800.00	\$4,800.00	\$750.00	\$4,500.00	\$125.00	\$750.00	\$1,100.00	\$6,600.00	\$200.00	\$1,200.00	\$500.00	\$3,000.00



BID TABULATION

PROJECT NAME:
Vermont Avenue Extension
PROJECT NUMBER:
1515T115
CLIENT:
Lakewood Township

Earle Asphalt Company
P.O. Box 556
Farmingdale, NJ 07727
732-308-1113 x 106

The Hesse Companies
25 First Avenue, Suite 200
Atlantic Highlands, NJ 07716
732-291-8100

James. R. Ientile Inc.
28 Vanderburg Road
Marlboro, NJ 07746
732-303-0637

A to Z Site Contractors, Inc.
50 Houston Avenue, Suite 1
Jackson, NJ 08527
732-886-8000

Green Construction Inc.
26 Elizabeth Street
South River, NJ 08882
732-238-9370 X 203

Brennan Brothers Contracting, LLC
28 Maple Street
Old Bridge, NJ 08857
732-360-9990

S Brothers, Inc.
P.O. Box 317
South River 08882
732-446-3390

Black Rock Enterprises, LLC
1316 Englishtown Road
Old Bridge, NJ 08857732-
732-967-6400

12W	DENSE GRADED AGGREGATE, 6" THICK	340	SY	\$1.00	\$340.00	\$15.00	\$5,100.00	\$12.00	\$4,080.00	\$20.00	\$6,800.00	\$20.00	\$6,800.00	\$15.00	\$5,100.00	\$1.00	\$340.00	\$15.00	\$5,100.00
13W	HMA, 12.5M64 BASE COURSE, 4" THICK	40	TON	\$55.00	\$2,200.00	\$110.00	\$4,400.00	\$110.00	\$4,400.00	\$125.00	\$5,000.00	\$100.00	\$4,000.00	\$140.00	\$5,600.00	\$90.00	\$3,600.00	\$100.00	\$4,000.00
14W	HMA, 19.5M64 BASE COURSE, 6" THICK	80	TON	\$55.00	\$4,400.00	\$100.00	\$8,000.00	\$110.00	\$8,800.00	\$125.00	\$10,000.00	\$100.00	\$8,000.00	\$138.00	\$11,040.00	\$90.00	\$7,200.00	\$100.00	\$8,000.00
15W	MILLING, 1 1/2" THICK	632	SY	\$8.50	\$5,372.00	\$15.00	\$9,480.00	\$10.50	\$6,636.00	\$14.00	\$8,848.00	\$10.00	\$6,320.00	\$9.50	\$6,004.00	\$10.00	\$6,320.00	\$25.00	\$15,800.00
16W	HMA, 9.5M64 SURFACE COURSE, 2" THICK	50	TON	\$76.90	\$3,845.00	\$110.00	\$5,500.00	\$122.00	\$6,100.00	\$150.00	\$7,500.00	\$100.00	\$5,000.00	\$165.00	\$8,250.00	\$125.00	\$6,250.00	\$185.00	\$9,250.00
17W	GRANITE BLOCK CURB	10	LF	\$90.00	\$900.00	\$60.00	\$600.00	\$38.00	\$380.00	\$85.00	\$850.00	\$25.00	\$250.00	\$55.00	\$550.00	\$38.00	\$380.00	\$45.00	\$450.00
18W	TRAFFIC STRIPES, THERMOPLASTIC, 4"	275	SY	\$0.70	\$192.50	\$0.80	\$220.00	\$1.00	\$275.00	\$8.75	\$2,406.25	\$19.00	\$5,225.00	\$1.00	\$275.00	\$20.00	\$5,500.00	\$1.00	\$275.00
19W	TRAFFIC STRIPES, THERMOPLASTIC, 24"	20	LF	\$4.40	\$88.00	\$4.65	\$93.00	\$4.00	\$80.00	\$18.00	\$360.00	\$4.20	\$84.00	\$4.60	\$92.00	\$10.00	\$200.00	\$6.00	\$120.00
20W	TRAFFIC MARKINGS, THERMOPLASTIC	55	SF	\$7.30	\$401.50	\$6.65	\$365.75	\$23.00	\$1,265.00	\$15.00	\$825.00	\$7.00	\$385.00	\$6.60	\$363.00	\$8.00	\$440.00	\$10.00	\$550.00
21W	TOPSOILING, 4" THICK	215	SY	\$22.75	\$4,891.25	\$6.00	\$1,290.00	\$4.00	\$860.00	\$5.00	\$1,075.00	\$10.00	\$2,150.00	\$10.00	\$2,150.00	\$5.00	\$1,075.00	\$6.00	\$1,290.00
22W	FERTILIZING AND SEEDING, TYPE A-3	215	SY	\$1.00	\$215.00	\$2.00	\$430.00	\$2.00	\$430.00	\$1.00	\$215.00	\$2.00	\$430.00	\$2.40	\$516.00	\$2.00	\$430.00	\$2.00	\$430.00
23W	12"X8" REDUCER	3	UN	\$625.00	\$1,875.00	\$400.00	\$1,200.00	\$335.00	\$1,005.00	\$400.00	\$1,200.00	\$125.00	\$375.00	\$800.00	\$2,400.00	\$800.00	\$2,400.00	\$600.00	\$1,800.00
24W	8" GATE VALVES AND BOXES	3	UN	\$1,650.00	\$4,950.00	\$1,600.00	\$4,800.00	\$1,800.00	\$5,400.00	\$1,800.00	\$5,400.00	\$1,100.00	\$3,300.00	\$2,700.00	\$8,100.00	\$3,000.00	\$9,000.00	\$3,000.00	\$9,000.00
25W	8" CAP	2	UN	\$200.00	\$400.00	\$130.00	\$260.00	\$155.00	\$310.00	\$250.00	\$500.00	\$125.00	\$250.00	\$565.00	\$1,130.00	\$400.00	\$800.00	\$275.00	\$550.00
26W	8" DUCTILE IRON WATER MAIN, CLASS 52	15	LF	\$62.00	\$930.00	\$100.00	\$1,500.00	\$110.00	\$1,650.00	\$100.00	\$1,500.00	\$55.00	\$825.00	\$110.00	\$1,650.00	\$106.00	\$1,590.00	\$120.00	\$1,800.00
BASE BID SUBTOTAL:					\$1,596,813.13		\$1,750,091.00		\$1,767,927.55		\$1,794,936.75		\$1,901,135.90		\$1,946,914.10		\$2,294,790.90		\$2,487,191.50

(E)14.

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, In Support Of The Federal Bipartisan, Bicameral Smart Act

WHEREAS, the SMART Fund answers the bipartisan call for help from our nation's governors by providing \$500 billion in flexible federal funding to states to help cover rising costs to combat COVID-19 and lost revenues due to the economic fallout; and

WHEREAS, these funds can be used to help state and local governments meet the current demand for funding, expand testing capacity and contact tracing, provide further assistance to residents, local hospitals, small businesses and schools, in addition to maintaining critical services residents depend upon, and

WHEREAS, the SMART Fund builds upon the \$150 billion set aside in the Coronavirus Aid, Relief, and Economic Security (CARES) Act to help state and local governments. It eliminates the current 500,000 population threshold, allowing every state, county, municipality, U.S. territory and the District of Columbia to qualify for direct federal assistance, regardless of its size; and

WHEREAS, the SMART Fund targets funding to areas of greatest need based upon infection rates and revenue losses, and overturns the U.S. Treasury's erroneous guidance that placed undue restrictions on how state and local governments could use the CARES stabilization funding; and

WHEREAS, specifically, the SMART Fund would provide \$500 billion to state, local, and tribal governments in order to avoid mass layoffs, steep tax hikes, and a breakdown of essential services. After a \$16 billion set-aside for Native American tribal governments, the remaining funding would be allocated to states through three equally divided sources of funding:

1. One-third directly to every state, county, and local government based on population distributed based on the formula outlined below;
2. One-third to states based on the rate of infection;
3. One-third to states based on the state's revenue loss.

NOW, THEREFORE BE IT RESOLVED, by the Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that it expresses its support for the passage of the Federal SMART Act.

BE IT FURTHER RESOLVED, that a copy of this resolution be submitted to

1. Senator Robert Menendez;
2. Senator Cory Booker;
3. Representative Chris Smith;
4. Representative Andy Kim;
5. Ocean County Municipalities

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

Menendez Press Release

RESOLUTION # 2020-197

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, IN SUPPORT OF THE FEDERAL BIPARTISAN, BICAMERAL SMART ACT

WHEREAS, the SMART Fund answers the bipartisan call for help from our nation's governors by providing \$500 billion in flexible federal funding to states to help cover rising costs to combat COVID-19 and lost revenues due to the economic fallout; and

WHEREAS, these funds can be used to help state and local governments meet the current demand for funding, expand testing capacity and contact tracing, provide further assistance to residents, local hospitals, small businesses and schools, in addition to maintaining critical services residents depend upon, and

WHEREAS, the SMART Fund builds upon the \$150 billion set aside in the Coronavirus Aid, Relief, and Economic Security (CARES) Act to help state and local governments. It eliminates the current 500,000 population threshold, allowing every state, county, municipality, U.S. territory and the District of Columbia to qualify for direct federal assistance, regardless of its size; and

WHEREAS, the SMART Fund targets funding to areas of greatest need based upon infection rates and revenue losses, and overturns the U.S. Treasury's erroneous guidance that placed undue restrictions on how state and local governments could use the CARES stabilization funding; and

WHEREAS, specifically, the SMART Fund would provide \$500 billion to state, local, and tribal governments in order to avoid mass layoffs, steep tax hikes, and a breakdown of essential services. After a \$16 billion set-aside for Native American tribal governments, the remaining funding would be allocated to states through three equally divided sources of funding:

- 1) One-third directly to every state, county, and local government based on population distributed based on the formula outlined below;
- 2) One-third to states based on the rate of infection;
- 3) One-third to states based on the state's revenue loss.

NOW, THEREFORE BE IT RESOLVED, by the Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that it expresses its support for the passage of the Federal SMART Act.

BE IT FURTHER RESOLVED, that a copy of this resolution be submitted to

- 1) Senator Robert Menendez;
- 2) Senator Cory Booker;
- 3) Representative Chris Smith;
- 4) Representative Andy Kim;
- 5) Ocean County Municipalities

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020.**

Lauren Kirkman RMC
Township Clerk

State and Municipal Assistance for Recovery and Transition (SMART) Act

Senator Robert Menendez (D-NJ); Senator Bill Cassidy, M.D. (R-LA); Senator Cindy Hyde-Smith (R-MS); Senator Joe Manchin (D-WV); Senator Susan Collins (R-ME); Senator Cory Booker (D-NJ)

As our nation grapples with the COVID-19 pandemic, state, county and municipal governments have been on the frontlines, taking the lead role in responding to this crisis. As a result, they've been squeezed on both sides of the ledger, spending billions of dollars in unforeseen costs on emergency response, while watching as revenues dry up due to necessary "stay-at-home" orders and the closure of non-essential businesses. The \$150 billion Coronavirus Relief Fund (CRF) included in the CARES Act for state and local governments was a good down payment, but it is inadequate both in scope and in prioritizing hardest hit areas.

We must do more to infuse our states and local communities with the resources they need to both combat the coronavirus and protect the public, as well as deal with the resulting catastrophic impact it is having on their economies and budgets. And while calls from Washington for states to "reopen" continue, without robust federal funding support, state and local leaders will be forced to make catastrophic cuts to services, which will put public safety at risk and further delay the reopening of the economy.

This proposal responds to the bipartisan calls of our governors, mayors and county leaders by providing robust, flexible funding that prioritizes dollars to the hardest hit states, using a common-sense formula that considers state population, infection rates, and revenue loss. We cut the red tape that restricted the use of funds in the CRF and give states and communities the flexibility to meet their local needs.

Specifically, the SMART Act would provide \$500 billion to state, local, and tribal governments in order to avoid massive layoffs, steep tax hikes, and a breakdown of essential services. After \$16 billion set aside for Native American tribal governments, the remaining funding would be allocated amongst states through three equally divided tranches:

1. One-Third Based on Population Size. This tranche of funding will be allocated to all 50 states, D.C. and U.S. territories in proportion to each respective state or territory's percentage of the U.S. population. Counties and municipalities will each receive one-sixth of their state's allocation for a combined total of one-third of their state's allocation from this tranche. Funding will be distributed to counties and municipalities based on each county or municipality's proportion of the state's population for this tranche.

2. One-Third Based on Infection Rates. This tranche of funding will be allocated based on each state's relative share of the nation's infection rate. States that have disproportionately high infection rates will incur significantly higher expenses and will likely need to continue stay-at-home orders for longer periods of time, leading to larger revenue losses. Counties and municipalities will each receive one-sixth of their state's allocation for a combined total of one-third of their state's allocation from this tranche. Funding will be distributed to counties and municipalities based on each county or municipality's proportion of the state's population for this tranche.

3. One-Third Based on Revenue Losses. This tranche of funding will be allocated based on each state's revenue loss in proportion to the combined revenue loss of all the states from January 1, 2020 through December 31, 2020. States that took strong actions to curb the spread of the coronavirus should not face additional budget shortfalls as a result of taking responsible action. Counties and municipalities will each receive one-sixth of their state's allocation for a combined total of one-third of their state's allocation from this tranche. Funding will be distributed to counties and municipalities based on each county or municipality's revenue loss from January 1, 2020 to December 31, 2020 in proportion to the combined revenue loss for all counties and municipalities in the state over this period. This is designed to ensure that adequate funding flows to counties and municipalities that are disproportionately affected relative to their population.

Direct Funding to All Counties and Municipalities

After receiving valuable feedback from local stakeholders, the SMART Act will not impose a population threshold for counties and municipalities to receive direct funding. As a result, every county and municipality in the country will receive direct funding.

Flexible Use of Funds

Funding can be used by state and local governments for COVID-19 response, including the local cost share for FEMA Public Assistance grants; operational expenses; and to make up for lost revenue. This flexibility is also applied retroactively to the Coronavirus Relief Fund included in the CARES Act.

Small State Minimum

All States shall receive a combined minimum of \$2 billion from the first two tranches in addition to their allocation from the third tranche. This minimum shall also apply to Puerto Rico and the District of Columbia.



FOR IMMEDIATE RELEASE

May 18, 2020

CONTACT

Steven_Sandberg@menendez.senate.gov

Cole_Avery@cassidy.senate.gov

Menendez, Cassidy Introduce Bipartisan SMART Fund to Help Frontline States, Communities in COVID-19 Fight

Manchin, Hyde-Smith, Booker, Collins sign on as bipartisan original cosponsors

Bill provides \$500B in robust, flexible federal funding for every state, county, municipality in the U.S.

Funding delivers on bipartisan request from nation's governors, can be used to cover rising costs, revenue losses due to pandemic

WASHINGTON, D.C. – U.S. Senators Bob Menendez (D-N.J.) and Bill Cassidy, M.D. (R-La.) today will formally introduce bipartisan legislation to deliver critical, federal resources to states and communities on the frontlines of the COVID-19 fight. The State and Municipal Assistance for Recovery and Transition (SMART) Act targets \$500 billion in emergency funding to every state, county and community in the country, while prioritizing assistance to the areas with the greatest need.

Sens. Joe Manchin (D-W.Va.), Cindy Hyde-Smith (R-Miss.), Cory Booker (D-N.J.) and Susan Collins (R-Maine), who represent a cross-section of the country's broad political spectrum, have signed on as original cosponsors, only further reinforcing the SMART Fund as the only bipartisan path forward to providing states and communities badly needed, direct federal assistance.

“In the midst of a national emergency, the federal government cannot sit on its hands and watch our communities go bankrupt and our people suffer. This isn’t a blue state or red state issue—this is an American issue—and it requires a national response,” **said Sen. Menendez**. “The SMART Fund is the commonsense, reasonable and bipartisan approach our frontline states and communities need to deliver them the necessary flexible funding to defeat COVID-19, maintain critical services, avoid mass layoffs and tax increases, and expedite our economic recovery.”

“States and local communities shut down when the federal government asked and then lost billions in sales tax and other revenue. These states, communities either lay off workers or they get help. The SMART Act helps. The SMART Act keeps the thin blue line, firefighters and teachers from being casualties of Covid-19. It keeps our communities alive,” **Sen. Cassidy said**.

[First unveiled by Sens. Menendez and Cassidy](#) last month, [the SMART Fund answers the bipartisan call for help from our nation’s governors](#) by providing \$500 billion in flexible funding to states to help cover rising costs to combat COVID-19 and lost revenues due to the economic fallout. Without this federal assistance, governors, mayors and county leaders have warned of deep cuts to essential services and layoffs of police, firefighters, paramedics, teachers, sanitation, public health and public works employees, and other frontline workers.

These funds can be used to help state and local governments meet the current demand, expand testing capacity and contact tracing, provide further assistance to residents, local hospitals, small businesses and schools, in addition to maintaining critical services residents depend upon.

The SMART Fund builds upon the \$150 billion set aside in the Coronavirus Aid, Relief, and Economic Security (CARES) Act to help state and local governments, created by Sen. Jack Reed (D-R.I.). It eliminates the current 500,000 population threshold, allowing every state, county, municipality, U.S. territory and the District of Columbia to qualify for direct federal assistance, regardless of its size. After talking to numerous stakeholders—including Sens. Manchin, Hyde-Smith and Collins—since unveiling their plan, which initially dropped the population threshold ten-fold to 50,000, Sens. Menendez and Cassidy decided to fully eliminate it in the final bill.

Additionally, the SMART Fund targets funding to areas of greatest need based upon infection rates and revenue losses, and overturns the U.S. Treasury’s erroneous guidance that placed undue restrictions on how state and local governments could use the CARES stabilization funding.

“West Virginia’s cities and municipalities are facing drastic cuts in revenues as a result of the COVID-19 pandemic. If Congress doesn’t act now, our local officials will be forced to make difficult choices between providing essential services like first responders and retaining their employees to balance their budgets and avoid bankruptcy. It is unacceptable to allow our small businesses or our local governments to face bankruptcy for doing the right thing during this crisis. This bipartisan legislation will ensure our state and local governments can keep essential services up and running during this pandemic. I continue to hear from my friends in city and country government that the need for additional support is urgent and this bill delivers \$500 billion in additional support so they are able to continue operating through this difficult time,” **said Sen. Manchin**.

"The fact that cities and counties face layoffs, reductions in essential services, and even bankruptcies is cause enough for us to look at responsible ways to ensure people have access to the services they need. This bill represents a good-faith effort to help communities, counties, and states weather the financial hardships of the coronavirus emergency," **Sen. Hyde-Smith said.**

"Our state and local governments are on the frontlines of this crisis," **Sen. Booker said.** Without increased resources, they will be forced to make deep cuts to public services, including laying off essential workers such as police, firefighters, paramedics, and teachers at a time when they're needed the most. This common sense, bipartisan proposal will provide local leaders with the critical funding they desperately need to respond to and begin the recovery from COVID-19.

"In addition to its tragic health effects, COVID-19 has devastated communities and slammed Maine's economy. The impact on Maine's revenues could be among the worst in the nation," **said Sen. Collins.** "Dramatic revenue shortfalls will force state and local governments to either increase taxes or slash or suspend important services in health care, education, and transportation construction, which are needed now more than ever in the midst of this crisis. The SMART Act would help avoid the worst of these consequences by providing Maine's state and local governments with flexible funding that can be used to directly offset some of their plummeting revenues. Congress must act now to protect vital services and to prevent widespread furloughs of state and local public servants, including police, firefighters, medical professionals, and educators."

Specifically, the SMART Fund would provide \$500 billion to state, local, and tribal governments in order to avoid mass layoffs, steep tax hikes, and a breakdown of essential services. After a \$16 billion set-aside for Native American tribal governments, the remaining funding would be allocated to states through three equally divided tranches:

1. **One-Third Based on Population Size.** This tranche of funding will be allocated to all 50 states, D.C. and U.S. territories in proportion to each respective state or territory's percentage of the U.S. population. Counties and municipalities will each get a share of one-sixth of their state's respective allocation for a combined total of one-third of their state's allocation from this tranche. Funding will be distributed to counties and municipalities based on each county or municipality's proportion of the state's population for this tranche.
2. **One-Third Based on Infection Rates.** This tranche of funding will be allocated based on each state's relative share of the nation's infection rate. States that have disproportionately high infection rates will incur significantly higher expenses and will likely need to continue stay-at-home orders for longer periods of time, leading to larger revenue losses. Counties and municipalities will each get a share of one-sixth of their state's respective allocation for a combined total of one-third of their state's allocation from this tranche. Funding will be distributed to counties and municipalities based on each county or municipality's proportion of the state's population for this tranche.
3. **One-Third Based on Revenue Losses.** This tranche of funding will be allocated based on each state's revenue loss in proportion to the combined revenue loss of all the states from January 1, 2020 through December 31, 2020. States that took strong actions to curb the spread of the coronavirus should not face additional budget

shortfalls as a result of taking responsible action. Counties and municipalities will each get a share of one-sixth of their state's allocation for a combined total of one-third of their state's allocation from this tranche. Funding will be distributed to counties and municipalities based on each county or municipality's revenue loss from January 1, 2020 to December 31, 2020 in proportion to the combined revenue loss for all counties and municipalities in the state over this period. This is designed to ensure that adequate funding flows to counties and municipalities that are disproportionately affected relative to their population.

Under the formula, for example, if a state is awarded \$6 billion in SMART funds, \$4 billion would go to help stabilize the state government, \$1 billion would be split among its counties and the remaining \$1 billion dispersed to each of its municipalities based upon the respective criteria in each tranche.

All States, Puerto Rico and the District of Columbia shall receive a minimum of \$2 billion combined from the first two tranches in addition to their allocation from the third tranche.

Governors, mayors and county leaders from around the country have expressed their support for the SMART Fund.

"The SMART Act provides essential federal aid for counties at a time when our revenues are plummeting, yet demands for our frontline public health and public safety services are skyrocketing. We are encouraged by lawmakers on both sides of the aisle working with us to address the urgent needs of county governments, including our economic response and recovery priorities," **said National Association of Counties Executive Director Matthew Chase.** "We thank Senators Menendez, Cassidy, Manchin, Collins, Booker and Hyde-Smith for their bipartisan leadership to achieve our shared goal of saving lives and restoring our economy."

"The National League of Cities welcomes introduction of the bipartisan SMART Act, a bill that would assist all local governments with maintaining their core responsibilities, including keeping emergency responders on the job intervening in localized outbreaks of COVID-19; and restoring the economic activity of their communities long term," **said Clarence Anthony, National League of Cities CEO and executive director.** "Providing federal relief for municipalities across the nation is critical to advancing the reopening of America and our national economic recovery, on which thousands of jobs and the livelihoods of American families depend. The SMART Act is another positive sign that Members of Congress want to help the local leaders they represent; and that momentum is growing for the next emergency response package to include fair and appropriate levels of assistance to all cities, towns, and villages."

"We are pleased that a bipartisan group of senators, led by Senator Menendez and Senator Cassidy, have put forward a plan that recognizes the urgency of the fiscal crisis facing cities. These senators understand that this is not a partisan or geographic issue. COVID-19 has done fiscal harm in every state and every city. The next package that Congress passes must include strong and flexible fiscal assistance that provides direct emergency relief to all cities and can be used to help mitigate budget shortfalls resulting from the pandemic. Cities are on the frontlines of this crisis, and Washington's response must rise to meet the tremendous challenge cities face in responding to both the public health crisis and its dire economic impacts," **said Tom Cochran, CEO and executive director of The United States Conference of Mayors.**

“With widespread bipartisan agreement on the need for this assistance, we cannot afford a partisan process that turns this urgent relief into another political football. This is not a red state and blue state crisis. This is a red white and blue pandemic. The coronavirus is apolitical. It does not attack Democrats or Republicans. It attacks Americans,” [said National Governors Association Chair Larry Hogan \(R-Md.\) and Vice Chair Andrew Cuomo \(D-N.Y.\) in a joint statement issued May 13.](#) “The nation’s governors are counting on our leaders in Washington to come together, put partisanship aside, and to get this done for the American people.”

Reps. Mikie Sherrill (D-N.J.) and Peter King (R-N.Y.) are leading bipartisan companion legislation in the House of Representatives. The House bill is cosponsored by Josh Gottheimer (D-N.J.), Tom Reed (R-N.Y.), Tom O’Halloran (D-Ariz.), Fred Upton (R-Mich.), Ted Lieu (D-Calif.), Brian Fitzpatrick (R-Pa.), Debbie Dingell (D-Mich.) and Elise Stefanik (R-NY).

“State and local governments in New Jersey are a critical line of defense in the effort to respond to COVID-19,” **said Rep. Sherrill.** “The federal government has a responsibility to help. This legislation is an important, bipartisan step toward getting towns, counties, and states the resources they need to keep their residents safe. I want to thank Senator Menendez and Senator Cassidy for their leadership and quick response to the needs expressed by our counties and governors. I appreciate their partnership, and I’m proud to bring colleagues from both sides of the aisle together to lead on this important piece of legislation.”

“This legislation is absolutely essential to defeating and crushing the Coronavirus pandemic,” **Rep. King said.** “State and local governments must have the necessary funding support so that the cops, firefighters, healthcare workers and all first responders can get the job done. Too much is at stake to do otherwise!”

(F)15.

2020-015 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 175.02 Lot 83 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By A Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq (County Line Road/Clayton)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 175.02, Lot 83 in the Township of Lakewood, County of Ocean, State of New Jersey (the "Property"); and

WHEREAS, the Property is vacant and the size and zone are as follows:

Block 175.02, Lot 83; size: approximately 1.33 acres; R-15 Zone

WHEREAS, the Property has been appraised by Robert Gagliano, MAI, CRE, of Gagliano & Company, Certified General Real Estate Appraiser License # 42RG00137100; and

WHEREAS, Gagliano & Company has completed its appraisal report, dated March 19, 2020, a copy of which is available at the Clerk's Office for viewing, and has valued the Property for public sale at a minimum bid price of \$30,000.00.

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that portions of the Property, notwithstanding its being encumbered by a significant Jersey Central Power and Light utility easement, may be suited for residential development, houses of worship and schools, and accessory uses attendant thereto, and does not hold any intrinsic value for public use provided that the property owner obtains the consent of J.C.P. & L. that any use thereof would not interfere with its easement; and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood; and it is in the best interests of the Township of Lakewood to offer the Property for sale by public auction to the highest bidder via the submission of sealed bids to the Township Manager.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

SECTION 1. The Township of Lakewood in the County of Ocean is the owner of the Block 175.02, Lot 83 located within the Township of Lakewood (hereinafter referred to as the "Property"):

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property by public sale via sealed bid submission to the Township Manager, to the highest bidder in accordance with N.J.S.A. 40A: 12-13(a).

SECTION 3. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 4. The following conditions for the sale of the Property apply:

- a. The minimum bid for the Property is \$30,000.00.
- b. The highest bidder will be the purchaser, subject to the provisions below.
- c. The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by bank check or certified check payable to the Township of Lakewood, a deposit equal to ten (10%) percent of the bid amount with its sealed highest bid proposal, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit (excluding interest) to be credited to the purchase price at closing.
- d. The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:
 1. The Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
 2. The Property is being sold subject to existing zoning; however, prospective bidders should be aware that the Township has adopted a Smart Growth Plan which could require future changes in zoning for the Property. A copy of the Smart Growth Plan can be reviewed in the office of the Township Clerk.

3. The successful bidder shall bear the burden of paying any and all required sewer service and/or connection fees associated with the use of the Property.
4. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
5. The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections and/or arrangements to provide for water, electric, sewer, or solid waste disposal.
6. The closing of title to the Property is "TIME OF THE ESSENCE" and must take place within 30 days of the date of acceptance of the bid and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
7. The purchaser(s) shall pay the cost of recording fees.
8. The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
9. With respect to the sale of the Property herein, NO real estate commission is owed.
10. No representation is made by the Township as to the utility, usability or environmental condition of the Property.
 - a. All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a bargain and sale deed without covenants. No title contingencies or conditions are permitted.
 - b. In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
 - c. The sale shall be subject to adjournment or cancellation by the Township Committee.
 - d. The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.
 - e. It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.
 - f. The Township's acceptance or rejection of bids shall be made not later than at the second regular Township Committee meeting following the receipt of bids. No bid shall be considered finally accepted until passage by the Township Committee of a Resolution accepting such bid.
 - g. The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
 - h. Any material prepared and distributed in connection with this sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the

Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment.

SECTION 5. That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 6. That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

SECTION 7. That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

SECTION 8. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 9. That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13 (a) or reject any or all bids and retain any or all of the Property for Township use.

SECTION 10 That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 11. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 12. This Ordinance shall take effect upon final passage and publication in accordance with law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

Appraisal

Tax Map

Tax Info

Memo

Analysis

Req. to Sell

Req. to Sell 2

ORDINANCE # 2020-

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE PUBLIC SALE OF BLOCK 175.02 LOT
83 IN THE TOWNSHIP OF LAKEWOOD, COUNTY OF
OCEAN, STATE OF NEW JERSEY, BY A SEALED BID
PUBLIC SALE PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ.**

WHEREAS, the Township of Lakewood is the owner of real property known as Block 175.02, Lot 83 in the Township of Lakewood, County of Ocean, State of New Jersey (the "Property"); and

WHEREAS, the Property is vacant and the size and zone are as follows:

Block 175.02, Lot 83; size: approximately 1.33 acres; R-15 Zone

WHEREAS, the Property has been appraised by Robert Gagliano, MAI, CRE, of Gagliano & Company, Certified General Real Estate Appraiser License # 42RG00137100; and

WHEREAS, Gagliano & Company has completed its appraisal report, dated March 19, 2020, a copy of which is available at the Clerk's Office for viewing, and has valued the Property for public sale at a minimum bid price of \$30,000.00.

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that portions of the Property, notwithstanding its being encumbered by a significant Jersey Central Power and Light utility easement, may be suited for residential development, houses of worship and schools, and accessory uses attendant thereto, and does not hold any intrinsic value for public use provided that the property owner obtains the consent of J.C.P. & L. that any use thereof would not interfere with its easement; and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood; and it is in the best interests of the Township of Lakewood to offer the Property for sale by public auction to the highest bidder via the submission of sealed bids to the Township Manager.

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SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property by public sale via sealed bid submission to the Township Manager, to the highest bidder in accordance with N.J.S.A. 40A: 12-13(a).

SECTION 3. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 4. The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property is \$30,000.00.

(b) The highest bidder will be the purchaser, subject to the provisions below.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by bank check or certified check payable to the Township of Lakewood, a deposit equal to ten (10%) percent of the bid amount with its sealed highest bid proposal, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit (excluding interest) to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) The Property is being sold in an “AS IS” WHERE-IS” condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 2) The Property is being sold subject to existing zoning; however, prospective bidders should be aware that the Township has adopted a Smart Growth Plan which could require future changes in zoning for the Property. A copy of the Smart Growth Plan can be reviewed in the office of the Township Clerk.
- 3) The successful bidder shall bear the burden of paying any and all required sewer service and/or connection fees associated with the use of the Property.
- 4) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 5) The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections and/or arrangements to provide for water, electric, sewer, or solid waste disposal.

- 6) The closing of title to the Property is "TIME OF THE ESSENCE" and must take place within 30 days of the date of acceptance of the bid and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
- 7) The purchaser(s) shall pay the cost of recording fees.
- 8) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 9) With respect to the sale of the Property herein, NO real estate commission is owed.
- 10) No representation is made by the Township as to the utility, usability or environmental condition of the Property.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a bargain and sale deed without covenants. No title contingencies or conditions are permitted.

(f) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.

(g) The sale shall be subject to adjournment or cancellation by the Township Committee.

(h) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(i) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may

nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

(j) The Township's acceptance or rejection of bids shall be made not later than at the second regular Township Committee meeting following the receipt of bids. No bid shall be considered finally accepted until passage by the Township Committee of a Resolution accepting such bid.

(k) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.

(l) Any material prepared and distributed in connection with this sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment.

SECTION 5. That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 6. That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

SECTION 7. That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

SECTION 8. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 9. That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of

this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13 (a) or reject any or all bids and retain any or all of the Property for Township use.

SECTION 10 That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 11. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 12. This Ordinance shall take effect upon final passage and publication in accordance with law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on _____, 2020, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 5:30 p.m. on _____2020. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said Ordinance.

LAUREN KIRKMAN, RMC CMR
Township Clerk

**APPRAISAL REPORT
MARKET VALUE ESTIMATE
VACANT LAND
EAST COUNTY LINE ROAD
BLOCK 175.02, LOT 83
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY, NEW JERSEY**

**Under the Ownership of the
Township of Lakewood**

Prepared for

**Mr. Patrick Donnelly
Municipal Manager
Township of Lakewood
231 Third Street
Lakewood, New Jersey 08701**

Prepared by

**GAGLIANO & COMPANY
287 Rumson Road
Little Silver, NJ 07739**

March 19, 2020

Mr. Patrick Donnelly
Municipal Manager
Township of Lakewood
231 Third Street
Lakewood, New Jersey 08701

Re: Appraisal Report
Market Value Estimate
Block 175.02, Lot 83
East County Line Road
Township of Lakewood, Ocean County, New Jersey
gCo File No: 2020-035

Dear Mr. Donnelly:

Pursuant to your request for appraisal services, we inspected the above-referenced property on March 6, 2020 to estimate the fee simple market value as of that date.

The subject of this report is a 1.3384± acre or 58,301± square foot parcel of vacant land situated on the north side of East County Line Road in Lakewood, New Jersey. The property is more particularly described as Block 175.02, Lot 83 in Lakewood Township, Ocean County, New Jersey. The subject is in the R-15, Residential zone which permits single-family dwellings, schools and Houses of Worship on 15,000 square foot lots. The subject property is significantly encumbered by a JCP&L Easement which bisects the property diagonally from north to south and limits the development potential of the parcel. The Highest and Best Use of the site was determined to be the development of a single-family lot dwelling consistent with the R-15 zoning requirements. The purpose of this appraisal is to estimate the market value of land in fee simple for potential disposition.

Mr. Patrick Donnelly
Municipal Manager
Township of Lakewood

Based on the analysis and conclusions contained in this appraisal report, we estimate the fee simple market value of the subject property as of March 6, 2020 to be:

THIRTY THOUSAND DOLLARS

\$30,000

These value estimates are subject to the various conditions and comments contained in this report.

Respectfully submitted,



Robert Gagliano, MAI, CRE
President

TABLE OF CONTENTS

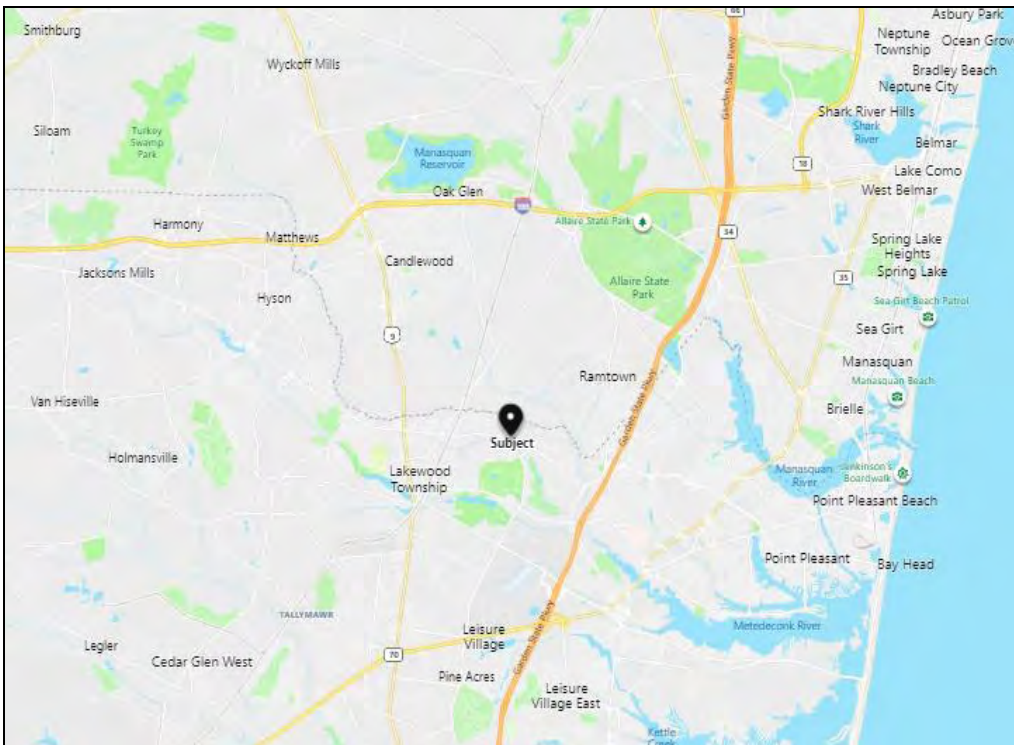
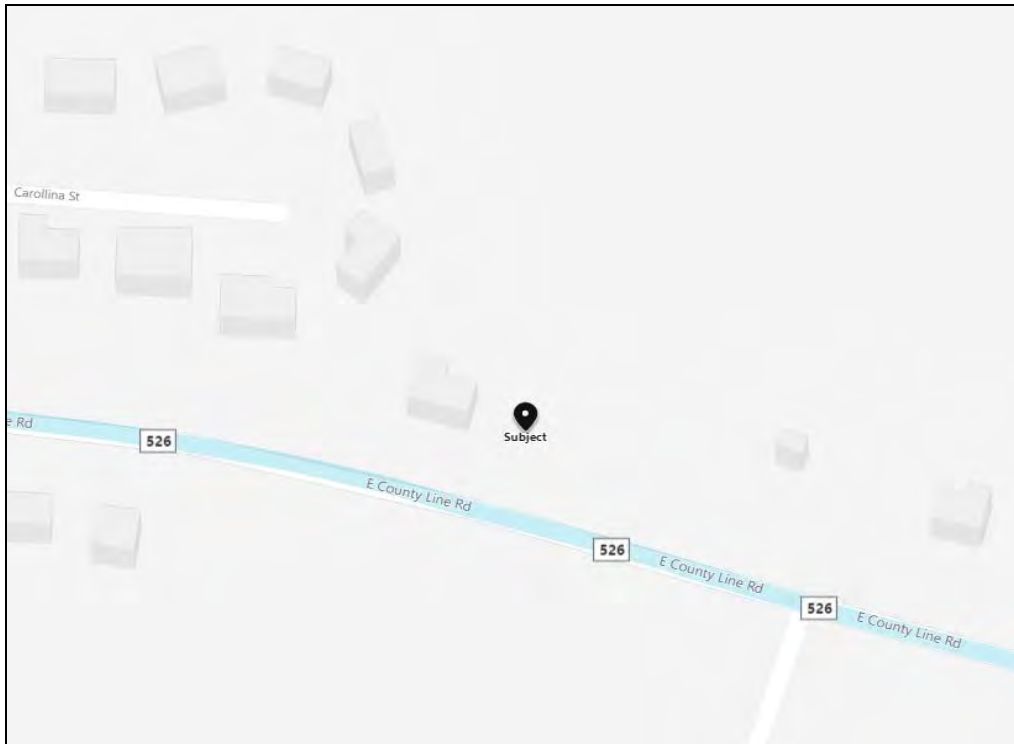
Part I - Introduction

Letter of Transmittal	i
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Part II - Description, Analysis and Conclusions

Subject Location Maps	1
Subject Photos.....	2
Executive Summary	5
Identification of the Property	6
Purpose of the Appraisal	6
Use of the Appraisal.....	6
Estate Appraised	6
Date of Value	6
Date of Report.....	6
Scope of Work	7
Extraordinary Assumptions and Hypothetical Conditions	7
Appraisal Development	7
Appraisal Report	8
Ownership and Sales History	8
Description of the Appraised Property	11
Site Description.....	11
Assessments and Taxes	15
Zoning	15
Highest and Best Use	17
Appraisal Process.....	20
Sales Comparison Approach.....	22
Reconciliation and Final Value Estimate.....	35
Exposure Time	36
Certification	37
Definitions.....	38
Assumptions and Limiting Conditions	41
Appraiser Qualifications	44
Addenda.....	47
Zoning Ordinance	48
Limited Utility Land Sales.....	50

SUBJECT LOCATION MAPS



**Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ**

SUBJECT PHOTOS



Subject Parcel



Subject Parcel

SUBJECT PHOTOS

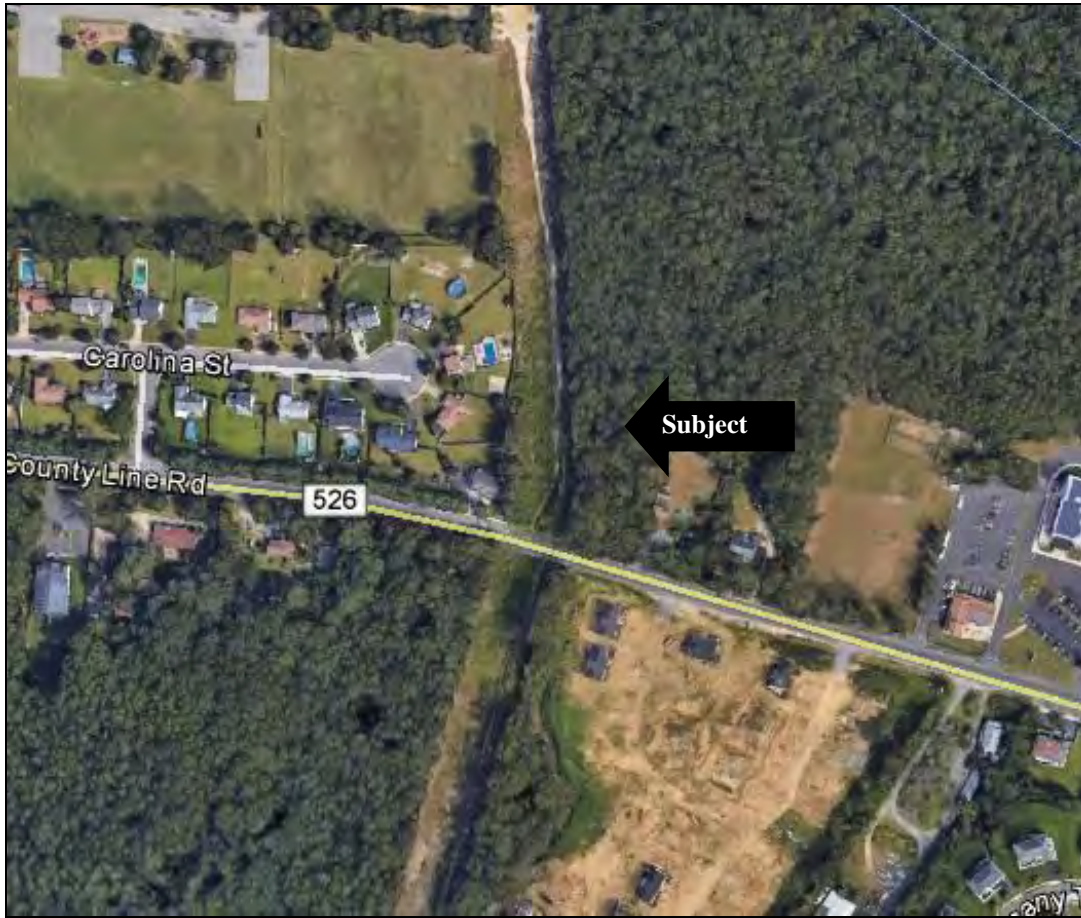


East County Line Road
View: West



East County Line Road
View: East

SUBJECT PHOTOS



Aerial View

Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ

EXECUTIVE SUMMARY

Type of Property:	Vacant Land
Location:	East County Line Road Block 175.02, Lot 83 Township of Lakewood Ocean County, New Jersey
Site:	1.3384 \pm acres or 58,301 \pm square feet per public records 20,306 \pm square feet usable per appraiser's measurements per NJDEP GeoWeb
Estate Appraised:	Fee Simple
Zoning:	R-15, Residential zone requiring 15,000 square feet
Purpose of the Appraisal:	To estimate the market value of the fee simple estate for potential disposition.
Highest and Best Use:	Single-Family Lot consistent with the R-15 zoning requirements.

Value Indications

Sales Comparison Approach: \$30,000

Final Value Conclusion: \$30,000

Valuation Date: March 6, 2020

Date of Report: March 19, 2020

IDENTIFICATION OF THE PROPERTY

The subject of this report is a 1.3384_± acre or 58,301_± square foot parcel of vacant land situated on the north side of East County Line Road in Lakewood, New Jersey. The property is more particularly described as Block 175.02, Lot 83 in Lakewood Township, Ocean County, New Jersey. The subject is in the R-15, Residential zone which permits single-family dwellings, schools and Houses of Worship on 15,000 square foot lots. The subject property is significantly encumbered by a JCP&L Easement which bisects the property diagonally from north to south and limits the development potential of the parcel.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the fee simple market value of the land as of March 6, 2020 for potential disposition.

USE OF THE APPRAISAL

This appraisal report is to be used by the client, Township of Lakewood, for potential disposition. The appraisal shall be used for no other purpose without the express consent of the appraiser

ESTATE APPRAISED

The subject is not encumbered by any leases; therefore, the fee simple estate is appraised.

DATE OF VALUE

The date of value is March 6, 2020.

DATE OF REPORT

The date of the report is March 19, 2020.

SCOPE OF WORK

Extraordinary Assumptions and Hypothetical Conditions

This appraisal does not include any extraordinary assumptions or hypothetical conditions.

Appraisal Development

To prepare this appraisal report, the appraiser inspected the property on March 6, 2020, to estimate the fee simple market value of the subject property as of that date.

All three approaches to value were considered. The Sales Comparison Approach was considered the most applicable approach and is developed in this report.

Data gathered on sales single family lots in Lakewood Township was analyzed to develop a market value estimate via the Sales Comparison Approach.

All the assembled data has been confirmed with a party to the transaction or their legal representatives. If personal confirmation was not possible, the source of the confirmation has been disclosed and judgment made as to its relevance and reliability. Details relating to the comparable data collected and analyzed are included in each approach to value.

This appraisal report was prepared in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (“USPAP”) and the appraiser considered all available, relevant market data. As identified in the assumptions and limiting conditions and explained in the property rights appraised, the appraiser assumes that title to the property is marketable and free and clear of liens and encumbrances, other than those specifically described in this report.

In the preparation of this appraisal report, the appraiser considered all available, relevant market data. As identified in the assumptions and limiting conditions and explained in the property rights appraised, the appraiser assumes that title to the property is marketable and free and clear of liens and encumbrances, other than those specifically described in this report.

Data sources relied upon include but are not limited to: local and state public records; Multiple Listing Services; real estate data services such as CoStar, LoopNet, RealQuest, Ordinance.com, Interflood, Marshall and Swift, RERC, Korpacz, RealtyRates.com, IREM and others; discussions with real estate professionals active in the subject market area, including brokers, agents, property managers, property owners, developers and appraisers.

Demographic and other data has been obtained from the United States Department of Commerce, Bureau of the Census; the State of New Jersey, Department of Labor and Department of Community Affairs, the Ocean County Planning Board and the Township of Lakewood.

The appraiser did not note any significant environmental issues which would appear to require immediate investigation. However, the appraiser is not an environmental engineer and it is recommended that the client retain an expert in this field.

Appraisal Report

Effective January 1, 2014, the Appraisal Standards Board revised the Uniform Standards of Professional Appraisal Practice to reflect two report options: Appraisal Report and Restricted Appraisal Report. The essential difference among these report options is the content and level of information provided. The appropriate reporting option and the level of information necessary in the report are dependent on the intended use and the intended users.

An *Appraisal Report* may have the client as the only intended user but may also have other intended users; specified parts of the research and development must be summarized; must summarize information analyzed and reasoning that supports analyses, opinions and conclusion.

A *Restricted Appraisal Report* must have the client as the only intended user. Research and development need only be stated. A restricted appraisal must include a prominent use restriction that limits the use of the report to the client and warns that the rationale for how opinions and conclusions set forth were arrived at may not be properly understood without additional information.

This property valuation was prepared in accordance with the requirements of the *Appraisal Report* option of USPAP Standards.

OWNERSHIP AND SALES HISTORY

The subject property is currently under the ownership of the Township of Lakewood. The subject property has not transferred ownership in the past five years. To the best of the appraiser's knowledge, the property is not currently listed for sale, nor is it under contract of sale.

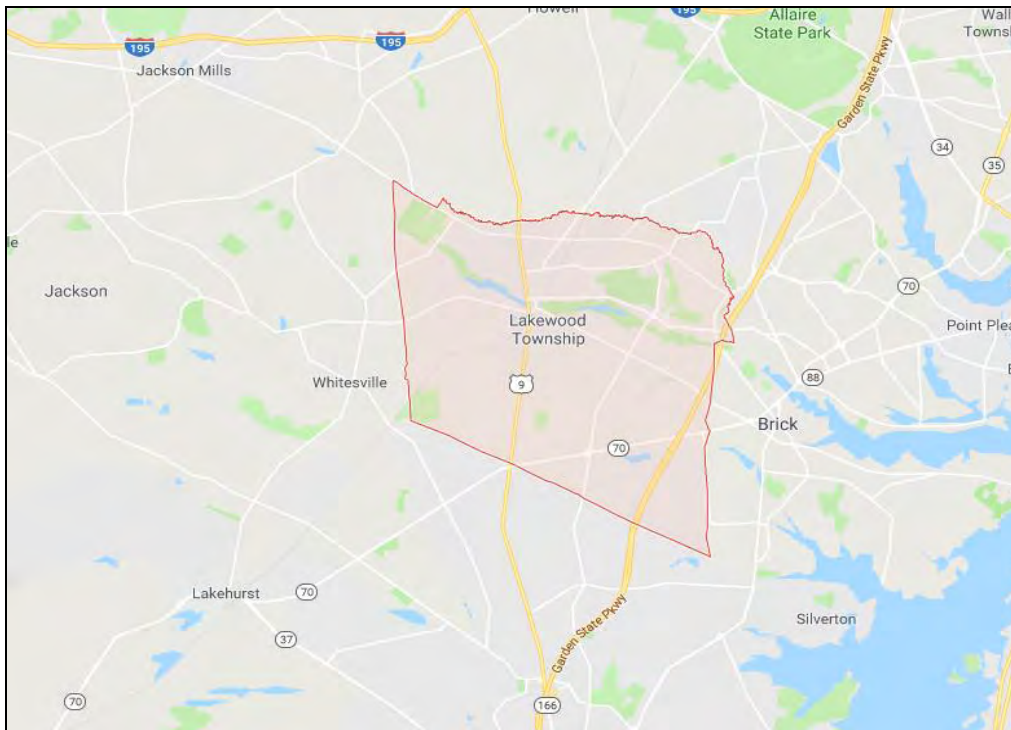
CITY AND NEIGHBORHOOD DATA

Lakewood Township


Lakewood Township is located in the north central extremity of Ocean County and comprises an area of 24.4 square miles of which approximately 60% is developed. The community is bound to the north by Monmouth County, Jackson Township to the West, the Township of Toms River to the south and Brick Township to the east.

The physical and environmental characteristics of this community were significant in its earliest development. The township is mostly flat land and highlighted by two lakes comprising 170 acres. The community’s early growth was primarily attributable to a hotel industry, which flourished at the turn of the century when the community was billed as a winter resort. With the hotel industry now long since disappeared, the community has evolved as a year-round municipality.

Lakewood Township is the most populous township in Ocean County. The township ranked as the seventh-most-populous municipality in the state in 2010 after having been ranked 22nd in 2000. It now ranks 5th. The sharp increase in population from 2000 to 2010 was led by increases in the township's Orthodox Jewish and Latino communities. Lakewood is a hub of Orthodox Judaism, and is home to one of the largest yeshivas in the world, the 6,500-student Beth Medrash Govoha, which was founded by Rabbi Aharon Kotler.



Township of Lakewood Highlighted

		Housing Profile				
Lakewood township, NJ 2		Prepared by Esri				
Lakewood township, NJ (3402938550)						
Geography: County Subdivision						
Population		Households				
2010 Total Population	92,843	2019 Median Household Income		\$49,160		
2019 Total Population	107,622	2024 Median Household Income		\$54,414		
2024 Total Population	113,904	2019-2024 Annual Rate		2.05%		
2019-2024 Annual Rate	1.14%					
Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	26,337	100.0%	28,960	100.0%	30,282	100.0%
Occupied	24,283	92.2%	27,077	93.5%	28,397	93.8%
Owner	12,570	47.7%	14,035	48.5%	15,134	50.0%
Renter	11,713	44.5%	13,042	45.0%	13,263	43.8%
Vacant	2,054	7.8%	1,883	6.5%	1,885	6.2%
Owner Occupied Housing Units by Value	2019		2024			
	Number	Percent	Number	Percent		
Total	14,031	100.0%	15,130	100.0%		
<\$50,000	329	2.3%	207	1.4%		
\$50,000-\$99,999	1,356	9.7%	1,203	8.0%		
\$100,000-\$149,999	1,169	8.3%	1,086	7.2%		
\$150,000-\$199,999	1,076	7.7%	1,004	6.6%		
\$200,000-\$249,999	1,158	8.3%	1,049	6.9%		
\$250,000-\$299,999	1,050	7.5%	1,117	7.4%		
\$300,000-\$399,999	3,125	22.3%	3,290	21.7%		
\$400,000-\$499,999	1,969	14.0%	2,317	15.3%		
\$500,000-\$749,999	2,465	17.6%	3,364	22.2%		
\$750,000-\$999,999	130	0.9%	205	1.4%		
\$1,000,000-\$1,499,999	91	0.6%	133	0.9%		
\$1,500,000-\$1,999,999	66	0.5%	90	0.6%		
\$2,000,000+	47	0.3%	65	0.4%		
Median Value	\$328,080		\$357,720			
Average Value	\$353,704		\$389,694			

The 2019 population estimate for Lakewood is 107,622 representing an increase of 15.92% since 2010. Population by 2024 is projected to increase to 113,904 representing an increase of 5.8%. The 2019 median household income was estimated to be \$49,160 and is expected to grow an additional 10.69% through 2024 to \$54,414. The 2019 median home value in Lakewood is \$328,080 and is projected to increase an additional 9.03% to \$357,720 by 2024.

Industrial land uses in Lakewood Township are primarily centered on the Lakewood Industrial Park between Route 70 and Cedar Bridge Avenue in the eastern portion of the municipality. Industrial development began in this area in the early 1970s as a result of the efforts of the Lakewood Industrial Commission. Today the 1,800-acre park comprises approximately 220 companies employing 11,000.

Modern retail and office developments are found on Route 9 and along State Highway 70 to the south. The oldest section of commercial activity is located along New Jersey State Route 88 and Route 9. Clifton Avenue, known as Lakewood’s “downtown” represents the older Central Business District of the municipality. Newer retail improvements are located along Route 70, east of the Industrial Park.

DESCRIPTION OF THE APPRAISED PROPERTY

Site Description

The subject is Block 175.02, Lot 83 in Lakewood Township, Ocean County, New Jersey

Location: North side of East County Line Road in Lakewood, New Jersey

Size: 1.3384± acres per public records

Frontage: 100± feet on East County Line Road; 440± feet on Clayton Street (unimproved); 165± feet on Major Avenue (unimproved)

Topography: Level, at road grade

Configuration: Rectangular

Utilities: Water, sewer, electric, gas and telephone

Access: No curb cuts but property fronts on East County Line Road

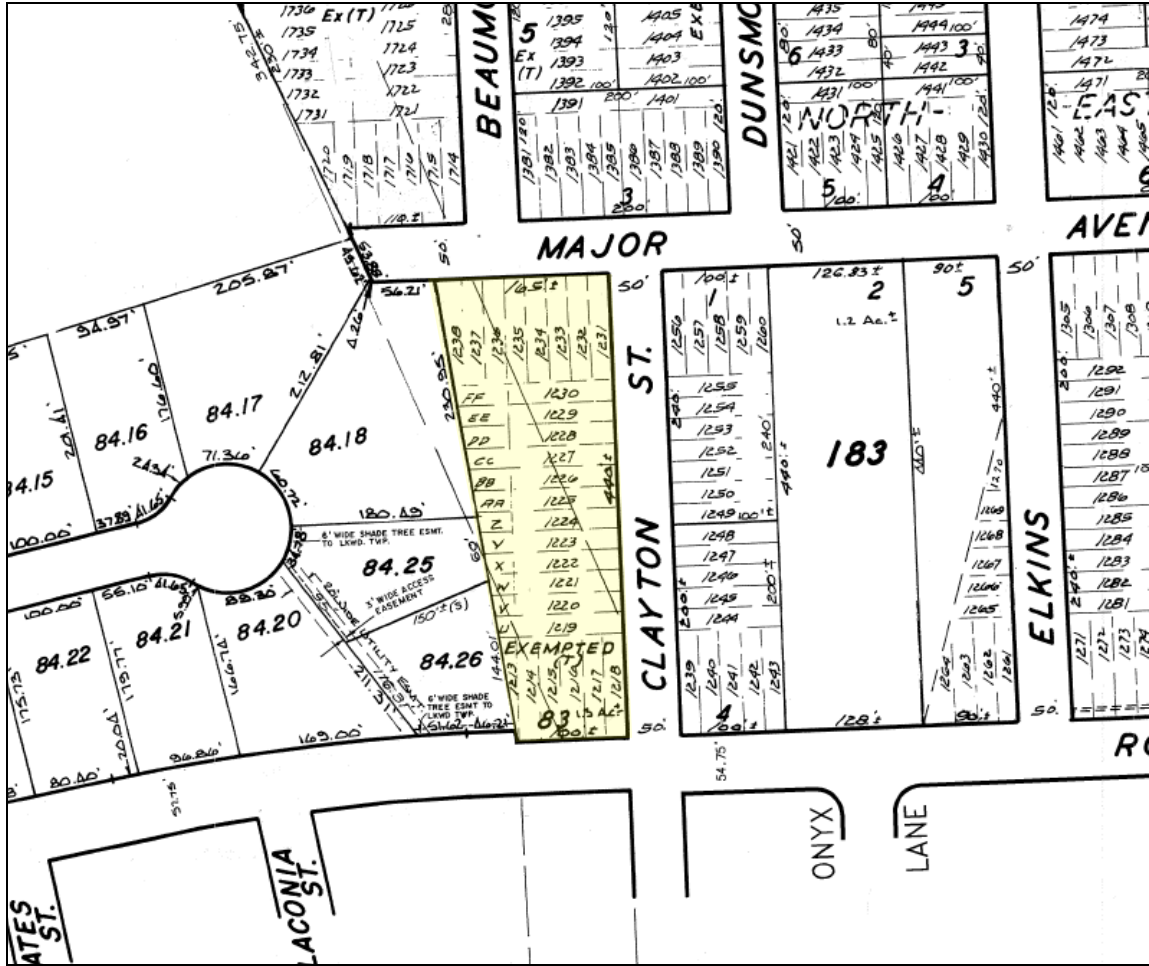
Encroachments: None noted

Easements: A JCP&L Easement diagonally bisects the subject parcel from north to south. Based on our measurement using NJDEP GeoWeb maps, 20,206± square feet or 0.4662± acres to the rear of the parcel are not encumbered by the easement and are potentially buildable.

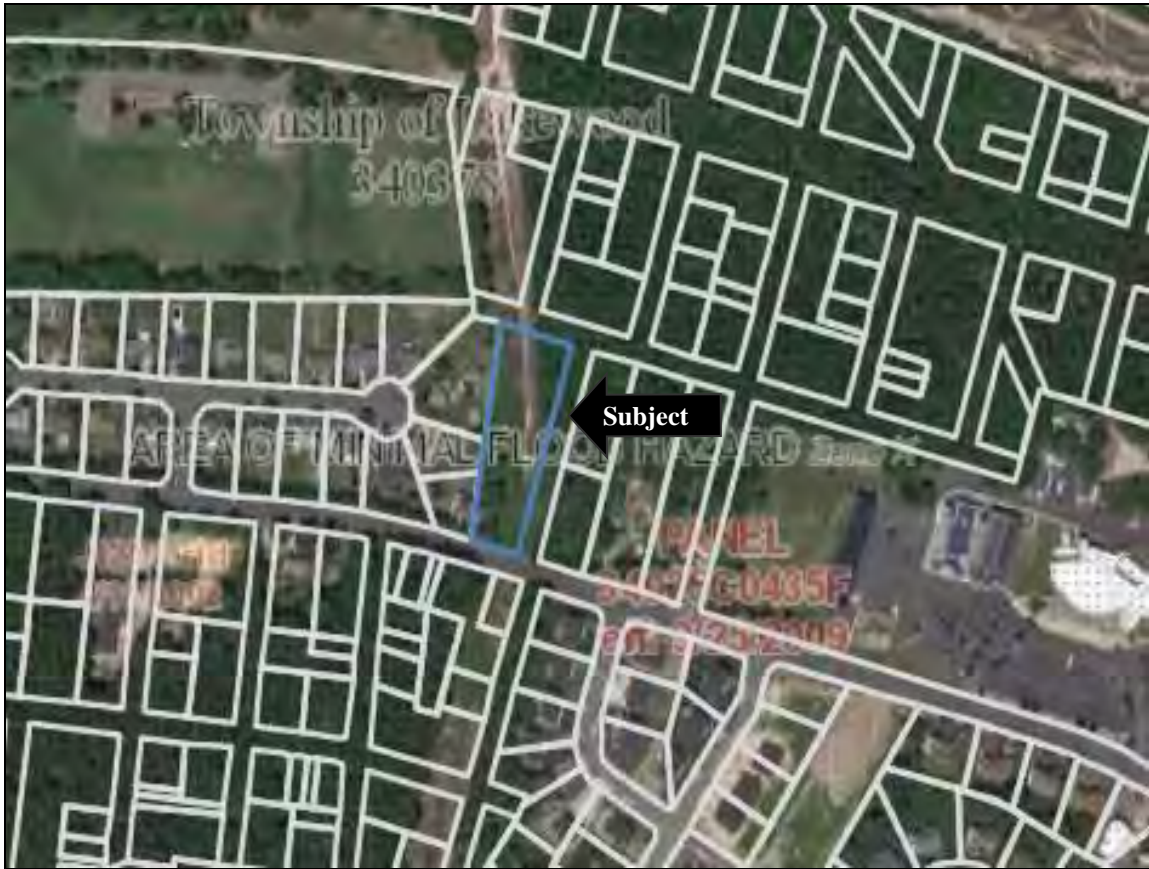
Flood Zone: The subject parcel is in Flood Zone "X" and is not subject to flooding. Flood Insurance Rate Map Community panel number 34023C0435F, effective September 25, 2009 is shown below.

Wetlands: None noted per the NJDEP GeoWeb site.

Environmental: None noted

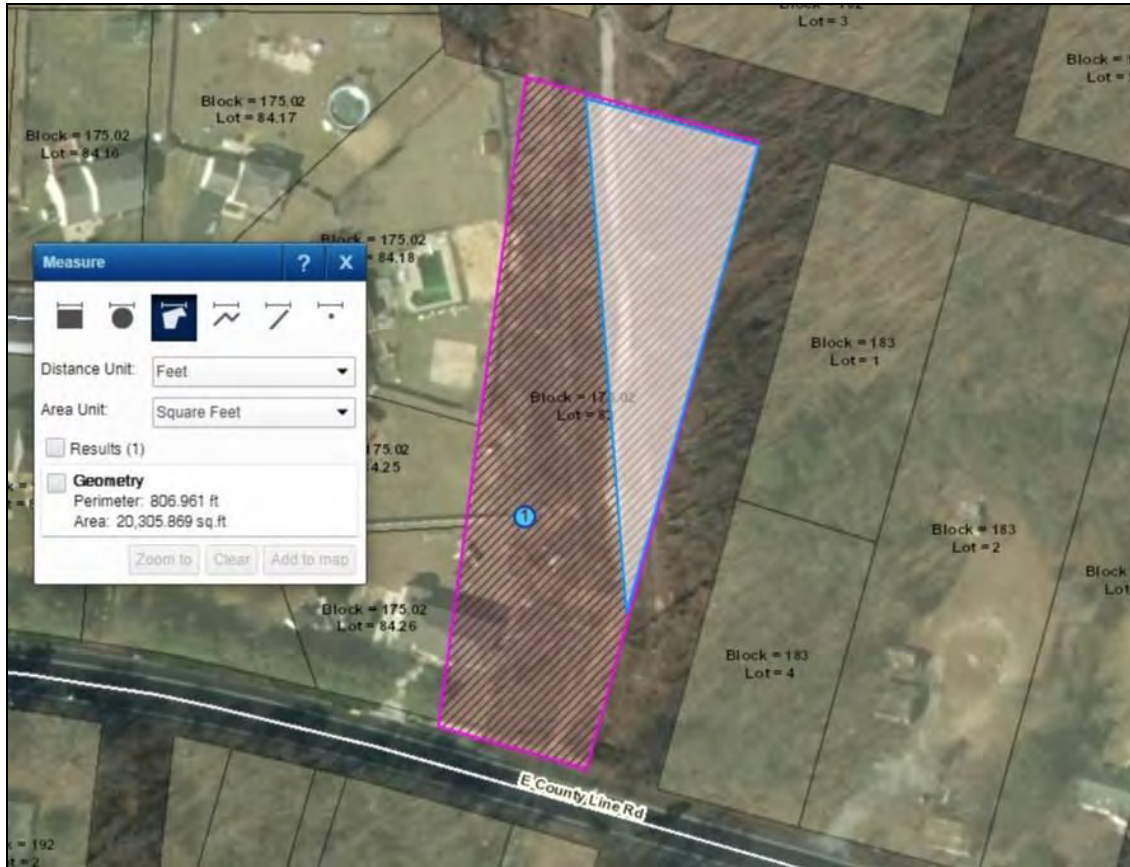
Tax Map


Flood Map



Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ

Wetlands Map with Measured Usable Area



Source: NJDEP GeoWeb
Usable Area outlined in Blue

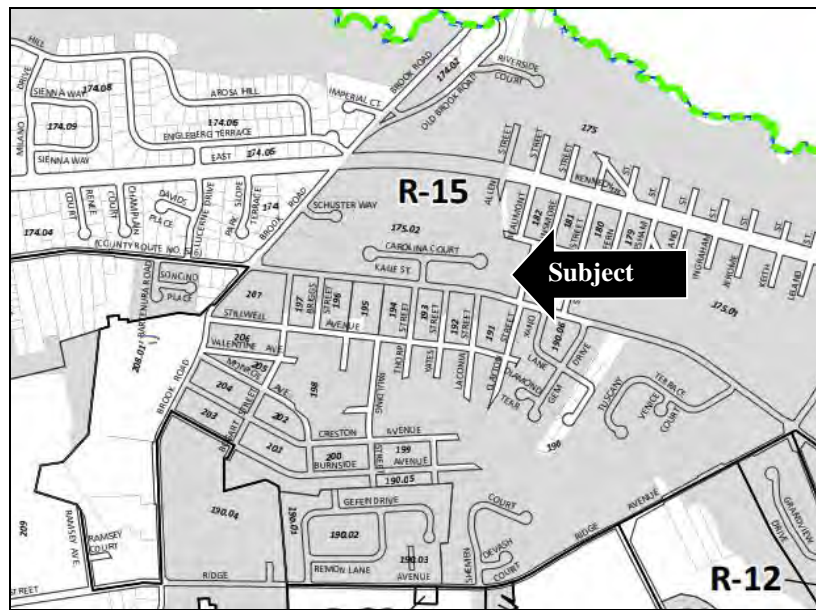
Assessments and Taxes

The 2019 tax assessment is summarized as follows:

Land	\$242,000
Improvement	\$ 0
Total	\$242,000

The property is public land and is therefore tax exempt. The 2019 tax rate for Lakewood Township is \$2.121/\$100 of valuation. The 2020 average ratio in Lakewood Township is 86.08%.

Zoning



The subject property is located in the R-15, Residential Zone:

Permitted Uses: Single-family detached dwellings, Places of Worship, public and private schools. See Addenda for full ordinance.

Bulk Requirements

Minimum Lot Size: 15,000 square feet
 Minimum Lot Width: 100 feet

Yard Requirements

Front Yard Setback: 30 feet
 Rear Yard Setback: 20 feet
 Side Yard Setback: 10 feet with an aggregate of 25 feet
 Maximum Building Height: 35 feet
 Maximum Building Coverage: 30%.

Subject Conformity to Zone

The subject property is 1.3384± acres in size and conforming. A JCP&L Easement diagonally bisects the subject parcel from north to south. Based on our measurement using NJDEP GeoWeb maps, 20,206± square feet or 0.4662± acres to the rear of the parcel are not encumbered by the easement and are potentially buildable.

HIGHEST AND BEST USE

Highest and Best Use is defined as, “The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity”.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Highest and Best Use is an essential analysis in the development of an appraisal and makes up the basis upon which all conclusions in the appraisal are based. Highest and Best Use is a two-part process in which the property is analyzed *As Vacant* and *As Improved*. These studies are developed by addressing the four criteria mentioned above. Through this process, a conclusion is reached about the use that would bring the greatest value to the land as of the date of appraisal.

As Vacant

Physically Possible: An analysis of the subject parcel indicates that neither its size, shape nor its terrain precludes development of the site.

Legally Permissible: In the, R-15 zone, residential uses are permitted. The subject is conforming. A JCP&L Easement diagonally bisects the subject parcel from north to south. Based on our measurement using NJDEP GeoWeb maps, 20,206± square feet or 0.4662± acres to the rear of the parcel are not encumbered by the easement and are potentially buildable. However, we estimate that the cost to build a road and run utilities to this area is only slightly less than the market value of the potential single-family lot (see the Sales Comparison Approach, below).

Financially Feasible: The subject is zoned for residential use and there is an active market for those properties in the subject area. Because the buildable area is isolated and the cost to develop the lot is high, a buyer may purchase the subject for assemblage or buffer. Therefore, we analyzed four Limited Utility Land Sales in the subject market area:

Limited Utility Land Sale Adjustment Grid

Land Sale Location	Subject	1	2	3	4
	East County Line Road Lakewood, NJ	Maxim-Southard Road Howell, NJ	1300 Route 70 Manchester, NJ	West Farms Road Howell, NJ	Oak Glen Road Howell, NJ
Sale Price		\$115,000	\$32,000	\$70,000	\$30,000
Acres	1.3384	9.300	3.060	7.175	2.560
Sale Price / Acre		\$12,366	\$10,458	\$9,756	\$11,719
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Property Rights Adjustment		0%	0%	0%	0%
Adjusted Price		\$12,366	\$10,458	\$9,756	\$11,719
Financing	Cash or Equivalent	Cash	Cash	Cash	Cash to Seller
Financing Adjustment		0%	0%	0%	0%
Adjusted Price		\$12,366	\$10,458	\$9,756	\$11,719
Conditions of Sale	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Conditions Adjustment		0%	0%	0%	0%
Normal Sale Price		\$12,366	\$10,458	\$9,756	\$11,719
Date of Value/Sale	3/6/2020	7/25/2018	3/20/2017	2/13/2017	3/11/2019
Market (Time) Adjustment		0%	0%	0%	0%
Time Adjusted Normal Sale Price		\$12,366	\$10,458	\$9,756	\$11,719
Location	Isolated	Similar	Similar	Similar	Similar
Location Adjustment		0%	0%	0%	0%
Zoning	R-15/Landlocked	ARE3/Wetlands	WTHD/Wetlands	ARE2/Landlocked	ARE6/Landlocked
Zoning Adjustment		0%	0%	0%	0%
Size (Acres)	1.3384 Acres	9.300	3.060	7.175	2.560
Size Adjustment		20%	10%	20%	10%
Net Adjustment		20%	10%	20%	10%
Gross Adjustment		20%	10%	20%	10%
Adjusted Sale Price / Acre		\$14,839	\$11,503	\$11,707	\$12,891
Weight %		25%	25%	25%	25%
Weight \$		\$3,710	\$2,876	\$2,927	\$3,223
Value Estimate / Acre		\$12,735			
Subject Acres		1.3384			
Indicated Value		\$17,044			
Rounded		\$20,000			

Write ups of these Land Sales are in the Addenda of this report. We estimate the market value of the subject for assemblage to be \$20,000.

Maximally Productive: Based on the Limited Utility Land Sale analysis above and our market value estimate in the Sales Comparison Approach below, we conclude that the Maximally Productive Use of the subject parcel is the development of a single-family dwelling.

APPRAISAL PROCESS

To estimate market value, the appraiser has considered the three generally accepted approaches to value. These are the Cost, Market or Sales Comparison, and Income Approaches. Information for these three approaches is extracted from the market and is primarily based on the Principle of Substitution. The Principle of Substitution holds that when two or more commodities or services with substantially the same utility are available, the one with the lowest prices receives the greatest demand and widest distribution.

Cost Approach

The Cost Approach begins with the valuation of the underlying land using a variety of techniques including sales comparison, extraction, allocation, direct capitalization using the land residual technique, direct capitalization using ground rent capitalization, and yield capitalization using a discounted cash flow analysis, also called subdivision development analysis. To the land value estimate the depreciated value of the replacement or reproduction cost of the improvements is added. This approach is most appropriate when improvements are relatively new, have little depreciation and represent highest and best use or when the improvements are very old and contribute little to value. The Cost Approach is also effective for special purpose-type improvements.

Sales Comparison Approach

The Sales Comparison Approach is often used to estimate the value of vacant land and improved properties. This approach produces value indications for the subject through comparison of similar properties referred to as comparable sales. In the search for comparable sales, the appraiser typically focuses on such issues as highest and best use, conditions of sale, date of transaction, location, physical characteristics and income data. In the analysis of comparable sales, a single common denominator most representative of the market, called the unit of comparison, is sought, although more than one may be present. The Sales Comparison Approach is most effective in indicating market value when an adequate number of comparable properties have, in fact, been sold.

Income Capitalization Approach

The Income Approach measures the present value and future benefits of property ownership and is primarily based on anticipation. The approach requires extensive market research to determine a property's potential gross income by analyzing contract and market lease data, as well as market vacancy and expenses, to estimate net operating income. The anticipated net income produced before payment of debt is then capitalized at a rate which considers financing characteristics prevailing as well as risk factors and acceptable rate of return for real estate investors. The capitalization of net operating income, using the direct capitalization or discounted cash flow analysis methods, produces the value indication.

Reconciliation and Final Value Estimate

The final step in the appraisal process is the reconciliation of the value indications. The reliability of each approach, in terms of quantity and quality of the data and the appropriateness to the nature of the property are considered in the final selection of value. If a substantial range in value is indicated by the approaches, it may be indicative of the appropriateness in the assignment of that respective approach. The appraisal process must consider and give weight to the approach or approaches deemed most appropriate and reflective of buyers' and sellers' actions in the marketplace.

Applicable Approaches

All three approaches to value were considered. The purpose of this appraisal is to estimate the market value of the subject property. Because ground leased retail properties are generally bought and sold based on their income, the Income Approach is developed. The Sales Comparison Approach is applicable, but we could not identify any recent sales of ground leased anchor stores in the State of New Jersey, so the approach was not developed.

Applicable Approaches

The purpose of this appraisal is to estimate the market value of the subject property. The most appropriate method for valuing land is the Sales Comparison Approach and will be developed in this report.

SALES COMPARISON APPROACH

The Sales Comparison Approach is an appraisal procedure in which the market value of a property is estimated by direct comparison and analysis of the sales of similar substitute properties.

The basic steps implemented in the application of this approach are as follows:

1. Conduct a market investigation to locate comparable property sales and offerings and gather relevant data concerning each comparable, focusing on such issues as highest and best use, conditions of sale, date of transaction, location, physical characteristics and income and expense data;
2. Verify the terms and conditions as well as motivating forces of each of the sales through verification of deed data and/or communicating with principals of the transaction or their legal representatives;
3. Analyze each of the comparable sales' significant characteristics and relate those to the subject property;
4. Identify the most significant and consistent comparative unit and adjust for dissimilarities between the comparable properties and the subject, or develop appropriate ratios to respective sale prices;
5. Formulate an estimate of the market value of the subject based on these comparisons.

In the application of this approach the appraiser employs the principles of supply and demand, balance, substitution and externalities as the market should directly indicate the prices paid for similar properties at a particular point in time. The direct sales activity and offerings assist in the determination of the balance present within the market, as one property may be a suitable substitute for another to a prospective purchaser. External forces generally of a neighborhood environmental nature may be present in the comparables; therefore, sales in close proximity to one another are desirable in order to mitigate dissimilar influences.

Sales Investigation

The appraiser conducted a search of sales of single family lots in the subject area. A number of comparable sales were located, and four sales were selected for direct comparison. These Land Sales are described and analyzed on the following pages:

Single Family Lot Sale 1



Property Identification

Record ID 3309
Property Type Residential, Single Family Lot
Address 230 Joe Parker Road, Lakewood, Ocean County, New Jersey 08701
Tax ID Block 189.03, Lot 42

Sale Data

Grantor Deutsche Bank / Trustee for NovaStar Mtg
Grantee Sara Newhouse
Sale Date January 17, 2020
Deed Book/Page 17767/783
Property Rights Fee Simple
Marketing Time 11 DOM
Conditions of Sale Arm's Length - 1st out of foreclosure
Financing Cash
Sale History 6/5/2017 - Sheriff Sale
Use Residential Lot
Verification Buyer, Broker; MLS#21947146, Other sources: Deed, Public Records

Sale Price \$303,000
Cash Equivalent \$303,000

Land Data

Zoning R-12, 12,000 s.f. min. lot, Residential

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Single Family Lot Sale 1 (Cont.)

Topography	Level, at road grade
Utilities	W, E, G, T - Sewer available
Shape	Generally Rectangular
Corner	No
Easement	Municipal only

Land Size Information

Gross Land Size	0.645 Acres or 28,096 SF
Front Footage	100 ft Total Frontage: 100 ft Joe Parker Road;

Indicators

Sale Price/Gross Acre	\$469,767
Sale Price/Gross SF	\$10.78
Sale Price/Front Foot	\$3,030

Remarks

Sale of a conforming single-family lot.

Single Family Lot Sale 2



Property Identification

Record ID 3310
Property Type Residential, Single Family Lot
Address Prospect Street Map 3 LLC, Lakewood, Ocean County, New Jersey 08701
Tax ID Block 442, Lot 2

Sale Data

Grantor Star Developers LLC
Grantee Prospect Street Map 3 LLC
Sale Date August 01, 2019
Deed Book/Page 17559 / 1131
Property Rights Fee Simple
Marketing Time 199 DOM
Conditions of Sale Arm's Length
Financing Cash
Sale History 6/10/2014 - \$150,000
Use Residential Lot
Verification Grantor Attorney; MLS#21845154, Other sources: Deed, Public Records

Sale Price \$230,000
Cash Equivalent \$230,000

Land Data

Zoning R20-C, Nonconforming, Residential

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Single Family Lot Sale 2 (Cont.)

Topography	Level, at road grade
Utilities	W, E, G, T, S
Shape	Square
Corner	Yes
Easement	Municipal only

Land Size Information

Gross Land Size	0.230 Acres or 10,000 SF
Front Footage	200 ft Total Frontage: 100 ft Massachusetts Avenue; 100 ft Claremont Street;

Indicators

Sale Price/Gross Acre	\$1,001,917
Sale Price/Gross SF	\$23.00
Sale Price/Front Foot	\$1,150

Remarks

Sale of a nonconforming single-family lot.

Single Family Lot Sale 3



Property Identification

Record ID 3312
Property Type Residential, Single Family Lot
Address 1485 Read Place, Lakewood, Ocean County, New Jersey 08701
Tax ID Block 855.02, Lot 26.02

Sale Data

Grantor Nachman Taub
Grantee Binyomin Ebstein and Leah Goldberg
Sale Date May 30, 2019
Deed Book/Page 17488/556
Property Rights Fee Simple
Marketing Time 2 DOM
Conditions of Sale Arm's Length - Approvals
Financing Conventional
Sale History No prior sales past 36 months
Use Residential Lot
Verification Broker, Grantor Attorney; MLS #21908745, Other sources:
 Deed, Public Records

Sale Price \$275,000
Cash Equivalent \$275,000

Land Data

Zoning R20, Conforming, Residential
Topography Level, at road grade

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Single Family Lot Sale 3 (Cont.)

Utilities	E, G, T, Well & Septic needed
Shape	Generally Rectangular
Corner	No
Easement	Municipal only
Depth	300

Land Size Information

Gross Land Size	0.517 Acres or 22,521 SF
Front Footage	75 ft Total Frontage: 75 ft Read Place;

Indicators

Sale Price/Gross Acre	\$531,915
Sale Price/Gross SF	\$12.21
Sale Price/Front Foot	\$3,667

Remarks

Sale of a newly subdivided (2017 approvals) conforming single family lot. Site plan approvals in place, building permit and septic design required.

Single Family Lot Sale 4



Property Identification

Record ID 3311
Property Type Residential, Single Family Lot
Address Forest Drive, Lakewood, Ocean County, New Jersey 08701
Tax ID Block 12, Lot 206

Sale Data

Grantor Tuxedo Property Partners, LLC
Grantee The House on Forest LLC
Sale Date March 11, 2019
Deed Book/Page 17422/571
Property Rights Fee Simple
Marketing Time 125 DOM
Conditions of Sale Arm's Length
Financing Cash
Sale History No prior sales past 36 months
Use Residential Lot
Verification MLS#21836331, Other sources: Deed, Public Records

Sale Price \$300,000
Cash Equivalent \$300,000

Land Data

Zoning R12, Nonconforming, Residential
Topography Level, at road grade
Utilities W, E, G, T, S

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Single Family Lot Sale 4 (Cont.)

Shape	Generally Rectangular
Corner	No
Easement	Municipal only

Land Size Information

Gross Land Size	0.186 Acres or 8,100 SF
Front Footage	50 ft Total Frontage: 50 ft Forest Drive;

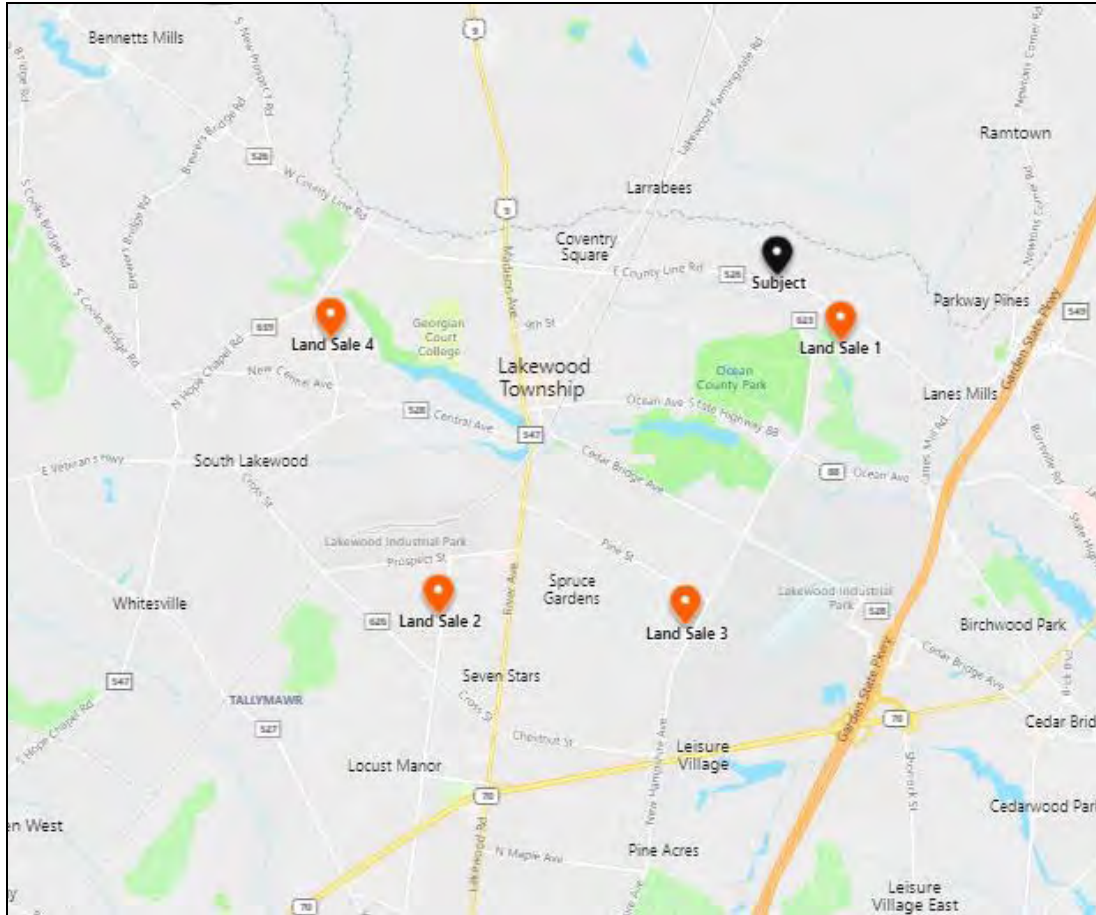
Indicators

Sale Price/Gross Acre	\$1,613,337
Sale Price/Gross SF	\$37.04
Sale Price/Front Foot	\$6,000

Remarks

Sale of a nonconforming single-family lot.

Sale Comparable Map



Unit of Comparison

In order to effectively compare the land sales to the subject, an appropriate unit of comparison was chosen. Typically, the unit of comparison for vacant land is either sale price per square foot or sale price per acre, although sale price per lot and sale price per square foot of approved Floor Area Ratio are sometimes used. These units of comparison are developed on the land sale comparable abstracts. In residential land, sale prices are typically discussed based on sale price per building lot and it is generally held that “a lot is a lot is a lot”, meaning that lot size has a small influence on single family home values in a given neighborhood. Specific analyses done in the past by the appraiser support this rule of thumb. Therefore, the sale prices will be analyzed on a per lot basis.

Discussion of Adjustments

The Land Sales were adjusted for several differences, as shown on the Land Sale adjustment grid below. Adjustments were first made for property rights conveyed, financing, conditions of sale and market (time). Additional adjustments were considered based upon location, zoning, utilities and size.

Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ

Property Rights Conveyed: All of the sales were conveyed in fee simple and no adjustment is required.

Financing: All of the Land Sales transferred cash to seller or similar terms and no adjustment is needed.

Conditions of Sale: All of the sales are arm's length; no adjustments are required. Land Sale 1 was the first sale after a foreclosure and is adjusted upwards.

Market Conditions (Time): The sales are all relatively recent. A 5% per year increase is applied for market conditions.

Location: The subject is located on a county road in a residential neighborhood and the lot is substantially encumbered with a JCP&L easement. All the Land Sales are considered superior and are adjusted negatively.

Zoning: The subject lot is conforming. Land Sales 1 and 3 are conforming. No adjustments are required. Land Sales 2 and 4 are nonconforming. These Land Sales are adjusted upwards.

Utilities: The subject is served by public water and sewer. Land Sales 1, 2 and 4 are similar and no adjustments are applied. Land Sale 3 is served by an on-site well and septic system. This Land Sales is inferior and an upward adjustment is applied.

Size: Lots smaller than the subject are considered inferior to the subject and are adjusted upwards. Conversely, lots larger than the subject are considered superior and are adjusted negatively.

Following is the Land Sale Adjustment Grid:

Land Sale Adjustment Grid

Land Sale Location	Subject East County Line Road Lakewood, NJ	1 230 Joe Parker Road Lakewood, NJ	2 Prospect Street Map 3 Lakewood, NJ	3 1485 Read Place Lakewood, NJ	4 Forest Drive Lakewood, NJ
Sale Price		\$303,000	\$230,000	\$275,000	\$300,000
Number of Lots	1	1	1	1	1
Sale Price / Lot		\$303,000	\$230,000	\$275,000	\$300,000
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Property Rights Adjustment		0%	0%	0%	0%
Adjusted Price		\$303,000	\$230,000	\$275,000	\$300,000
Financing	Cash or Equivalent	Cash	Cash	Conventional	Cash to Seller
Financing Adjustment		0%	0%	0%	0%
Adjusted Price		\$303,000	\$230,000	\$275,000	\$300,000
Conditions of Sale	Arms Length	1st Sale after Foreclosure	Arms Length	Arms Length	Arms Length
Conditions Adjustment		10%	5%	5%	0%
Normal Sale Price		\$333,300	\$241,500	\$288,750	\$300,000
Date of Value/Sale	3/6/2020	1/17/2020	8/1/2019	5/30/2019	3/11/2019
Market (Time) Adjustment		1%	3%	4%	5%
Time Adjusted Normal Sale Price		\$336,633	\$248,745	\$300,300	\$315,000
Location	JCP&L Easement	Superior	Superior	Superior	Superior
Location Adjustment		-10%	-10%	-10%	-10%
Zoning	R-15/Conforming	R-12/Conforming	R-20C/Nonconforming	R-20/Conforming	R-12/Nonconforming
Zoning Adjustment		0%	5%	0%	5%
Utilities	Water & Sewer	Water & Sewer	Water & Sewer	Well & Septic	Water & Sewer
Utilities Adjustment		0%	0%	10%	0%
Size (Acres)	0.4662	0.645	0.230	0.517	0.186
Size Adjustment		0%	10%	0%	10%
Net Adjustment		-10%	5%	0%	5%
Gross Adjustment		10%	25%	20%	25%
Adjusted Sale Price / Lot		\$302,970	\$261,182	\$300,300	\$330,750
Weight %		25%	25%	25%	25%
Weight \$		\$75,742	\$65,296	\$75,075	\$82,688
Weighted Total/Indicated Value	\$298,800				
Value Conclusion Rounded	\$300,000				
Cost to Build Street	(\$270,000)				
Indicated value	\$30,000				

Land Value Conclusion

Before adjustment, the Land Sale ranged from \$230,000 to \$303,000 per lot. After analysis and adjustment, the Land Sales range from \$261,182 to \$330,750 per lot. The comparable sales were then weighted evenly, as none of the sales were clearly superior in overall comparability and the concluded value is \$300,000 rounded.

Road Construction Cost

Per Marshall & Swift (Section 66, Page 1), the cost of complete doubled-loaded street improvements ranges for \$469 to \$570 per linear foot. The average is \$519.50 per linear foot. After applying a Current Cost Multiplier of 1.01 (Section 99, Page 3) and a Local Cost Multiplier of 1.17 (Section 99, Page 9) the cost would be \$613.89 per square foot. 440± linear feet of road must be improved, so the estimated cost of the road is \$270,000 rounded. Subtracting this cost from the market value of the lot results in a net value of \$30,000.

Indicated Value, Sales Comparison Approach.....\$30,000

RECONCILIATION AND FINAL VALUE ESTIMATE

The subject of this report is a 1.3384± acre or 58,301± square foot parcel of vacant land situated on the north side of East County Line Road in Lakewood, New Jersey. The property is more particularly described as Block 175.02, Lot 83 in Lakewood Township, Ocean County, New Jersey. The subject is in the R-15, Residential zone which permits single-family dwellings, schools and Houses of Worship on 15,000 square foot lots. The subject property is significantly encumbered by a JCP&L Easement which bisects the property diagonally from north to south and limits the development potential of the parcel. The Highest and Best Use of the site was determined to be the development of a single-family lot dwelling consistent with the R-15 zoning requirements. The purpose of this appraisal is to estimate the market value of land in fee simple for potential disposition.

The Sales Comparison Approach was considered to be the most appropriate method for valuing the land.

In the final value conclusion, the fee simple market value of the subject property as of March 6, 2020 was:

THIRTY THOUSAND DOLLARS

\$30,000

EXPOSURE TIME

Exposure Time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon analysis of past events assuming a competitive and open market.

Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort.

Source: The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, Copyright 2015

Estimated Exposure Time

Exposure time for the subject is estimated to be six months to one year.

This estimate assumes:

1. That the subject property was listed with a competent broker experienced with similar type properties;
2. That the subject was offered for sale at no more than 110% of the appraised value.

CERTIFICATION

I certify that to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- my engagement in this assignment was not contingent upon developing or reporting predetermined results;
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (“USPAP”);
- I have not performed any services regarding the subject of this report within the three-year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity;
- I made a personal inspection of the property that is the subject of this report;
- No one provided significant real property appraisal assistance to the person signing this report;
- I am certified as a General Property Appraiser by the State of New Jersey;
- as of the date of the report, I have completed the continuing education requirements of the State of New Jersey and of the Appraisal Institute;
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

GAGLIANO & COMPANY



Robert Gagliano, MAI, CRE
New Jersey Certification No. 42RG00137100

March 19, 2020

Date

Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ

DEFINITIONS

Market Value

The most probable price, as of a specified date, in cash, in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably and for self-interest, and assuming that neither is under undue duress.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (a) Buyer and seller are typically motivated;
- (b) Both parties are well informed or well advised, and acting in what they consider their best interests;
- (c) A reasonable time is allowed for exposure in the open market;
- (d) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015 (3. Fannie Mae)

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Leased Fee Interest

An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained in the lease.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Jurisdictional Exception

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.

Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Copyright 2015

Lease Terms

Gross Lease/Full Service Lease: A lease that includes a base rent plus all expenses in a single rate.

Gross plus Utilities: A lease that includes a base rent plus expenses in a single rate, *excluding* utilities, which are paid directly by the tenant to the respective utility companies.

Gross plus Tenant Electric: A lease that includes a base rent plus expenses in a single rate, *excluding* the tenant's direct electric expense.

Modified Gross Lease: A lease that includes a base rent plus expenses in a single rate, but includes a provision whereby the landlord is reimbursed by the tenant for one or more expenses. The reimbursed expense is often real estate taxes.

Base Stop: A lease that includes a base rent plus expenses in a single rate, but includes a provision whereby the landlord is reimbursed by the tenant for expense increases over a “base” year, which is typically the inception year of the current lease. The reimbursed expense is often real estate taxes.

Net Lease, Triple Net Lease: A lease whereby the tenant pays a pro-rata share of operating expenses in addition to base rent. The reimbursed expenses are typically real estate taxes, insurance and common area maintenance.

Taxes: Refers to the real estate taxes payable to the municipality.

Insurance: The property and casualty insurance on a property.

Common Area Maintenance (“C.A.M.”): A term used to describe the operating expenses of a property including minor repairs, landscaping services, pest control, snow removal, trash removal, etc. Typically excluded from C.A.M. are structural repairs, capital expenditures, management fees, professional fees, and reserves for the replacement of long-lived items such as roofs, driveways and parking lots. Some brokers include property and casualty insurance in the C.A.M. figure.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to the following assumptions and limiting conditions:

1. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
2. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
3. No responsibility for legal matters is assumed. All existing liens, mortgages or other encumbrances are disregarded and the property is appraised as though free and clear.
4. Unless otherwise stated, it is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
5. All engineering materials are assumed to be correct. The plot plans and other illustrative material in this report are included only to help the reader visualize the property.
6. All sketches in this report are intended to be visual aids and should not be construed as surveys, engineering reports or architectural plans.
7. If no legal description or survey was furnished the appraiser may use the municipal tax map to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, it may be necessary for this appraisal to be adjusted.
8. Responsible ownership and competent property management are assumed.
9. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws.
10. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report.
11. It is assumed that all required licenses, permits, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
12. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

13. The appraisal inspection is not a structural examination, termite or infestation investigation, environmental examination or an analysis or certification of mechanical equipment or building components. These types of investigations can only be performed by experts in their specific fields. We assume no responsibility as to the condition or existence of these elements.
14. Unless otherwise stated, the appraiser has no knowledge of the existence of hazardous materials on or in the property. The presence of substances including, but not limited to, petroleum or petroleum byproducts, radon, asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, as needed.
15. We are not experts in the Americans with Disabilities Act (“ADA”) and we assume no responsibility for non-compliance with the ADA. The intended user is urged to retain an expert in this field, as needed.
16. Any proposed improvements are assumed to have been completed unless otherwise stipulated, so any construction is assumed to conform to the building plans referenced in the report.
17. Unless stated otherwise, the opinion of value is limited to the land and the improvements only. The value of intellectual property, good will/going concern and furniture, fixtures and equipment are not included in the value of the real estate.
18. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
20. Any forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
21. The appraiser assumes that the reader or user of this report has been provided with copies of available surveys, site plans, building plans, rent rolls and any leases that encumber the property.

22. Disclosure of the contents of this appraisal report is governed by the Code of Professional Ethics of the Appraisal Institute which include the Uniform Standards of Professional Appraisal Practice (“USPAP”).
23. Possession of this report, or a copy thereof, does not carry with it the right of publication or use. The report, a copy of the report, or any portion of the report may not be used for any purpose or by any person or entity other than the party to which it is addressed without the express written consent of the appraiser.
24. The appraiser is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless prior arrangements have been made.

APPRAISER QUALIFICATIONS
ROBERT GAGLIANO, MAI, CRE

PROFESSIONAL QUALIFICATIONS

Designated Member of the Appraisal Institute (“MAI”) #11881, 2002
Member, Counselors of Real Estate (“CRE”)
New Jersey State Certified General Real Estate Appraiser #42RG00137100, 1995
New Jersey Licensed Real Estate Salesperson, 1993
New Jersey Approved Green Acres Appraiser
New Jersey Approved Farmland Preservation Appraiser
New Jersey Approved Small Business Set-Aside Act #56405-20
Member, International Association of Assessing Officers
New Jersey State Certified Tax Assessor #1941, 1994 - 2016
Adjunct Professor, Monmouth University Kislak School Real Estate Institute 2013-2015

PROFESSIONAL EXPERIENCE

Gagliano & Company, *Real Estate Advisory Services*

President, July 2001 – Present

Core Realty Group, *Real Estate Brokerage, Leasing & Management*

Managing Director, April 2005 – Present

Robert A. Stanger & Co., Inc., *Real Estate Investment Banking*

Senior Vice President, July 1997 – June 2001

Guiney Guenther Group, Inc., *Real Estate Brokers*

Salesperson, September 1996 – April 2005

Johnson Realty Services, Paul R. Johnson, MAI, *Commercial Real Estate Appraisal*

Associate Appraiser, January 1993 - August 1996

Garden State Realty Appraisal, *Residential Real Estate Appraisal*

Associate Appraiser, October 1992 - February 1993

Borough of Tinton Falls

Member, Borough Council, May 1991 – September 1998

Member, Planning Board, July 1991 - July 1992

Member, Zoning Board of Adjustment, 1990 - 1991

Borough of Spring Lake

Interim Tax Assessor May 2005 – August 2005

Borough of Rumson

Tax Assessor, January 1995 – February 1998

Borough of Atlantic Highlands

Tax Assessor, July 1995 - February 1998

Borough of Oceanport

Tax Assessor, April 1997 - February 1998

Borough of Interlaken

Tax Assessor, April 1997 - February 1998

ROBERT GAGLIANO, MAI, CRE**EDUCATION****Appraisal Institute**

All Continuing Education Complete

Uniform Appraisal Standards for Federal Land Acquisitions – Seminar September 2017

Real Estate Finance, Value and Investment Performance – Seminar November 2015

Business Practices and Ethics – Seminar September 2012

Separating Real, Personal Property and Intangible Assets – Seminar March 2012

Advanced Spreadsheet Modeling for Valuation Applications – Seminar September 2010

Scope of Work – Seminar March 2005

Feasibility Analysis, Market Value and Investment Timing - Seminar October 2002

Advanced Applications, October 2000

Demonstration Appraisal Report Writing - Seminar, August 2000

Report Writing and Valuation Analysis, August 2000

Advanced Sales Comparison and Cost Approaches, April 2000

Highest & Best Use and Market Analysis, October 1999

Advanced Income Capitalization, May 1999

Appraisal Reporting of Complex Residential Properties - Seminar, October 1995

Appraisal Practices for Litigation - Seminar, November 1995

General Applications, December 1994

Basic Income Capitalization, October 1993

Appraisal Procedures, May 1993

Ted Whitmer, MAI, CRE, Attorney

Attacking & Defending an Appraisal in Litigation, Part II, December 2003

Attacking & Defending an Appraisal in Litigation, Part I, September 2001

Comprehensive Appraisal Workshop, February 2001

Monmouth University Real Estate Institute

Regulation and the Real Estate Development Process, March 1997

Rutgers Center for Government Services

Property Tax Administration I, May 1994

Briggs Real Estate Appraisal School

Writing the Small Residential Income Property Appraisal Report, January 1993

Writing the Single Family Residential Appraisal Report, October 1992

Ocean School of Real Estate

Residential Real Estate Appraisal, August 1992

Vanderbilt University

Bachelor of Arts, English/Writing, May 1984

ROBERT GAGLIANO, MAI, CRE

PARTIAL LIST OF CLIENTS

Government

U.S. Army Corps of Engineers	Lakewood Township
U.S. General Services Administration	Freehold Township
U.S. Department of the Interior	Spring Lake Borough
New Jersey Department of Environmental Protection	Tinton Falls Borough
New Jersey Department of Transportation	Colts Neck Township
Monmouth County	Eatontown Borough
Monmouth County Parks	Matawan Borough
Middlesex County	Manchester Township
Fort Monmouth Economic Redevelopment Agency	West Long Branch Borough
Long Branch City	Monmouth Beach Borough
Red Bank Borough	Marlboro Township
Sea Bright Borough	Holmdel Township
New Brunswick City	Oceanport Borough
Millstone Township	Fair Haven Borough

Lawyers and Law Firms

Giordano, Halleran & Ciesla	Wilentz, Goldman & Spitzer
Ansell, Grimm & Aaron	Bathgate, Wegner & Wolf
Cleary Giacobbe Alfieri & Jacobs	Hoagland, Longo
Wells, Jaworski & Liebman	Cole, Schotz, Meisel, Forman & Leonard
Becker Meisel	Lindabury, McCormick Estabrook & Cooper
Wasserman, Jurista & Stolz	Davison Eastman & Munoz
McCarter & English	Fox Rothschild
GluckWalrath	McKirby & Riskin
Archer & Greiner	Skoloff & Wolfe
Greenbaum, Rowe, Smith & Davis	Sills Cummis Epstein & Gross
McKenna, DuPont, Higgins & Stone	Scarinci Hollenbeck

Banks and Lenders

Sovereign Bank	TD Bank
Two River Community Bank	New Millennium Bank
Valley National Bank	Wells Fargo
Independence Community Bank	First Commerce Bank
United Bank	Sun National Bank

Corporate and Institutional

K. Hovnanian	Pine Belt Auto Group
J.F. Kiely Construction	Centex Homes
Lennar/U.S. Home	Meridian Health Realty Corporation
Fidelity National Title	Monmouth Conservation Foundation
Saker ShopRites	CentraState Medical Center
CJ Hesse	Trap Rock Industries
Trust for Public Land	USAA Insurance
Travelers Insurance	Work Out World
Sitar Realty Company	H. Hovnanian Industries
PMG	Matrix Development Group
Weeks Marine	Somerset Tire Service
Liberty Mutual Insurance	Wick Company

ADDENDA

Zoning Ordinance

D. Single Family Residential (R-15)

1. Permitted Uses:
 - a. Single-family detached housing.
 - b. Places of worship including parish house and classrooms. (See Section 18-905 for regulations in addition to subsection 5 below.)
 - c. Public and private schools in accordance with the requirements of Section 18-906 and the bulk standards below.
2. Conditional Uses (See Article X)
 - a. Public buildings of a governmental or cultural nature but not including warehouses and workshops.
 - b. Congregate or Assisted Living and Nursing Care,
 - c. Agricultural uses, The processing or sale of agricultural products grown or raised on the premises is permitted,
 - d. Golf courses with a minimum of nine (9) holes and a minimum distance from tee to green for a hole of one hundred (100) yards. A clubhouse is permitted on the same property,
 - e. Adult Communities, (See Section 18-1001),
 - f. Reserved, (Ord, No, 2013-79; Ordinance No. 2013-79 was repealed by Court Order on June 2, 2017 deleting commercial uses on properties with frontage County Route No. 526.)
3. Accessory Uses:
 - a. Private residential garages.
 - b. Sheds.
 - c. Greenhouses.
 - d. Private Swimming Pools.
 - e. Home occupations, provided that the sum of all such uses in a dwelling complies with the following standards:
 - (1) The home occupation may not employ more than two (2) people at any one time who are not a member of the household residing in the dwelling.
 - (2) The home occupation shall primarily be conducted in a manner that does not bring more than one (1) client at a time to the premises.
 - (3) The residential character of the exterior of the structure appearance shall not be compromised.
 - (4) Not more than twenty-five percent (25%) of the total floor area of the dwelling may be devoted to the home occupation use.
 - (5) There shall be no outdoor storage or display of materials, products or equipment.
 - (6) One (1) off-street parking space must be provided in addition to those required for the dwelling if a non-resident person is employed in conjunction with the home occupation use.
 - (7) Deliveries are permitted by way of UPS, FedEx or other similar agencies.
4. Design Regulations - For all permitted uses except Places of Worship:
 - a. Minimum Lot Area – 15,000 square feet,
 - b. Minimum Lot Width – 100 feet,
 - c. Front Yard Setback – 30 feet,
 - d. Rear Yard Setback – 20 feet,
 - e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
 - f. Accessory Building:
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
 - g. Maximum Building Coverage – 30%.
 - h. Maximum Building Height – 35 feet.

5. Design Regulations - Places of Worship:
 - a. Minimum Lot Area – 15,000 square feet.
 - b. Minimum Lot Width – 100 feet.
 - c. Front Yard Setback – 30 feet.
 - d. Rear Yard Setback – 20 feet.
 - e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
 - f. Maximum Building Coverage – 25%.
6. Reduction in Lot Area for Recreation Purposes: In any residential subdivision in the R-15 District, the minimum lot area and width requirements may be reduced in accordance with the standards and requirements specified in Section 18-908.
7. Cluster Option: A cluster development plan for single-family detached dwellings shall be permitted in those areas designated on the Zoning Map as R-15/10 Cluster and as provided in Section 18-904. The bulk standards for the lots in the cluster development shall be in accordance with the R-10 Design Regulations.
(Ord. No. 2005-95 § 2)

Limited Utility Land Sales
Limited Utility Land Sale 1

Property Identification

Record ID	3268
Property Type	Limited Utility, Wetlands
Address	Maxim-Southard Road, Howell Township, Monmouth County, New Jersey 07731
Tax ID	Block 25, Lot 42

Sale Data

Grantor	Oak Tree Equities LLC
Grantee	Lazer Kviat
Sale Date	July 25, 2018
Deed Book/Page	93074/1538
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash
Sale History	3/27/18 - \$92,000 - Distress Sale
Highest and Best Use	Limited Utility - Wetlands
Verification	Grantor Attorney; Deed, Public Records

Sale Price	\$115,000
Cash Equivalent	\$115,000

Land Data

Zoning	ARE3, Agricultural Rural Estate 3
Topography	Level at road grade

Vacant Land
Township of Lakewood
East County Line Road, Lakewood, NJ

Utilities	E, G, T, Well & Septic Needed
Shape	Generally Rectangular
Corner	No
Easements	None noted

Land Size Information

Gross Land Size	9.300 Acres or 405,108 SF
Wetlands Land Size	9.300 Acres or 405,108 SF, 100.00%
Front Footage	388 ft Total Frontage: 388 ft Maxim-Southard;

Indicators

Sale Price/Gross Acre	\$12,366
Sale Price/Gross SF	\$0.28
Sale Price/Front Foot	\$296

Remarks

Sale of a 9.3+/- acre parcel of land located in the ARE3 Agricultural Residential 3 zone. Property is substantially encumbered by wetlands. Buyer's attorney, stated arm's length transaction, no unusual circumstances, No contingencies and no applications/approvals at time of sale.

Limited Utility Land Sale 2



Property Identification

Record ID 3218
Property Type Limited Utility, Wetlands
Address 1300 Route 70, Manchester Township, Ocean County, New Jersey 08759
Tax ID Block 113, Lot 7

Sale Data

Grantor Even Ray Co Inc
Grantee Cedar Glen Lakes Inc
Sale Date March 20, 2017
Deed Book/Page 16691/1875
Property Rights Fee Simple
Conditions of Sale Arm's Length
Financing Cash
Sale History No prior sales past five years
Highest and Best Use Assemblage/Limited Utility
Verification Broker - Beth Chezmar; Deed, Public Records

Sale Price \$32,000
Cash Equivalent \$32,000

Land Data

Zoning WTHD, Whiting Town Highway Development
Topography Wooded, Wet

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Shape	Generally Rectangular
Corner	Yes
Easements	None noted

Land Size Information

Gross Land Size	3.060 Acres or 133,294 SF
Uplands Land Size	1.760 Acres or 76,666 SF, 57.52%
Unusable Land Size	1.300 Acres or 56,628 SF, 42.48%
Front Footage	540 ft Total Frontage: 540 ft Route 70;

Indicators

Sale Price/Gross Acre	\$10,458
Sale Price/Gross SF	\$0.24
Sale Price/Uplands Acre	\$18,182
Sale Price/Uplands SF	\$0.42
Sale Price/Front Foot	\$59

Remarks

Sale of a 3.06+/- acre parcel of land located in the WTH-D, zone. Property was purchased for assemblage by the adjacent property and is partially encumbered by wetlands. Per broker it is to be used as park area for adjoining property, no plans to build as building envelope is decrease by state created wetlands.

Limited Utility Land Sale 3



Property Identification

Record ID 3006
Property Type Limited Utility, Landlocked
Address West Farms Road, Howell Township, Monmouth County, New Jersey 07728
Tax ID Block 153, Lot 13

Sale Data

Grantor Mary Barbagallo, Individual/Executor - Estate of Salvatore E. Barbagallo
Grantee Stone Hill Road, LLC
Sale Date February 13, 2017
Deed Book/Page 9214/3488
Property Rights Fee Simple
Conditions of Sale Arm's Length
Sale History No prior sales past five years
Highest and Best Use Wetlands mitigation or passive recreation
Verification Other sources: Deed, Public Records

Sale Price \$70,000
Cash Equivalent \$70,000

Land Data

Zoning ARE2, Agricultural Rural Estate
Topography Basically Level
Shape Irregular

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Corner Easements No
None noted

Land Size Information

Gross Land Size 7.175 Acres or 312,543 SF
Unusable Land Size 7.175 Acres or 312,543 SF, 100.00%
Front Footage Landlocked;

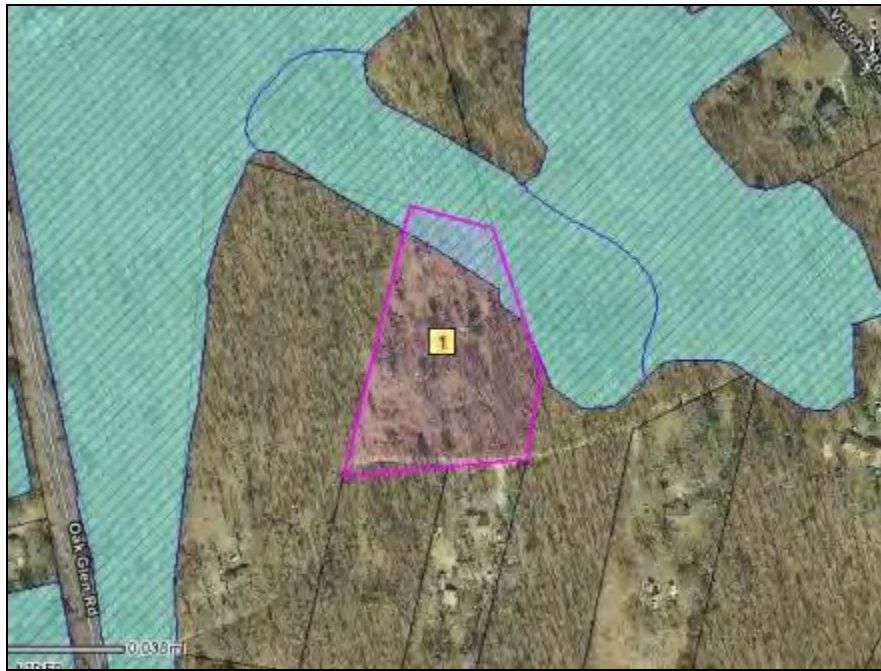
Indicators

Sale Price/Gross Acre \$9,756
Sale Price/Gross SF \$0.22
Sale Price/Unusable Acre \$9,756
Sale Price/Unusable SF \$0.22

Remarks

Sale of a landlocked lot, purchased by owner of neighboring lot 14/14Q for assemblage.

Limited Utility Land Sale 4



Property Identification

Record ID 2142
Property Type Limited Utility, Landlocked
Address Oak Glen Road (rear), Howell Township, Monmouth County, New Jersey 07728
Tax ID Block 41 Lot 32

Sale Data

Grantor George Vouriotis
Grantee Sean Connelly
Sale Date October 25, 2013
Deed Book/Page 9044/7319
Property Rights Fee Simple
Conditions of Sale Arm's Length
Sale History No prior sales past five years
Verification Grantor Attorney, Jacob Tebele, Esq.; Other sources: Deed, Public Records

Sale Price \$30,000
Cash Equivalent \$30,000

Land Data

Zoning ARE6, Agricultural Rural Estate
Topography Basically Level
Dimensions 157.96 x 235.15 x 176.76 x 470 x 305

Vacant Land
 Township of Lakewood
 East County Line Road, Lakewood, NJ

Shape Irregular

Land Size Information

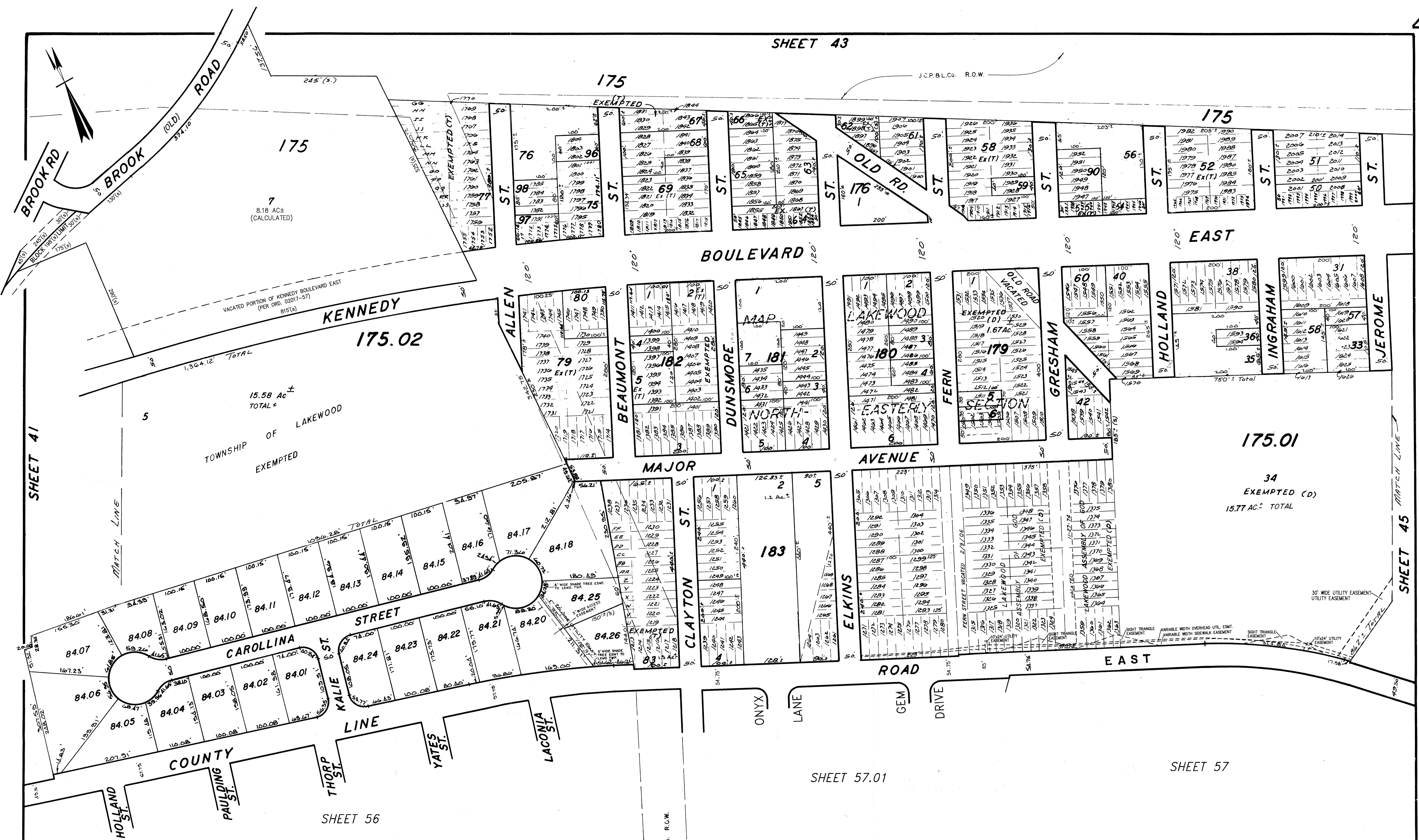
Gross Land Size	2.560 Acres or 111,514 SF
Unusable Land Size	2.560 Acres or 111,514 SF, 100.00%
Easement Land Size	0.350 Acres or 15,250 SF, 13.68%

Indicators

Sale Price/Gross Acre	\$11,719
Sale Price/Gross SF	\$0.27
Sale Price/Unusable Acre	\$11,719
Sale Price/Unusable SF	\$0.27

Remarks

Sale of a landlocked lot, purchased by owner of neighboring lot 32.02 for assemblage.



REVISIONS			REVISIONS		
DATE	NAME	LIC. NO.	DATE	NAME	LIC. NO.
3-26-90	Harry W. Mager, Jr.	L.S. 20810	10-05	BIRDSALL ENGINEERING, INC	6S27188
4-92	HARRY W. MAGER, JR.	P.L.S. 20810	11-06	BIRDSALL ENGINEERING, INC	6S19458
8-92	HARRY W. MAGER, JR.	L.S. 20810	10-07	BIRDSALL ENGINEERING, INC	6S19458
12-92	HARRY W. MAGER, JR.	L.S. 20810	05-08	BIRDSALL ENGINEERING, INC	6S19458
2-93	HARRY W. MAGER, JR.	L.S. 20810	11-08	BIRDSALL ENGINEERING, INC	6S25846
1-95	HARRY W. MAGER, JR.	L.S. 20810	2-2013	REMINGTON & VERNICK ENGINEERS	23924
12-99	BIRDSALL ENGINEERING, INC	L.S. 19458	9-2013	REMINGTON & VERNICK ENGINEERS	23924
8-00	BIRDSALL ENGINEERING, INC	L.S. 19458	5-2015	REMINGTON & VERNICK ENGINEERS	42627
12-01	BIRDSALL ENGINEERING, INC	L.S. 19458	12-2017	REMINGTON & VERNICK ENGINEERS	42627
12-02	BIRDSALL ENGINEERING, INC	L.S. 19458	4-2018	REMINGTON & VERNICK ENGINEERS	42627
11-04	BIRDSALL ENGINEERING, INC	6S27188			

NEW JERSEY DEPARTMENT OF TREASURY
 DIVISION OF TAXATION
 LOCAL PROPERTY TAXES
 APPROVED AS A TAX MAP PURSUANT TO THE
 REVISIONS OF CHAPTER 175, LAWS OF 1913, ETC.
 FOR THE DIRECTOR, DIVISION OF TAXATION
 BY: [Signature] P.E. & L.S.
 LIC. # 15841 CHIEF ENGINEERING SURVEYOR
 DATE: APR 05 1995 A.N. 769

STATE TAX DEPARTMENT
 Approved as a Tax Map According to the
 Provisions of Chapter 175, Laws of 1913.
 J. H. THAYER MARTIN
 State Tax Commissioner
 Date: Nov. 22, 1940. Serial No. 87.

TAX MAP
 LAKEWOOD TOWNSHIP
 OCEAN COUNTY, N.J.
 SCALE: 1"=100'
 1939
 GEORGE B. WADDILL
 LICENSED ENGINEER & SURVEYOR
 LAKEWOOD, N.J.

1-20 UPDATE - HARRY W. MAGER, JR. - L.S. 20810
 4-84 Rev. for Revaluation - Daniel A. DeSessa P.E. L.S.
 11-28 UPDATE - HARRY W. MAGER, JR. - L.S.
 5-89 UPDATE - HARRY W. MAGER, JR. - L.S.
 4-88 DEL. FOR REVALUATION - HARRY W. MAGER, JR. - L.S.
 11-88 UPDATE - HARRY W. MAGER, JR. - L.S. 20810
 4/75
 12/67 Robert B. Powers
 3/71 F.D. Havens
 6/73 Daniel A. De Sessa
 10/74

TAX BOARD

Tax List Details - Current Year			
Municipality:	Lkwd	Deed date:	12/30/1966
Owner:	TOWNSHIP OF LAKEWOOD	Block:	175.02
Mailing address:	THIRD STREET	Lot:	83
City/State:	LAKEWOOD NJ 08701	Qual:	
Location:	EAST COUNTY LINE ROAD		
Prop class:	15C	Land val:	242,000
Bldg desc:		Improvement val:	
Land desc:	1.3384	Exemption 1:	
Addtl lots:		Exemption 2:	
Zone:	R15	Exemption 3:	
Map:	44	Exemption 4:	
Year blt:		Net value:	242,000
Book/page:	2654/331	Last yr taxes:	0.00
Sale price:		Prev block:	
Nonusable code:		Prev lot:	
Spcl tax codes:	F01, , ,	Prev qual:	
Exmt Prop Code	040	Init/Fur file date	NA / NA
Statue:	54:04-03.03	Facility:	TAX LIEN #A5

Assessment History				
Year	Prop cls	Land Value	Imprv Val	Net Val
2018	15C	242,000		242,000
2017	15C	242,000		242,000
2016	15C	242,000		242,000
2015	15C	145,600		145,600

Cama Details			
Type/use:		Story hgt:	
Design:		Roof type:	
Roof mtrl:		Ext Finish:	
Foundation:		Basement:	0
Heating src:		Heat system:	
Electric:		A/C:	
Plumbing:			
Fireplace:	None(0)	SFLA:	0
Attic area:	0	Unf area:	0
# bedrooms:	0	# bathrooms:	0
Attchd items:		Total # rooms:	0
Detchd items:			

Sr1a Details

(F)16.

2020-016 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 Hal Stickel Inc., D/B/A Stickel Packaging Supply, Llc And Crete Holdings, L.L.C. For Facilities Located At Block 1609, Lot 34, And Authorizing The Mayor And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement. (Rutgers Univ. Blvd)

WHEREAS, Article VIII, Section I, Paragraph 6 of the Constitution of the State of New Jersey authorizes the Legislature to enact general laws enabling municipalities to adopt Ordinances granting tax exemption and abatement for buildings and structures in certain areas; and

WHEREAS, pursuant to said constitutional provision, the State Legislature adopted N.J.S.A. 40A:21-1 et seq. permitting the Commissioner of the Department of Community Affairs to allow qualified municipalities to grant tax abatement of real property taxes for new construction under certain circumstances; and

WHEREAS, the Township of Lakewood, upon application to the Department of Community Affairs of the State of New Jersey, has received approval to grant tax abatement under certain circumstances; and

WHEREAS, to that end, the Township of Lakewood has adopted Chapter 24 of the Revised General Ordinances of the Township of Lakewood, as amended, which sets forth the requirements the Township shall consider before granting or denying tax exemption or abatement; and

WHEREAS, Hal Stickel Inc., d/b/a Stickel Packaging Supply, LLC and Crete Holdings, L.L.C. has applied for tax abatement on a commercial building on property known as Block 1609, Lot 34; and

WHEREAS, the Township Committee finds that this new project qualifies as an improvement as defined in N.J.S.A. 40A:21-3(n) and 40A:21-3(p); that the improvement will significantly contribute to the expansion of commerce within the Township and particularly in the commercial area/industrial park with the eventual increase to the tax base of a substantial ratable; that the improvement of these facilities will provide increased job opportunities within the Township; and that the project shall contribute toward the inducement of other commercial/industrial firms to locate within the Township, thereby enhancing and improving the economic climate of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and Township Clerk be and hereby are authorized to execute a tax abatement with Hal Stickel Inc., d/b/a Stickel Packaging Supply, LLC and Crete Holdings, L.L.C. granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all times remain at 100% assessment.
1. Taxes due on added assessments incurred as a result of the construction set forth above shall be

payable by the Applicant for the time period beginning the first month following the date that the Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.

Thereafter the tax abatement will be for five annual periods (365 days) ("Annual Period") from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain under the prior provisions.

1. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.
1. The Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.
1. The Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.
1. The Annual Period following completion: a payment in an amount not less than 60% of the taxes otherwise due on the project assessment for improvement value only.
1. The Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.
1. Thereafter, full taxes for the project shall be paid.

BE IT FURTHER ORDAINED that this Ordinance is contingent upon the applicant agreeing that should there be any improvements to the property at a later date, that the applicant will not be entitled to tax exemption for the increased taxes resulting from the improvements.

BE IT FURTHER ORDAINED that this Ordinance and Agreement authorized hereby shall be null and void if determined to be invalid for any reason by a court of law or by an individual, body or agency of the State of New Jersey having jurisdiction thereof or in the event applicant defaults in its obligations under the Agreement, and the full taxes on said property shall be due and owing as if no tax abatement were granted.

BE IT FURTHER ORDAINED that within thirty days after the execution of the Agreement, the Township Clerk shall forward to the Township of Lakewood Tax Assessor, the Township of Lakewood Tax Collector, the Director of the Division of Local Government Services and the Director of Economic Development, a duly certified copy of the Agreement.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

Tax Abatement Agreement

Tax Inf

Memo

Ltr & App

Chck and Letter

ORDINANCE 2020-016

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 HAL STICKEL INC., d/b/a STICKEL PACKAGING SUPPLY, LLC AND CRETE HOLDINGS, L.L.C. FOR FACILITIES LOCATED AT BLOCK 1609, LOT 34, AND AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO ENTER INTO A TAX ABATEMENT AGREEMENT.

WHEREAS, Article VIII, Section I, Paragraph 6 of the Constitution of the State of New Jersey authorizes the Legislature to enact general laws enabling municipalities to adopt Ordinances granting tax exemption and abatement for buildings and structures in certain areas; and

WHEREAS, pursuant to said constitutional provision, the State Legislature adopted N.J.S.A. 40A:21-1 et seq. permitting the Commissioner of the Department of Community Affairs to allow qualified municipalities to grant tax abatement of real property taxes for new construction under certain circumstances; and

WHEREAS, the Township of Lakewood, upon application to the Department of Community Affairs of the State of New Jersey, has received approval to grant tax abatement under certain circumstances; and

WHEREAS, to that end, the Township of Lakewood has adopted Chapter 24 of the Revised General Ordinances of the Township of Lakewood, as amended, which sets forth the requirements the Township shall consider before granting or denying tax exemption or abatement; and

WHEREAS, Hal Stickel Inc., d/b/a Stickel Packaging Supply, LLC and Crete Holdings, L.L.C. has applied for tax abatement on a commercial building on property known as Block 1609, Lot 34; and

WHEREAS, the Township Committee finds that this new project qualifies as an improvement as defined in N.J.S.A. 40A:21-3(n) and 40A:21-3(p); that the improvement will significantly contribute to the expansion of commerce within the Township and particularly in the commercial area/industrial park with the eventual increase to the tax base of a substantial ratable; that the improvement of these facilities will provide increased job opportunities within the Township; and that the project shall contribute toward the inducement of other commercial/industrial firms to locate within the Township, thereby enhancing and improving the economic climate of the

Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and Township Clerk be and hereby are authorized to execute a tax abatement with Hal Stickel Inc., d/b/a Stickel Packaging Supply, LLC and Crete Holdings, L.L.C. granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all times remain at 100% assessment.
2. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by the Applicant for the time period beginning the first month following the date that the Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.

Thereafter the tax abatement will be or five annual periods (365 days) (“Annual Period”) from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain under the prior provisions.

3. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.
4. The Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.
5. The Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.
6. The Annual Period following completion: a payment in an amount not less than 60% of the taxes otherwise due on the project assessment for improvement value only.
7. The Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.
8. Thereafter, full taxes for the project shall be paid.

BE IT FURTHER ORDAINED that this Ordinance is contingent upon the applicant

agreeing that should there be any improvements to the property at a later date, that the applicant will not be entitled to tax exemption for the increased taxes resulting from the improvements.

BE IT FURTHER ORDAINED that this Ordinance and Agreement authorized hereby shall be null and void if determined to be invalid for any reason by a court of law or by an individual, body or agency of the State of New Jersey having jurisdiction thereof or in the event applicant defaults in its obligations under the Agreement, and the full taxes on said property shall be due and owing as if no tax abatement were granted.

BE IT FURTHER ORDAINED that within thirty days after the execution of the Agreement, the Township Clerk shall forward to the Township of Lakewood Tax Assessor, the Township of Lakewood Tax Collector, the Director of the Division of Local Government Services and the Director of Economic Development, a duly certified copy of the Agreement.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the _____ day of _____, **2020**, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 7:30 p.m. on _____, **2020**. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said Ordinance.

LAUREN KIRKMAN, RMC
TOWNSHIP CLERK

View Important Coronavirus Updates

TAX BOARD

Tax List Details - Current Year			
Municipality:	Lkwd	Deed date:	7/31/2013
Owner:	CRETE HOLDINGS LLC	Block:	1609
Mailing address:	1991 RUTGERS UNVSTY BLVD	Lot:	34
City/State:	LAKWOOD NJ 08701	Qual:	
Location:	1991 RUTGERS UNIV BLVD		
Prop class:	4B	Land val:	762,500
Bldg desc:	1SS 350035000	Improvement val:	2,195,700
Land desc:	3.91 ACRES	Exemption 1:	57,600
Addtl lots:		Exemption 2:	
Zone:	M1	Exemption 3:	
Map:	130	Exemption 4:	
Year blt:	1970	Net value:	2,900,600
Book/page:	15639/1871	Last yr taxes:	63407.12
Sale price:	2,345,000	Prev block:	
Nonusable code:	26 (List)	Prev lot:	
Spcl tax codes:	F01, . .	Prev qual:	
Exmt Prop Code	000	Init/Fur file date	NA / NA
Statue:		Facility:	

Assessment History				
Year	Prop cls	Land Value	Imprv Val	Net Val
2019	4B	762,500	2,195,700	2,958,200
2018	4B	762,500	2,195,700	2,958,200
2017	4B	762,500	2,195,700	2,958,200
2016	4B	368,300	985,700	1,354,000

Cama Details			
Type/use:		Story hgt:	
Design:		Roof type:	
Roof mtrl:		Ext Finish:	
Foundation:		Basement:	0
Heating src:		Heat system:	
Electric:		A/C:	
Plumbing:			
Fireplace:	None(0)	SFLA:	35000
Attic area:	0	Unf area:	0
# bedrooms:	0	# bathrooms:	0
Attchd items:		Total # rooms:	0
Detchd items:			

Sr1a Details			
Book/page:	15639/1871	Deed date:	7/31/2013
Grantee:	CRETE HOLDINGS LLC	Grantor:	1955 SWARTHMORE AVE HOLDINGS LLC
Street	1991 RUTGERS UNVSTY BLVD	Street	7501 WISCONSIN AVE #500
City	LAKWOOD NJ	City	BETHESDA MD
Zip	08701	Zip	20814
Sales price:	2,345,000	Rec date:	09/16/13

(F)17.

2020-017 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting And Accepting A Cross Access Easement With Spruce Care, Llc For The Purpose Of Providing Cross Access And Parking Between A Portion Of Township Owned Block 855.01 Lot 17 And A Portion Of Spruce Care's Block 855.01 Lots 26 & 29 On The Tax Map Of Lakewood Township, Ocean County, New Jersey.

WHEREAS, N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12-16 authorize a municipality to acquire and/or exchange easements; and

WHEREAS, N.J.S.A. 40A:12-5 and N.J.S.A. 40A:12-13 require that the conveyance of easements by municipalities be accomplished by ordinance; and

WHEREAS, Lakewood Township is the owner of Block 855.01 Lot 17, with the Lakewood First Aid and EMS building situate thereon; and

WHEREAS, Spruce Care, LLC, is the contract purchaser and developer of Block 855.01 Lots 26 & 29, having received a use variance along with subdivision and site plan approval to construct day care facilities thereon; and

WHEREAS, Lakewood Township has determined that Spruce Care L.L.C. requires access to Block 855.01 Lots 26 & 29 over the Township's property known as a portion of Lot 17 in Block 855.01; and

WHEREAS, Lakewood Township is desirous of granting a cross-access easement to permit Spruce Care, L.L.C., to gain access thereto, in exchange for the right of Lakewood Township to utilize a portion of Spruce Care's parking facilities and for monetary compensation, pursuant to Witt v. Borough of Maywood, 328 N.J. Super. 432 (Law Div.), aff'd 328 N.J. Super 343 (App. Div. 2000); and

WHEREAS, the physical scope of the easement on the Township's Block 855.01 Lot 17 is specifically described in a metes and bounds description prepared by Christopher J. Bouffard, P.L.S. (of Newlines Engineering & Survey), and which is depicted on the Minor Subdivision Final Plat of Spruce Care Block 855.01 Lots 26 & 29 completed by Newlines Engineering & Survey dated March 5, 2020 (last revision 4/22/20), which shall be attached to the easement; all of which are attached hereto and made a part hereof by reference; and

WHEREAS, the Township Committee has determined that it is in the public interest to grant and receive said cross-access easement for the purpose of permitting access over a portion of Lot 17, Block 855.01 and to receive a parking easement for a portion of Block 855.01 Lots 26 & 29 on the Tax Map of the Township of Lakewood, Ocean County, New Jersey.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

Section 1. The Township of Lakewood, Ocean County, New Jersey, hereby grants, and the Mayor and Township Clerk are hereby authorized to execute the aforementioned easement to Spruce Care, LLC and the Township Attorney is hereby authorized to record the document with the Ocean County Clerk, conditioned upon Spruce Care' L.L.C.'s finalization of its use variance, subdivision and site plan approvals and acquisition of said properties.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **May 21, 2020**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

Access Agreement

Sub

ORDINANCE 2020-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, GRANTING AND ACCEPTING A CROSS ACCESS EASEMENT WITH SPRUCE CARE, LLC FOR THE PURPOSE OF PROVIDING CROSS ACCESS AND PARKING BETWEEN A PORTION OF TOWNSHIP OWNED BLOCK 855.01 LOT 17 AND A PORTION OF SPRUCE CARE'S BLOCK 855.01 LOTS 26 & 29 ON THE TAX MAP OF LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY.

WHEREAS, N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12-16 authorize a municipality to acquire and/or exchange easements; and

WHEREAS, N.J.S.A. 40A:12-5 and N.J.S.A. 40A:12-13 require that the conveyance of easements by municipalities be accomplished by ordinance; and

WHEREAS, Lakewood Township is the owner of Block 855.01 Lot 17, with the Lakewood First Aid and EMS building situate thereon; and

WHEREAS, Spruce Care, LLC, is the contract purchaser and developer of Block 855.01 Lots 26 & 29, having received a use variance along with subdivision and site plan approval to construct day care facilities thereon; and

WHEREAS, Lakewood Township has determined that Spruce Care L.L.C. requires access to Block 855.01 Lots 26 & 29 over the Township's property known as a portion of Lot 17 in Block 855.01; and

WHEREAS, Lakewood Township is desirous of granting a cross-access easement to permit Spruce Care, L.L.C., to gain access thereto, in exchange for the right of Lakewood Township to utilize a portion of Spruce Care's parking facilities and for monetary compensation, pursuant to Witt v. Borough of Maywood, 328 N.J. Super. 432 (Law Div.), aff'd 328 N.J. Super 343 (App. Div. 2000); and

WHEREAS, the physical scope of the easement on the Township's Block 855.01 Lot 17 is specifically described in a metes and bounds description prepared by Christopher J. Bouffard, P.L.S. (of Newlines Engineering & Survey), and which is depicted on the Minor Subdivision Final Plat of Spruce Care Block 855.01 Lots 26 & 29 completed by Newlines Engineering & Survey dated March 5, 2020 (last revision 4/22/20), which shall be attached to the easement; all of which are attached hereto and made a part hereof by reference; and

WHEREAS, the Township Committee has determined that it is in the public interest to grant and receive said cross-access easement for the purpose of permitting access over a portion of Lot 17, Block 855.01 and to receive a parking easement for a portion of Block 855.01 Lots 26 & 29 on the Tax Map of the Township of Lakewood, Ocean County, New Jersey.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

Section 1. The Township of Lakewood, Ocean County, New Jersey, hereby grants, and the Mayor and Township Clerk are hereby authorized to execute the aforementioned easement to Spruce Care, LLC and the Township Attorney is hereby authorized to record the document with the Ocean County Clerk, conditioned upon Spruce Care' L.L.C.'s finalization of its use variance, subdivision and site plan approvals and acquisition of said properties.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the _____ day of May, 2020, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 5:30 p.m. on _____, 2020. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

LAUREN KIRKMAN, RMC

LAKWOOD TOWNSHIP CLERK



315 Monmouth Ave., Suite 205
Lakewood, New Jersey 08701
T: 732.994.4900 • F: 732.886.2001
info@newlinesnj.com

May 14, 2020

**Description of Frontage, Parking & Access Easement Owned by Lakewood Township
Block 855.01, Part of Lot 17
Township of Lakewood , County of Ocean**

All that certain tract or parcel of land being known and designated as Part of Lot 17, in Block 855.01 as shown on a certain plan entitled “Minor Subdivision, Final Plat, Spark Daycare, Block 855.01 Lots 26 & 29, Lakewood Township, Ocean County, New Jersey”, said plan having been prepared by Newlines Engineering & Survey (Project 20055), dated March 05, 2020 and revised through April 22, 2020 and being more particularly bound and described as follows:

Beginning at a point in the Southwesterly Right-of-Way of Pine Street (66.00 feet wide), said point being the Northwesterly corner of Block 855.01 Lot 17 and the Northeasterly corner of Block 855.01 Lot 19 and from said beginning point running, Thence;

- (1) Along the Southwesterly Right-of-Way of Pine Street, South $62^{\circ} 23' 57''$ East 180.00 feet, to a point Thence;
- (2) Through Block 855.01 Lot 17, South $27^{\circ} 36' 03''$ West 100.00 feet, to a point in the Southwesterly line of Block 855.01 Lot 26.01, Thence;
- (3) North $62^{\circ} 23' 57''$ West 180.00 feet, to a point in the Southeasterly line of Block 855.01 Lot 19, Thence;
- (4) North $27^{\circ} 36' 03''$ East 100.00 feet to the point and place of beginning;

Said above described tract or parcel of land containing within said bounds 18,000 square feet of land (0.4132 acres), more or less.

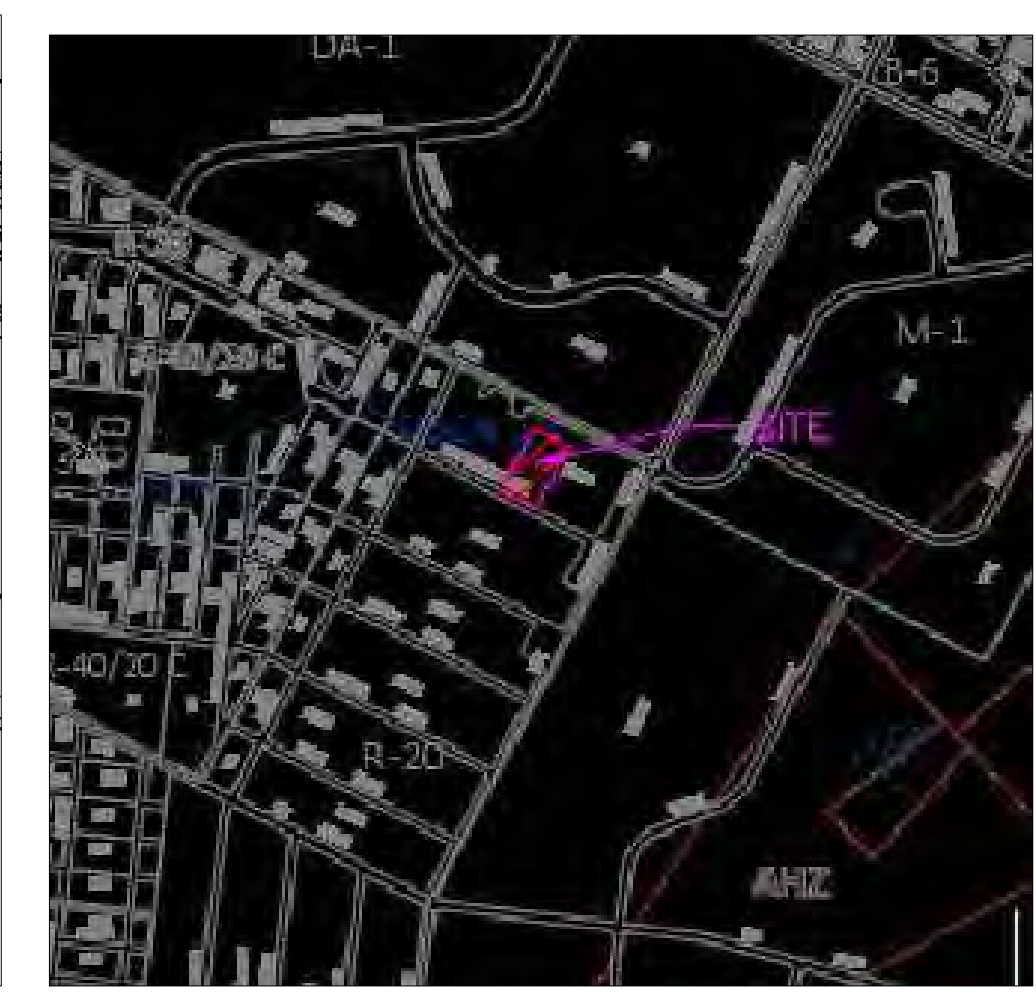
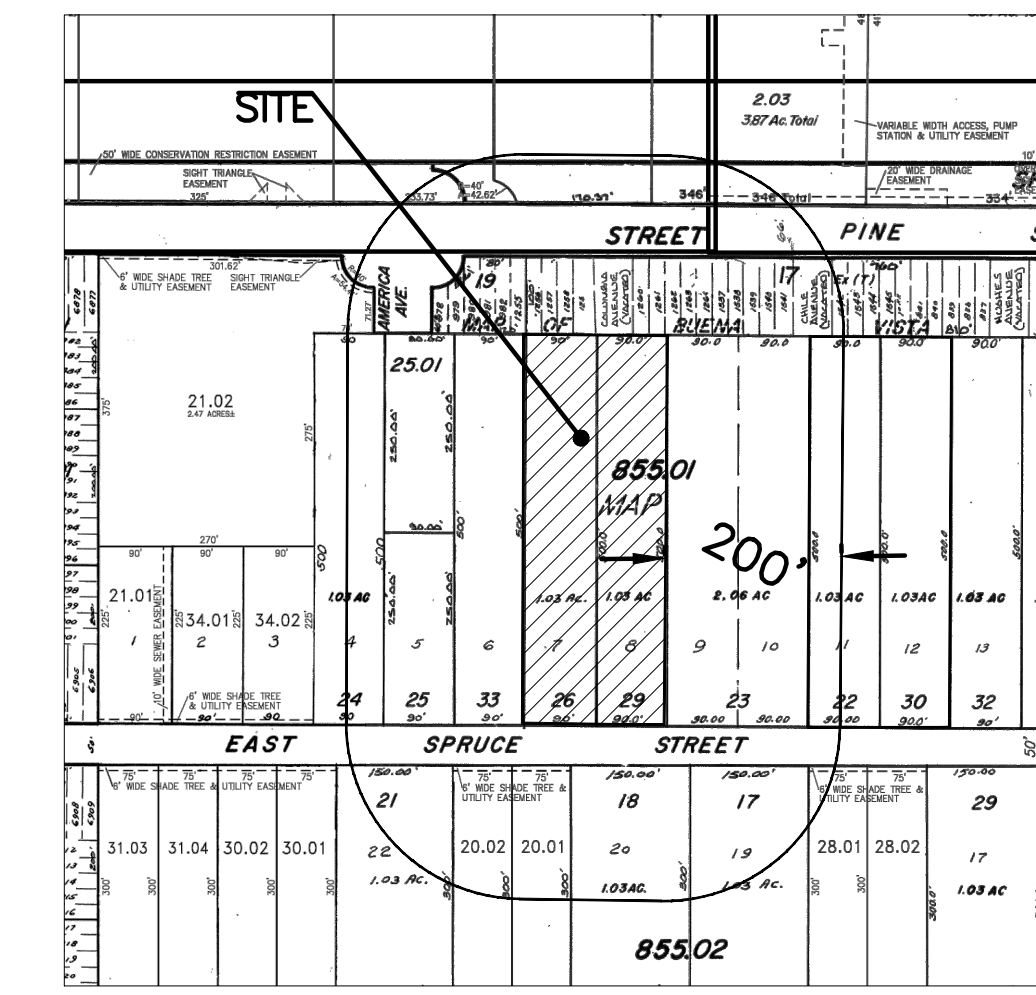
Said above described tract or parcel of land being subject to easements and/or restrictions of record.

Prepared by:
Newlines Engineering & Survey

Christopher J. Bouffard, PLS
NJ Professional Land Surveyor no. 37576

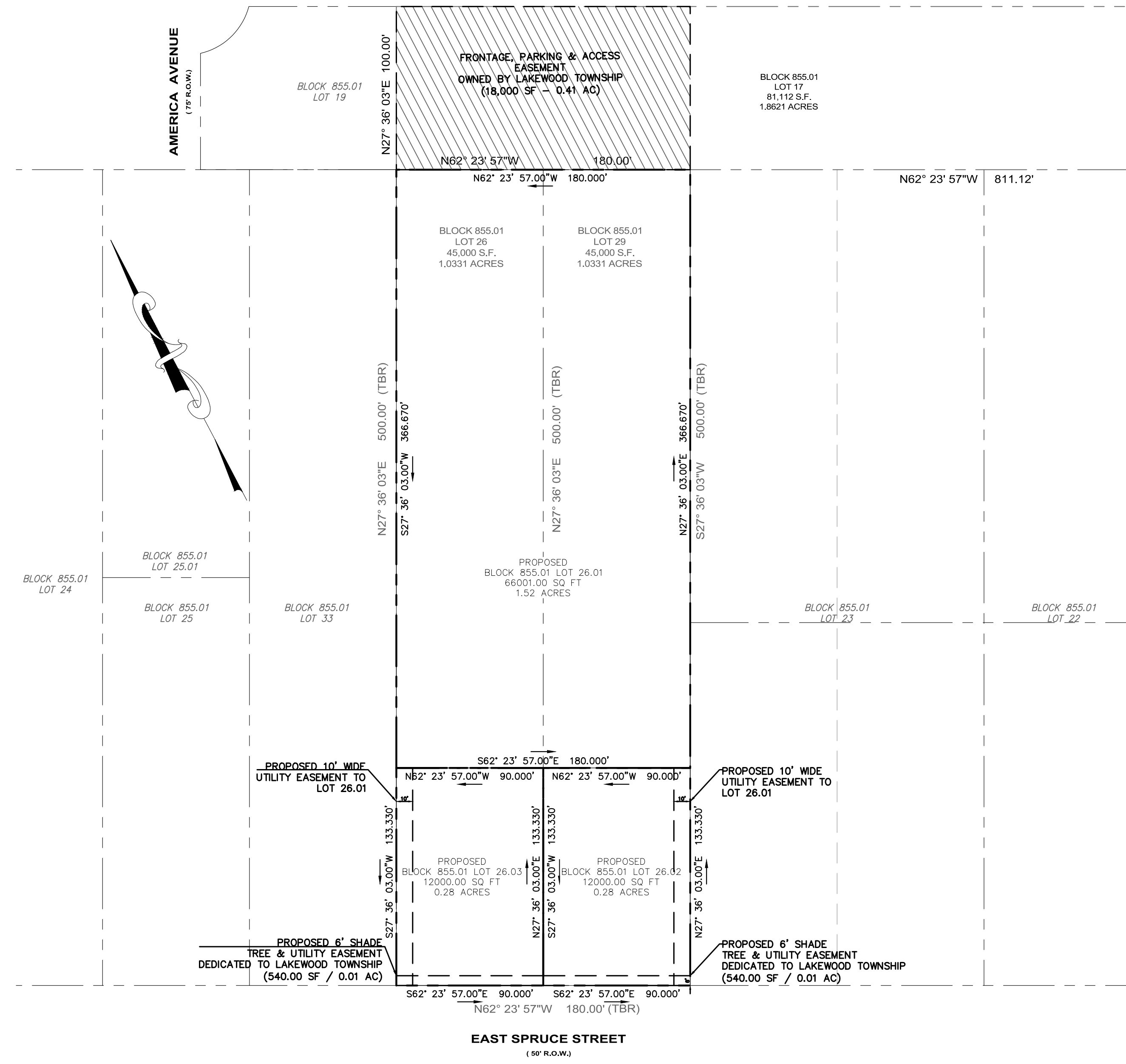
MINOR SUBDIVISION SPRUCE CARE

BLOCK 855.01 LOTS 26 & 29 LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY



BENCHMARK
MH. ⑤
48.63'

PINE STREET
(66' R.O.W.)
S62° 23' 57"E 811.12'



GENERAL NOTES

- PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 855.01 LOTS 26 & 29 AS SHOWN ON SHEET 112 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF LAKEWOOD, OCEAN COUNTY, NJ.
- PROPERTY IS LOCATED IN THE R-20 ZONE.
 - OWNER:
LOT 26 - CONGREGATION NACHLAS YISROEL INC.
1482 EAST SPRUCE STREET
LAKEWOOD, N.J. 08701
LOT 29 - CONGREGATION NACHLAS YISROEL INC.
1483 EAST SPRUCE STREET
LAKEWOOD, N.J. 08701
 - APPLICANT:
SPRUCE CARE LLC
2105 W. COUNTY LINE ROAD SUITE 3
JACKSON, N.J. 08527
 - EXISTING USE: RESIDENTIAL
PROPOSED USE: COMMERCIAL
 - COORDINATES AND ELEVATIONS ARE BASED ON NAVD 1983.
 - BENCHMARK IS THE RIM OF A MANHOLE AT AN ELEVATION OF 48.63 LOCATED IN PINE STREET ON THE NORTH-EAST SIDE OF THE SITE.
 - ERROR OF CLOSURE IS GREATER THAN 1 IN 10000.
 - SUB-DIVISION IS BASED ON A SURVEY PREPARED BY DYNAMIC SURVEY, DATED 06-29-2015, LOCATIONS OF IMPROVEMENTS BASED ON ACTUAL FIELD SURVEY PERFORMED ON 03-03-2020 BY NEW LINES ENGINEERING & SURVEY.
 - ESTIMATED SEASONAL HIGH GROUND WATER ELEVATION IS GREATER THAN 8' AS DETERMINED BY NEW LINES ENGINEERING ON MARCH 2ND, 2020.
 - NO KNOWN ENVIRONMENTAL CONSTRAINTS EXIST ONSITE PER AVAILABLE MAPPING.
 - TOTAL TRACT AREA IS 90,000.00 SF OR 2.06 ACRES.
 - PLANS PREPARED BY NEW LINES NJ, LLC, PROJECT #20055.

ZONING DATA

ZONE: R-20 (SINGLE-FAMILY RESIDENTIAL ZONE)

MIN. LOT AREA	20,000 SF	LOT 26.01 COMMERCIAL REQUIRED	LOT 26.02 RESIDENTIAL REQUIRED	LOT 26.03 RESIDENTIAL REQUIRED
MIN. LOT WIDTH (FRONTAGE)	100'	180.00'	90.00'	90.00'
MIN. FRONT YARD SETBACK	30'	30'	30'	30'
MIN. REAR YARD SETBACK	20'	20'	20'	20'
MIN. SIDE YARD SETBACK	10'	10'	10'	10'
SIDE YARD SETBACK AGGREGATE	25'	25'	25'	25'
MAX. BUILDING COVERAGE	< 30%	< 30%	< 30%	< 30%
MAX. BUILDING HEIGHT	35'	35'	35'	35'
ACCESSORY BUILDING (SIDE YARD)	10'	-	-	-
ACCESSORY BUILDING (REAR YARD)	10'	-	-	-
PARKING	116	N/A	N/A	N/A
SHADE TREE & UTILITY EASEMENT		N/A	540.00 S.F.	540.00 S.F.
LTMUA UTILITY EASEMENT		N/A	1,333.30 S.F.	1,333.30 S.F.

* = VARIANCE REQUIRED

PLANTING LIST

3		ACER RUBRUM	'OCTOBER GLORY' RED MAPLE	40'-70' X 30'-50'	2.5" CAL., 7'-8" HT.
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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

MAP FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON _____

AS CASE No. _____

NEW LOT NUMBERS HAVE BEEN ASSIGNED.

TAX ASSESSOR'S OFFICE, LAKEWOOD TOWNSHIP _____ DATE _____

THE UNDERSIGNED IS THE OWNER OF LOT 26 IN BLOCK 855.01 DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP _____

CONGREGATION NACHLAS YISROEL INC.
1482 EAST SPRUCE STREET
LAKEWOOD, NJ 08701

THE UNDERSIGNED IS THE OWNER OF LOT 29 IN BLOCK 855.01 DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP _____

CONGREGATION NACHLAS YISROEL INC.
1483 EAST SPRUCE STREET
LAKEWOOD, NJ 08701

SWORN TO SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, 20____, A NOTARY PUBLIC OF NEW JERSEY, _____ PERSONALLY APPEARED WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT

NOTARY PUBLIC _____ DATE _____

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 3/03/2020 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUT BOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET. I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

CHRISTOPHER J. BOUFFARD, N.J. PROFESSIONAL LAND SURVEYOR LIC. NO.37576

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE HEREON.

TOWNSHIP ENGINEER _____ DATE _____

THE LAKEWOOD TOWNSHIP ZONING BOARD IS THE OWNER, AND HAS APPROVED, THIS MAP, AND THAT THIS MAP IS IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40:23-9.9 KNOWN AS "THE MAP FILING LAW" AND THAT THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON _____ DAY OF _____, 20____, AT THE DATE THE RESOLUTION IS ADOPTED.

DATE _____

I, _____, OF THE TOWNSHIP OF LAKEWOOD, OCEAN COUNTY, NEW JERSEY, DO HEREBY CERTIFY THAT A BOND HAS BEEN PAID, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP AND SO DESIGNATED.

DATE _____



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

04-22-2020 REVISED PER LAKEWOOD TOWNSHIP ZONING BOARD LETTER DATED 04-13-2020 ADP

MINOR SUBDIVISION
FINAL PLAT
SPARK DAYCARE
BLOCK 855.01 LOTS 26 & 29
LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY



315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

CHRISTOPHER J. BOUFFARD, P.L.S.

PROJECT NO. 20055
DRAWN BY ADP

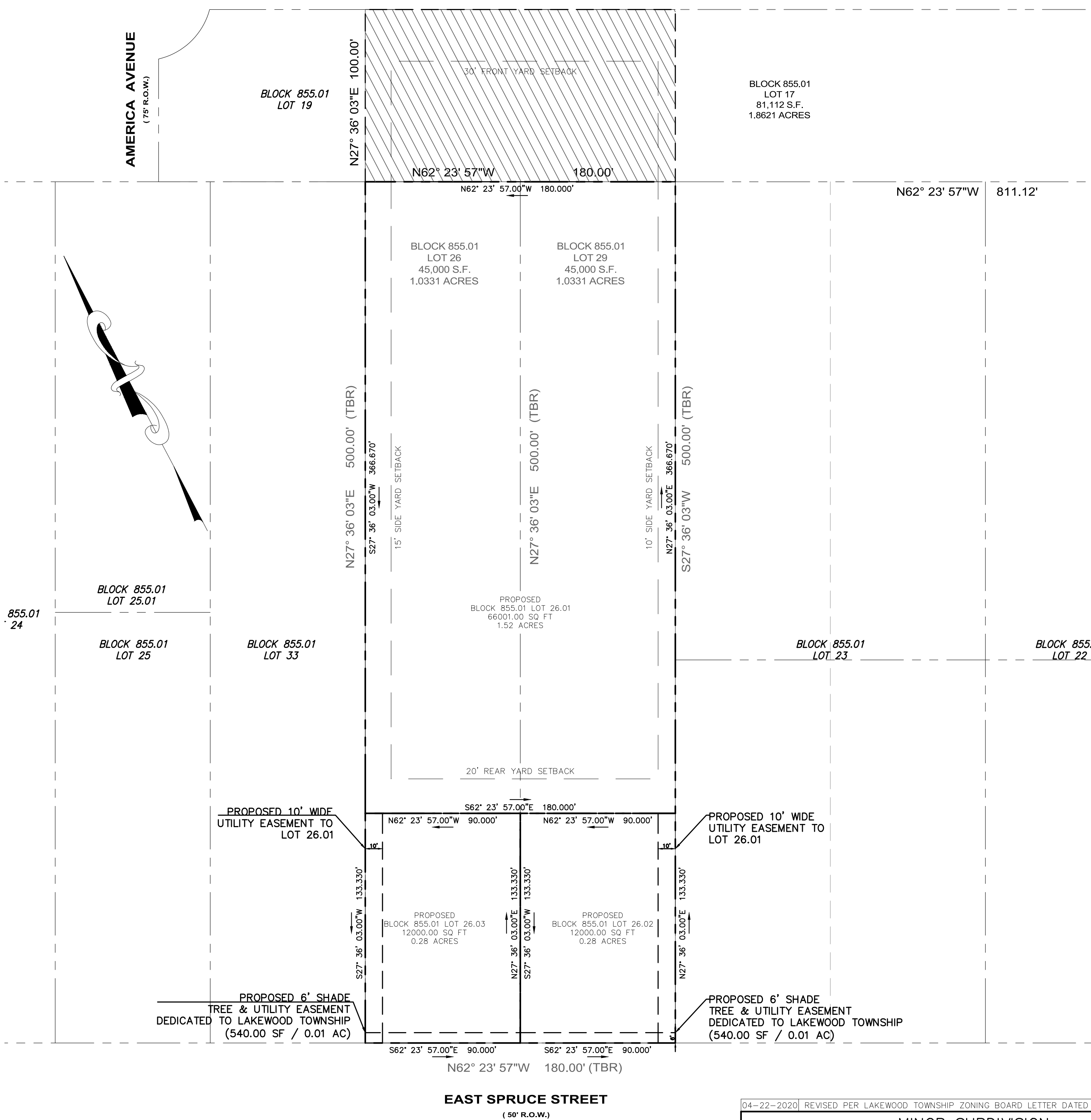
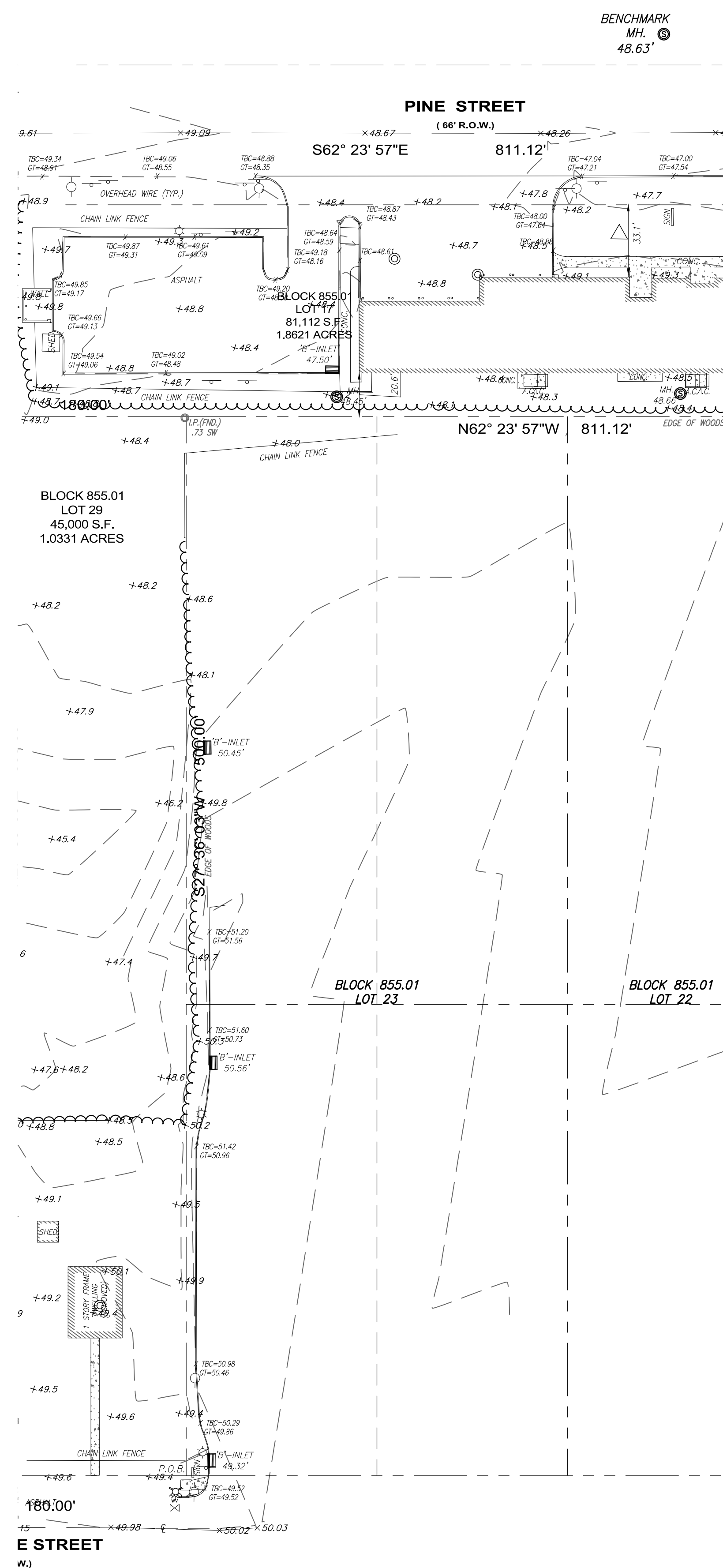
SCALE 1" = 50'

DATE 03-05-2020

SHEET 1 OF 2

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF NEW JERSEY LICENSE NO. 37576

BENCHMARK
MH. ③
48.63'

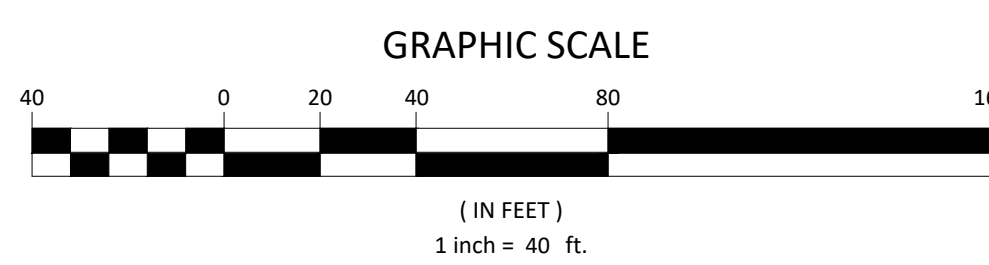


IMPROVEMENT PLAN

SCALE: 1" = 40'

CONDITION

∴ 1" = 40'



04-22-2020 REVISED PER LAKEWOOD TOWNSHIP ZONING BOARD LETTER DATED 04-13-2020 ADP

MINOR SUBDIVISION
EXISTING CONDITIONS AND IMPROVEMENT PLAN
SPARK DAYCARE
BLOCK 855.01 LOTS 26 & 29
LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY



315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

GLENN D. LINES, P.E., P.P.

PROJECT NO. 20055
DRAWN BY ADP
SCALE 1" = 40'
DATE 03-05-2020
SHEET 2 OF 2

LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)

DATE