

**LAKWOOD TOWNSHIP COMMITTEE MEETING  
MINUTES  
FEBRUARY 9, 2006**

The Lakewood Township Committee held a Meeting on Thursday, February 9, 2006 in the Lakewood Municipal Building, at 6:30 PM for the Executive Session and 7:30 PM, with the following present:

Mayor.....	Meir Lichtenstein
Deputy Mayor.....	Absent..... Raymond Coles
Committee Members.....	Senator Robert Singer
	Menashe Miller
	Absent..... Charles Cunliffe
Municipal Manager.....	Frank Edwards
Municipal Attorney.....	Steven Secare
Municipal Clerk.....	Bernadette Standowski

**CLOSED SESSION**

Motion by Mr. Miller, second by Senator Singer.  
Resolution No. 2006-85 – Adopted.

**SALUTE TO THE FLAG AND PRAYER**

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, by Resolution of the Township Committee adopted January 1, 2006 and published in the Ocean County Observer on January 17, 2006.

**ROLL CALL**

Motion by Mr. Miller, second by Senator Singer, and carried, to open the meeting.

**MOTION TO APPROVE MINUTES OF: 1/19/06**

Motion by Mr. Miller, second by Senator Singer, to approve the above Minutes.  
**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Minutes approved.

**MOTION TO APPROVE CLOSED SESSION MINUTES: 1/19/06**

Motion by Mr. Miller, second by Senator Singer, to approve the above Closed Session Minutes.  
**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Closed Session Minutes approved.

**PRESENTATIONS: None**

**ORDINANCES FOR DISCUSSION: None**

Mayor Lichtenstein reviewed quality of life issues from the previous meeting.

As to the issues on Lincoln Street, Mr. Miller advised he wanted to follow up with the Township Engineer, so this matter will be brought back for discussion at the next meeting.

As to the issue of buses traveling through the Lafayette Greens development, Director Peters advised that the Township Ordinances were reviewed and no restrictions were found preventing buses from entering the development. The Clerk's Office was queried to see if there were any proposed Ordinances, and there were none. The Board of Education was queried to see if there were any restrictions, and they indicated there are seven contracted bus companies for the Board of Education that are instructed not to enter Lafayette Greens due to the size of the streets and the parking conditions that create or prevent the safe operation of the buses. Therefore, they ask the students to be picked up on Locust and \_\_\_\_\_ Lane. They also indicated there were several bus contractors that do travel the streets and are not contracted to the Board of Education, and it may be reasonable to assume that many of these buses are using the Lafayette Greens complex as access between Route 70 and Locust Street. But there are no Township restrictions prohibiting that. There is no prohibition on Title 39 either.

As to the issue raised by Senator Singer regarding landlords allowing homes to become uninhabitable, Mr. Secare advised he researched the matter and apparently it is not something he would recommend that the Township do for the obvious reasons that they would have to incur additional costs for it. There are some concerns about the homeless, and certainly it is a commendable issue to deal with, but given the tax situation in the town and state, it could get to be cost prohibitive to so do.

Senator explained the issue, that there are landlords not making their repairs to the point that the home has to be shut down by the Inspection Department. They then come in there and the tenants leave, and they wait long enough to repair it, and up the rent, and bring in other people who are not the original tenants, or turn around and develop it and sell it for some other reason. The displaced people have nowhere to go, and the town may have an expense for it. It is a morale issue.

Mr. Secare stated it is a private matter. A developer who owns a piece of property or a landlord who owns a piece of property, can do whatever he wants. You can not raise rents in New Jersey unreasonably. But if a tenant leaves, whether voluntarily and involuntarily, a private developer could say where he had been previously been charging \$500 per month for rent, he could say he wants \$5,000, and if someone wants to pay it, then the landlord is entitled to get that rent. It becomes a private issue over which the Township has no control.

Senator Singer advised they are a rent control town.

Mr. Secare stated, as he understands the Ordinance, the Rent Control Ordinance does not apply to single family houses. It is his understanding that it only applies to multi-family. He advised he could research the matter further, but the Rent Control Ordinance only applies to multi-family dwellings.

Senator Singer advised that his thought was that if the displacement is made, and the landlord does not immediately make the repairs, the Township would go in and make the repairs, let the tenants move back in, and charge the landlord for all repairs made, together with fines.

Mr. Secare advised you can not do that. It is his building. The Township has no right to make those repairs, or to command him to make those repairs. He could let the building lie fallow for two or three years if he wants, and then say he wants to go back in the renting business, and quadruple the rent.

Senator Singer asked what about if a person is displaced, can the amount of time be extended that the landlord is responsible for the displacement of people.

Mr. Secare answered no. The only thing that the Township becomes responsible for is if the place becomes uninhabitable, the Inspection Department goes in and says you can not live here anymore, then the Township has to bear the burden of placing that person. The Township has a contract with the County for that purpose. The Township is supposed to go after the landlord to collect the cost of relocation and subsequent housing. The Township has successfully done that.

As to the railroad issue, Mr. Secare advised he has been discussing the railroad matter at length. He had a thought that the Township might want to try to condemn the railroad property. He does not know if they can do that or not, but they would certainly get some action out of it.

Senator Singer suggested that Mr. Secare call his office tomorrow, at his convenience, and he will call New Jersey Transit, and ask them to come down with their people. They will drive them over to the site, and show them the problem, and get them to fix it. Senator Singer asked Mr. Miller and John Franklin to also be available for this meeting.

Mayor Lichtenstein asked that this matter be brought back for discussion in March, and they will see where they are, if the meeting happened, if they have a report yet, and then they will make a decision.

Senator Singer advised he will report back at the next meeting whether or not they are successful in getting the meeting set up.

As to the street lighting issue in the area of Fourteen Street, from Forest Avenue to Arboretum Parkway, between Fourteen Street and County Line Road, Mayor Lichtenstein had someone look at this, and he provided a memo to Mr. Edwards asking that it be done.

As to the bridge on North Lake Drive, Mayor Lichtenstein asked Mr. Franklin if he had a chance to work on it.

Mr. Franklin answered he had four quotes on it, and he will add it to his budget.

As to the issue of parking on Princeton Avenue, near Kennedy Boulevard, Mayor Lichtenstein advised that Captain Lawson looked at it and he thought everything was fine. He asked if there was any change to please bring it to the attention of the Committee.

As to the left turn signal at Cross Street and Route 9, the Township Engineer advised that the State completed the work last Tuesday, and he sent an inspector out. The striping and signing is in. It does not appear to be a protected left movement; the left goes with the through, and the right is separate. The next question was whether they should have a delayed green, and they are in agreement. He put in a call to the DOT and they will take a look at it on their end to see if that sign is warranted.

Mayor Lichtenstein asked that this matter be brought back for discussion at the next meeting.

As to the left turn arrows on Cedar Bridge Avenue, the Township Engineer advised that the County is in agreement that they will add one more sign closer to the drug store, so that it is more visible.

As to the issue of the sign on Madison Avenue in need of replacement, the Township Engineer advised that he spoke with the DOT, and the DOT currently has a contract with three consulting firms to replace all mast arm signs. They will take a look at this sign and see if they could replace it. But in the meantime, they will be replacing all mast arm signs throughout the State.

As to the issue of parking in sight triangles, in the area of Clifton Avenue, Director Peters advised this is more of an engineering issue, more so than an enforcement issue. They have discussed how they were going to approach these types of problems, and the Engineers would check these sites to ensure they were in conformance with regulatory standards, and Public Works was going to ensure that it was properly marked, and then the Police Department would take the proper enforcement action.

Mayor Lichtenstein asked that this matter be brought back for discussion at the next meeting, and direct it to the attention of the Township Engineer.

Mr. Miller advised he has received numerous complaints about the tremendous clearing of trees by JCP&L. He understands they have to remove trees for the power lines, but last year on October 27, 2005, (he read from the Minutes of the meeting)..... "due to the tremendous over-clearing of tree on Cross Street and Chestnut Street for the new power lines, Mayor Cunliffe had asked Mr. Lines if JCP&L had responded in terms of any replanting program, something that could be done to make the area look a little better since they had removed so many trees. Mr. Lines advised he spoke to Pete Joyner regarding the replanting and a meeting has been scheduled to look at the site." Mr. Miller suggested that the Engineer be instructed to look back at that again, and find out if a meeting could be scheduled with Pete Joyner with regard to replanting Forest Avenue,

which has been totally cleared. He has received many complaints from residents who have requested assistance from the Committee to resolve this issue.

Mayor Lichtenstein advised that he has received a letter from Senator Singer, regarding two businesses (Madison Pizza and the Gas Station) who complained about the loss of business when the trees were cut down. The subcontractors for JCP&L blocked their driveways and caused a loss of business. He asked Mr. Secare if there was any assistance the Township could give to these businesses. He asked if he could copy this letter to the State Senator.

Senator Singer advised it is not a State issue, it is a local issue. He suggested that the Township Attorney send a formal letter to JCP&L, saying that based on their actions, they have received letters from two businesses who have lost business, and request that JCP&L come in and discuss the matter.

Mayor Lichtenstein requested that the Township Clerk place a copy of the letter in his office, and forward a copy to Mr. Secare to be sent to JCP&L.

Senator Singer advised he received a phone call from Jim Curley, the Pontiac dealer on Route 9. He suggested they take a look at requesting a traffic light be installed on that intersection. That has become a very active corner, a major intersection that has not been designed as an intersection. If you put a traffic light there, at least it will solve the problem, as opposed to doing nothing about it.

Mayor Lichtenstein requested this matter be referred to the Engineer and brought back for discussion at the next meeting.

**COMMENTS FROM THE PUBLIC** will be heard for a limit of one (1) hour. Each speaker will have four (4) minutes and shall be limited to one time at the Podium.

Mayor Lichtenstein opened the meeting to the public.

Alice Kelsey, 295B Malvern Court East – Commented with regard to the day labor issue.

Bill Hobday, 30 Schoolhouse Lane – Commented regarding the day labor issue.

Mr. Hobday further commented regarding the improvements to the traffic light at the intersection of Route 9 and Cross Street. It has been striped and signed very well.

Mr. Hobday further commented regarding the fence surrounding Ocean County Park. He asked if a letter has been sent to the County to repair the fence. He is not convinced there needs to be a fence around the park, but because there is, and it is in such poor condition, they need to make a decision whether or not to re-fence it, or remove it.

Mr. Edwards advised he wrote a letter to the County Administrator, and he has not received a response. He has a meeting next week with the County Engineer and the Freeholders regarding capital projects, and he will bring this matter up for discussion at that meeting.

Senator Singer advised that John Bartlett is the liaison to the parks system. If a letter is sent to him, he will take care of it. One of the reasons that the park is fenced is because there are a lot of deer in the park, and if there is no fence, the deer will run across the streets and cause accidents.

Dr. Gustupta, Professor of Sociology at GCU – Commented with regard to the immigration issue.

Larry Simons, 7 Schoolhouse Court – Commented with regard to the Business Lemon Law. On behalf of Lynn Celli, he extended her thanks to the Committee for their support of this Bill.

Senator Singer explained that the Bill came out of committee today, and what the Bill does is really an expansion of the Consumer Protection Act. It says that a landlord must disclose all information he or she has prior to someone leasing space in their shopping center. The Bill goes on to say that a tenant must also inform the landlord of any major change in their business. It is a protection for people planning to lease in a shopping center or a commercial building, that the landlord must notify them of any adverse actions that may be taking place, as well as the tenant notifying the landlord of anything they are planning to do that might change what is going in the shopping center. The Bill came out of committee today; it also came out of committee last session and it passed the State Senate. The problem was that it was late in the session and there was not enough time to go through the Assembly. They are doing it earlier this time; they have just come back in for the beginning of a two year session. The Bill now goes back to the Senate President to be posted for a full vote of the Senate. Both the Township Committee and people can write letters to Senator Cody asking him to post the Bill. Once the Bill is posted in the Senate, and is approved in the Senate, it goes to the Lower House. It must go through Committee and a vote in the Assembly of the Lower House, and then goes to the Governor's desk for signature. He is confident they will get the Bill up within a very short period of time. Any additional pressure, via Resolution from the Township, via letters directly to Senator Cody, will be greatly appreciated.

Mayor Lichtenstein asked Mr. Secare to prepare a Resolution in support of this Bill for the next meeting. He also asked Mr. Edwards to send a letter to Senator Cody with the Resolution.

David Drukaroff, 1433 Laurelwood Avenue – Quoted from an article in the New York Times.

Noreen Gill, 192 Coventry Drive – Commented on the widening of Route 9 and the infrastructure in Lakewood.

Stan Organek, Freehold Township – Commented on the day labor issue in Lakewood.

Mike McNeil – Advised this date they finally came to an agreement on their development agreement. He thanked everyone who was involved for their hard work. He advised they will be offering a presentation in the near future with regard to four proposed projects.

Seeing no one else wishing to be heard, Mayor Lichtenstein closed the meeting to the public.

Mayor Lichtenstein commented on the day labor issue. He thinks that while it is certainly a national issue, and there are many different facets to this issue and our country has some strong feelings on this issue, he views his job on the Township Committee as having to concentrate very much on what happens. His first priority is Lakewood. The decisions they make here really effect Lakewood more than anything else. He is committed to resolving this issue, and they are going to resolve it in a good way. He does not know what effect it will have nationally, but they need to make sure that the downtown area is a safe and comfortable place. That is what he said in the beginning of the year and they are going to concentrate on that. With a lot of the issues that have been coming up, and a lot of the discussions, people may have felt that the focus has shifted more toward people, and not toward actions. The town needs to have a good downtown. They need the stores to operate. They can not have people leaving the downtown area. They can not have people feeling uncomfortable walking downtown. However, there is a group of people, that they are calling the day laborers, that need to be addressed, and the Committee is working very hard on this issue. There is no easy answer. He wishes they could have had that answer by the end of the month. The Attorney's office just gave him a list of Ordinances that they have on the books that they can use to keep the downtown safe and clean, to keep the downtown prospering for businesses, and at the same time, he also has had meetings this evening as to how to accommodate these people who have to wait so many hours to get a job. Senator Singer is working very hard on this issue, as are the other members of the Committee. They are going to keep their focus on solving the issue here in Lakewood. That is going to drive their decision...what will work here in Lakewood, to help the downtown, and help these people who are standing out in the cold for two to three to four hours at a time, waiting for a job.

At this time, the professionals left the meeting.

## **CONSENT AGENDA**

The below listed items are considered to be routine by the Township of Lakewood and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

1. Resolution approving Bingo and Raffle Applications: Kimball Medical Center Foundation, St. Thomas Christian Academy, Drum Point Road School PTA, Kimball Medical Ctr. Foundation/Fairways, Deborah Hospital Foundation/Leisure Knoll and Georgian Court University/Phi Eta Sigma.  
Resolution No. 2006-86
2. Resolution adopting changes required by the Economic Growth and Tax Relief Reconciliation Act of 2001 to the Township of Lakewood Deferred Compensation Plan and Trust with Great-West Retirement Services.  
Resolution No. 2006-87
3. Resolution granting approval for Fireworks display to be held at the First Energy Park, BlueClaws Stadium.  
Resolution No. 2006-88

4. Resolution granting a reduction of a Performance Guarantee posted by A.G. Rogers Residences for Block 121, Lot 15, 16 and 17.  
Resolution No. 2006-89
5. Resolution granting a reduction of a Performance Guarantee posted by Kedma, Inc. for Block 768, Lot 18 and 20.  
Resolution No. 2006-90
6. Resolution granting a reduction of a Performance Guarantee posted by Kedma, Inc. for Block 782, Lot 8, 9, 83 and 86.  
Resolution No. 2006-91
7. Resolution releasing a Performance Guarantee posted by A. B. Wein and waiving the maintenance bond for Block 229, Lot 2, 3, 9 and 10.  
Resolution No. 2006-92
8. Resolution releasing escrow posted by Chevras Torah Utefilah for Block 104, Lot 15  
Resolution No. 2006-93
9. Resolution releasing a Performance Guarantee posted by Rutgers Land Group, LLC and waiving the maintenance bond for Block 1607, Lots 12 and 13.  
Resolution No. 2006-94
10. Resolution releasing a Performance Guarantee posted by S & H Builders for Block 417, Lot 4.  
Resolution No. 2006-95
11. Resolution releasing escrow posted by On-The-Level Steel Erectors for Block 1607, Lot 3.  
Resolution No. 2006-96
12. Resolution releasing a Performance Guarantee posted by SYF Holding Corp. and waiving the maintenance bond for Block 51, Lot 7.  
Resolution No. 2006-97
13. Resolution releasing a Performance Guarantee posted by Yomah, Inc. for Block 237, Lots 18 and 19.  
Resolution No. 2006-98
14. Resolution releasing a Performance Guarantee posted by Richard Frankman and waiving the maintenance bond for Block 248.01, Lots 64 and 75.  
Resolution No. 2006-99
15. Resolution reducing a Performance Guarantee posted by Yomah, Inc. for Block 224, Lots 14, 15 and 16.  
Resolution No. 2006-100
16. Resolution releasing a Performance Guarantee posted by J. Knipper for Block 1160.02, Lot 8.01.  
Resolution No. 2006-101



17. Resolution authorizing appropriation reserve transfers in the 2005 Appropriation Reserve Budget.  
Resolution No. 2006-102
18. Resolution authorizing a State Contract to purchase Software for the Police Department not to exceed the sum of \$60,882.10.  
Resolution No. 2006-103
19. Resolution authorizing the application for a 2006 Ocean County Tourism promotional matching grant in the amount of \$1,500.00.  
Resolution No. 2006-104
20. Resolution amending Leave of Absence without pay to Thomas Butler (Public Works employee).  
Resolution No. 2006-105
21. Resolution opposing Senate Bill 319.  
Resolution No. 2006-106
22. Resolution authorizing contracts with certain approved State Contract Vendors for Contracting units pursuant to N.J.S.A. 40A:11-12a.  
Resolution No. 2006-107
23. Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the Lakewood Township Tax Collector to cancel any and all liens, taxes penalties, interest due on Block 1054, Lot 11.  
Resolution No. 2006-108
24. Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the award of a Professional services contract to Birdsall Engineering, not to exceed the sum of \$33,000.00.  
Resolution No. 2006-109
25. Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the award of a Professional services contract to Birdsall Engineering, not to exceed the sum of \$34,000.00.  
Resolution No. 2006-110

Motion by Senator Singer, second by Mr. Miller, to approve Resolution Nos. 1 through 25 on the Consent Agenda.

Mayor Lichtenstein abstained on Resolution No. 12.

Senator Singer abstained on Resolution 1 as to Kimball Medical Center and Georgian Court University.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Resolution Nos. 2006-86 through 2006-110 – Adopted.

## RESOLUTION NOT INCLUDED ON THE CONSENT AGENDA - None

### ORDINANCES SECOND READING

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the sale of Block 1085, Lot 4, in the Township of Lakewood, at a private sale pursuant to N.J.S.A. 40A:12-1 et seq. (Route 70 & Farry St.)  
Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-1 adopted on second reading.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the sale of Block 536, Lot 183, in the Township of Lakewood, at a private sale pursuant to N.J.S.A. 40A:12-1 et seq. (Ocean Ave.)  
Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-2 adopted on second reading.

- An Ordinance amending the Code of the Township of Lakewood, Chapter 18, Unified Development Ordinance, by adding regulations for the location and approval of wireless telecommunications towers and antennas in the Township of Lakewood, County of Ocean.  
Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-3 adopted on second reading.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XI of the Code of the Township of Lakewood entitled "Traffic" (No Parking both sides of Courtney Rd. Between Clifton & Madison between 7:00 a.m. and 5 p.m. for a max of 5 hours Monday thru Thursdays)  
Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-4 adopted on second reading.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending Ordinance No. 2005-113 establishing the annual minimum and maximum salary ranges for the offices and positions of persons employed by the Township of Lakewood. (Aide to the Mayor)  
Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public.

Larry Simons, 7 Schoolhouse Court – Asked if this position has been filled.

Mayor Lichtenstein answered yes.

Mr. Simons asked for the name of the person who was appointed.

Mayor Lichtenstein answered, Hedassah Davids.

Mr. Simons asked when does it take effect.

Mayor Lichtenstein advised it did in the beginning of the month. The position was always there; this is just a change in salary. It is not a new position.

Senator Singer advised for the record that state law requires that in this form of government, the Mayor is entitled to one confidential aide that is a non-civil service position.

Seeing no one else wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-5 adopted on second reading.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending Ordinance No. 2005-100 establishing salaries and positions of persons employed by the Township of Lakewood for certain employees of Lakewood Township Local IBT Local 469 Teamsters Union. (Supervisor Garage Services)  
Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-6 adopted on second reading.

- 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 Moses and Minna Shvarzblat for facilities located at Block 536, various lots, and authorizing the Mayor and Township Clerk to execute any and all documents necessary and proper to enter into a Tax Abatement Agreement.  
Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Senator Singer, second by Mr. Miller.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-7 adopted on second reading.

- 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 Excel Corporate Park IV for facilities located at Block 402 Lot 1 and authorizing the Mayor and the Township Clerk to execute any and all documents necessary and proper to enter into a Tax Abatement Agreement.  
Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Senator Singer, second by Mr. Miller.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-8 adopted on second reading.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XI of the Code of the Township of Lakewood entitled "Traffic" (Pine River Village)

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein. Ordinance No. 2006-9 adopted on second reading.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, vacating all right, title and interest of and to the public in streets or portions of streets, indicated in section two of this ordinance in the Township of Lakewood, pursuant to and in accordance with N.J.S.A. 40:67-1 et seq. (East 8th St.) (Fern St.)

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Senator Singer, second by Mr. Miller.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein. Ordinance No. 2006-10 adopted on second reading.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XV of the Code of the Township of Lakewood entitled Rental Housing. (Rooming and Boarding House Licenses)

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public.

Bert Albert, Lions Head Woods – Advised this Ordinance had quite an effect on the rooming houses in town in prior years. He does not know if there are any left or not, but this Ordinance guts the ability of the Township to monitor those rooming houses. He asked why they are deleting all of the licensing and inspections.

Mayor Lichtenstein advised there was a Board. The Board did its job. He believes there is one rooming house left. There is an expense associated with the rooming and boarding house board. There were attorney fees that had to be paid. The Chairman of the Board approached him and said they had not met in a very long time. He said there was really no need to have the Board anymore, and the one remaining rooming house could be turned over to the Inspection Department, and they could be given the powers that they need to inspect it. The State also regulates it. Should it ever come back that they need it again, they could reinstitute it, but they felt there was no need to continue to have this Board any longer.

Mr. Albert advised there are many single family homes that are being used as boarding houses, although they are not licensed.

Mayor Lichtenstein stated that would not fall under this. That would fall under the Inspection Department. And the quality of life initiative is cracking down on that.

Mary Star, 695B Plymouth Drive – Asked if this would effect Lakewood Manor where they have a boarding house for the mentally ill.

Mayor Lichtenstein advised that the only effect it would have, is that it would move the jurisdiction of the control of inspections from the Rooming House Board to the Inspection Department.

Seeing no one else wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein. Ordinance No. 2006-11 adopted on second reading.

## **ORDINANCES FIRST READING** (2nd Reading and Public Hearing 2/23/06)

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter II of the Code of the Township of Lakewood entitled Administration. (Fees for Emergency Medical Services)

Read by title only for first reading.

The above Ordinance was offered by Mr. Miller, second by Senator Singer.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein. Ordinance No. 2006-12 adopted on first reading. Second reading and public hearing to be held on February 23, 2006.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the conveyance of a deed of easement for an access easement through and over Block 1160, Lot 220 in the Township of Lakewood.

Read by title only for first reading.

The above Ordinance was offered by Senator Singer, second by Mr. Miller.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein. Ordinance No. 2006-13 adopted on first reading. Second reading and public hearing to be held on February 23, 2006.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Ordinance No. 2005-74 entitled “An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the Private Sale and conveyance of land as described on attached Schedule A as Tract AF-IV lying in the Township of Lakewood, County of Ocean, State of New Jersey, pursuant to N.J.S.A. 40A:12-21(1), et seq., to STEPS and Homes for All, New Jersey Non-Profit corporations for nominal consideration”

Read by title only for first reading.

The above Ordinance was offered by Senator Singer, second by Mr. Miller.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-14 adopted on first reading. Second reading and public hearing to be held on February 23, 2006.

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Ordinance No. 2005-73 entitled “An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the Private Sale and conveyance of land as described on attached Schedule A as Tract AF-V lying in the Township of Lakewood, County of Ocean, State of New Jersey, pursuant to N.J.S.A. 40A:12-21(1), et seq., to STEPS and Homes for All, New Jersey Non-Profit corporations for nominal consideration”

Read by title only for first reading.

The above Ordinance was offered by Senator Singer, second by Mr. Miller.

**ON ROLL CALL** – Affirmative: Senator Singer, Mr. Miller and Mayor Lichtenstein.  
Ordinance No. 2006-15 adopted on first reading. Second reading and public hearing to be held on February 23, 2006.

## **PARKS AND EVENTS CORRESPONDENCE**

Per schedule of five (5) items attached hereto and made a part hereof.

Motion by Senator Singer, second by Mr. Miller, and carried, to approve the above requests.

## **MOTION TO APPROVE BILL LIST OF: 1/17/06**

Motion by Senator Singer, second by Mayor Lichtenstein, to approve the above Bill List.

**ON ROLL CALL** – Affirmative: Senator Singer and Mayor Lichtenstein.

Negative: Mr. Miller

Bill List approved.

## **COMMENTS FROM COMMITTEE MEMBERS - None**

## **ADJOURNMENT**

Motion by Senator Singer, second by Mr. Miller, and carried, to adjourn the meeting.

Meeting adjourned at 8:55 P.M.