

**LAKWOOD TOWNSHIP COMMITTEE
MINUTES
FEBRUARY 28, 2008**

The Lakewood Township Committee held a Meeting on Thursday, February 28, 2008 in the Lakewood Municipal Building, at 6:30 PM for the Executive Session and 7:30 PM for the Public Meeting, with the following present:

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

CLOSED SESSION

**Motion by Mr. Cunliffe, second Mr. Miller.
Resolution No. 2008-95 – 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, 2008 and published in the Asbury Park Press on January 8, 2008.

ROLL CALL

OPEN SESSION

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

MOTION TO APPROVE MINUTES OF: 02/14/08

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

MOTION TO APPROVE CLOSED SESSION MINUTES: 02/14/08

Motion by Deputy Mayor Lichtenstein, second by Mr. Miller, and carried, to approve the above Closed Session Minutes.

Mayor Coles removed the following item from the Agenda.

LAND SALE

Block 1106, Lot 1
Block 1108, Lot 1

PRESENTATIONS:

Calvary Lighthouse – Adult Education & Assistance Program

Mayor Coles advised that Calvary Lighthouse would offer a brief presentation on a project they wish to undertake in town.

James Payne, a member of Calvary Lighthouse, advised they would like to introduce the vision of a Community Development Center in Lakewood. For more than twenty years, Calvary Lighthouse has been engaged in the business of providing relief to disadvantaged members of the community. Annually, in cooperation with some of the local service organizations, they provide food and clothing to more than twenty thousand people, which provides for the critical needs of a population that consistently experiences difficulty providing for itself. It is a huge undertaking, and it is not an easy task and it is done with a volunteer work force. Lakewood can be proud of this, because it speaks to the heart and soul of the character of a community that takes care of their own people. With the experience and knowledge that Calvary Lighthouse has gained from this, they have an inspired vision to move this relief effort to a new level. They would like to go beyond just relief, and go into personal development. They desire to build a Community Development Center called Community Lighthouse. Community Lighthouse is already a 501(c)3 registered organization with the State of New Jersey, and with this certificate of incorporation, they would like to, as a non-profit organization, build a brand new two-story structure at 1133 East County Line Road. The vision of this Community Development Center will not only allow them to continue the work they are doing, the work of the food bank and the clothing bank, but provide the ability to expand their services to equip and empower the people that they serve to be more self sufficient and more self sustaining. They have draft plans that have been drawn up to help to continue to formulate their plan and to show the work that they have inspired to do this. They plan to have retail space available that will serve as a revenue generation to help fund the community center. There will be an industrial grade kitchen that will be used for teaching purposes and training as well as to provide meals for shut-ins, school lunch programs, meals for displaced families or people in need; there will be a small warehouse for the staging of food distribution; there will be a large clothing bank, a large multi-purpose area that is appropriate for hosting community events and serving meals on a large scale. The second floor of the facility will be used primarily as a training area, classrooms for different programs they plan to put into place. The Community Lighthouse has two primary goals. One is to train intellectually. They would like to provide training in the areas of family parenting skills, childcare, nutrition, personal finance management, custodial care, English as a second language, and adult literacy. These basic skills will help improve the quality of life for the people they serve. The second facet of the training will be that of job skills. They would

like to provide job skill training in the areas of retail, food service, childcare, housekeeping, custodial care, warehousing, inventory control, and these are just a few of the things they plan to do. He is here tonight just to tell everyone what this means to Lakewood as a community. It means that they have a continued enhanced relief effort to support the woman and minorities of the community. It means job creation at a time when across the state jobs are being eliminated. It means providing hope and improving the quality of life for a segment of the population of Lakewood. It also means increasing Lakewood's emergency relief and response capability. This Community Lighthouse could be used as an emergency shelter in the time of a disaster or incident, and they would like the Township Committee to understand and know that from their experience, Calvary Lighthouse has a proven track record with this type of relief. Over the twenty years they have been doing this, there has not been one citation issued for any type of violation, and they have the endorsement of the Monmouth-Ocean Food Bank Director. They have a letter stating their endorsement and commending them on their work, and recognizing the need for their continued work. They are here tonight to ask the Township Committee to put into place a Resolution supporting this community development center, and supporting their efforts to go forth and receive the buildings plans, funding, etc.

Mr. Cunliffe asked if they would consider, or is it a part of their plan, to have any space available for folks in the dead of winter who have no place to go.

Mr. Payne answered that this is something that they would not entirely rule out; there are a lot of things to consider along those lines, as far as liability, but they could certainly build that into the plan. Whatever the community needs' are, they would like to reach out and meet that need.

Mr. Cunliffe continued on the topic of the homeless, and the dangers of the tent cities, due to the use of outside propane tanks.

Senator Singer offered a Motion to pass a Resolution in support of the development of the Center and support Calvary Lighthouse in their endeavor. Mr. Miller offered a second to the Motion, stating that he was impressed with the presentation and he thinks it is worthwhile and will assist the entire community. All voted in favor of the Motion. Motion carried.

Deputy Mayor Lichtenstein asked that since the facility will be available as an emergency shelter, he asked that they contact the OEM Director, Chief Lawson, to register the center with the State, to approve it as a site, which may make some funding available to them.

Mayor Coles asked Mr. Secare to prepare the subject Resolution.

Mr. Secare asked Mr. Payne to provide some background material to the Manager's Office so he can prepare the Resolution.

Senator Singer continued on the subject of the homeless, and possible sites for a homeless shelter.

Mr. Cunliffe added that the municipality needs to give direction to the Police Department and the Inspection Department with regard to the use of propane tanks without regulators, for the safety of these people.

Mayor Coles stated he would be in favor of doing whatever they can to make the sites as safe as possible.

Mr. Edwards stated that the first step would be to identify the areas and see who owns them, and whether the land is private or public, that will help dictate the response.

Mr. Secare added they should have another meeting, as there are all kinds of issues involved. He would be happy to meet with the appropriate parties.

Mr. Cunliffe asked if the properties were Township owned.

Chief Lawson answered that most of it was on railroad right-of-way, as well as County property.

Senator Singer added that they should bring in the County on this as it is a County-wide problem that the County is not addressing. It is not just a homeless problem in Lakewood; there is a homeless problem in Toms River, in Jackson, in Brick...there is a homeless problem all over. And they still do not have a shelter at all in Ocean County.

Mayor Coles asked Chief Lawson to contact Freeholder Little who is in charge of Human Services in the County, and invite him to a meeting, together with Mr. Nelson or Mr. Mack, and Mr. Franklin, Minister Steve, Assembly Dancer, Fire Department, Fire Marshall, and the Forester, and all other necessary parties.

Mr. Edwards added that he would like the Inspection Department to take a Tax Map and show where these areas are so they can ascertain the ownership of the properties.

ORDINANCES FOR DISCUSSION: None

Mayor Coles reviewed quality of life items from the previous meeting. He advised the professionals that as they all receive an e-mail from the Township Clerk with the items that were discussed at a previous meeting, in the future, he would like that when they come to the meeting, they come prepared with a brief report that details anything from the previous meeting that they were asked to look into, and then if there is anything else they think is emergent that they would like the Township Committee to be aware of, it can be presented at that time. And then the Township Committee and the public can ask questions.

As to the issue of the bus shelters on Route 9, Mr. Franklin advised they are working on the necessary repairs to resolve the problems.

As to the issue of puddling on Fourteenth Street and Cedarview, and Oakwood and Fourteenth, Mr. Mignella advised they did a survey, and prepared a plan for an inlet which would be a temporary solution, to collect the water and relieve the flooding.

As to the issue of traffic problems on Marc Drive and Washington Street, when the Oak Street School gets out, Chief Lawson advised the suggestion was made for a light at Pine Street and MLK, as the traffic coming down Route 9 was so heavy that the traffic on the side streets could not get out onto Route 9.

Comments from Committee Members:

Senator Singer advised he has had telephone calls from the Fairways. As to the Fairways light, when you are heading south on Massachusetts, a No Turn on Red sign is needed.

Mr. Mignella advised they wrote to the County about a month ago about adding those signs, and their traffic department is supposed to be investigating if those signs are required. He has not heard back as of yet.

Senator Singer also asked that they check the timing on the left hand turn arrow into the Fairways, as well as the right hand turn into the Enclave. There is not enough time for the cars to make those turns.

Senator Singer also asked that they take a look at the construction on County roads in the Township. The County started work on Massachusetts Avenue during the winter. They claim they had to stop work because of the winter.

Mr. Mignella advised that the reason that the work stopped is that they are waiting for utility relocation, so they shut down for the winter.

Also, Mr. Mignella advised that they expect the final paving work on County Line Road to be completed no later than May 15th, together with all of the signalization.

Deputy Mayor Lichtenstein advised there is not enough time for the residents of The Courtyard, at the corner of Route 9 and North Lake Drive, to cross Route 9. He asked that Mr. Mignella check the timing of the light with the State.

Deputy Mayor Lichtenstein also asked if Public Works could put up more clear one-way signs on North Lake Drive. The residents of The Courtyard have told him there are many vehicles coming down North Lake Drive the wrong way from Forest Avenue to Route 9.

Senator Singer advised that it is already clearly marked; people want to break the law.

Deputy Mayor Lichtenstein asked Chief Lawson to update the Committee on the subject of the Civilian Watch Group. And the second issue is the number system, where he had asked the Police Department to consider looking at a system where they would look at hard numbers to help decide where to deploy officers.

Chief Lawson advised that with regard to the system, this is not something that is new to them; it was brought to them about five years ago by Director Dorsey, who was an inspector with the Philadelphia Police Department. It was used very effectively there. Director Dorsey also used it very effectively here, and a little over a year ago when he became Chief, he revived it, and they have been using it. It involves collecting, analyzing,

and mapping of various crime data that they have coming in from all the police reports. What they are doing now is a little new; they are holding the police managers, which are at the rank of lieutenant, accountable for performance occurring during their shifts. There are four basic principles, the first is getting accurate and timely information. The second principle is developing effective tactics for dealing with the crime problem. He touched on the subject of agencies assisting them in these operations. It even involves non-law enforcement organizations, including, civilian watch groups. When they look at statistics, he feels that the civilian watches have been beneficial. He was pleasantly surprised that they did not run into a lot of problems; there were a few problems but they were relatively minor. The third principle is rapid deployment of personnel and resources, which has to be very focused. The fourth principle, is follow-up and assessment.

Mr. Cunliffe commented with regard to the utility work on Vine Street. He asked Mr. Mignella what was the status.

Mr. Mignella advised he spoke with NJAW today and they are scheduled to pave the road next week, weather permitting. Final paving will be done in August, when the project is completed.

Mr. Cunliffe also asked if some replanting can be done, to replace what was removed.

Comments from the public will be heard for a limit of one (1) hour. Each speaker will have four (4) minutes and shall be limited to one time at the podium.

Mayor Coles opened the meeting to the public.

Jeff Golub, Brick – Commented on the subject of the homeless and safety issues.

Minister Steven Brigham, 211 East Fourth Street – Commented on the subject of the homeless, and the need for a homeless facility.

David Drukaroff, 1433 Laurelwood Avenue – Commented on the subject of the homeless.

MaryAnn Sorensen Allaci, Mi Casa – Commented on the subject of the homeless.

Pastor Gary Stiegler, 24 Monterey Circle – Commented on the subject of the homeless, and the need for a homeless facility.

Alice Kelsey, 295B Malvern Court – Commented on the subject of the homeless.

Warren Sherard, President of Lakewood NAACP – Offered the support of the NAACP with regard to the issue of the homeless. They need to get the other municipalities who are affected by this problem, as well as the County, to do their share.

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

At this time, the professionals left the meeting.

CONSENT AGENDA

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

1. Resolution reducing a Performance Guarantee posted by Somerset Development, LLC, in association with Block 830, Lot 1
Resolution No. 2008-96
2. Resolution authorizing the cancellation of old outstanding checks appearing on the records of the Municipal Court
Resolution No. 2008-97
3. Resolution authorizing the appointment of Douglas Jones, Esq., as alternate Municipal Prosecutor for the Township of Lakewood, pursuant to and in accordance with N.J.S.A. 19:44A-20.4 et. seq.
Resolution No. 2008-98
4. Resolution releasing a Maintenance Bond, posted by Forest Glen Developers, LLC, in connection with Block 782, Lots 28 to 31 and 34
Resolution No. 2008-99
5. Resolution granting approval for fireworks displays to be held at Lakewood Stadium
Resolution No. 2008-100
6. Resolution authorizing a Leave of Absence, without pay, to Veronica Dingle, from March 4, 2008 through July 1, 2008
Resolution No. 2008-101
7. Resolution authorizing a Professional Services contract with Tokarski & Millemann Architects, LLC (Blue Claws Stadium – Roof repairs)
Resolution No. 2008-102

Motion by Mr. Cunliffe, second by Mr. Miller, to approve Resolution Nos. 1 through 7 on the Consent Agenda.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe,
Deputy Mayor Lichtenstein and Mayor Coles.

Resolution Nos. 2008-96 through 2008-102 – Adopted.

ORDINANCE SECOND READING

- **Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, vacating all right, title and interest of and to a portion of Clarkson Avenue in the Township of Lakewood, pursuant to and in accordance with N.J.S.A. 40:67-1, et. seq. (Clarkson Ave.)**

Read by title only for second reading.

Mayor Coles 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, Deputy Mayor Lichtenstein and Mayor Coles.

Abstain: Mr. Cunliffe

Ordinance No. 2008-7 adopted on second reading.

• **Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, vacating all right, title and interest of and to a portion of Sherman Avenue in the Township of Lakewood, pursuant to and in accordance with N.J.S.A. 40:67-1, et. seq. (Sherman Ave.)**

Read by title only for second reading.

Mayor Coles 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. Cunliffe, second by Senator Singer.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Lichtenstein and Mayor Coles.

Ordinance No. 2008-8 adopted on second reading.

• **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 4th and Lexington, LLC, for facilities located at Block 118, Lot 12, and authorizing the Mayor and Township Clerk to execute any and all documents necessary and proper to enter into a Tax Abatement Agreement (4th. And Lexington, LLC)**

Read by title only for second reading.

Mayor Coles opened the meeting to the public. He asked that the representative from the organization come forward to give a brief overview of the project.

The representative advised that the project is located on what was a vacant lot where they have put up a building, with retail on the first floor, and offices on the second floor. It should create approximately 23 jobs.

Alice Kelsey – Asked if anything has been done to accommodate parking for the 23 people.

Mayor Coles advised that right now there is no requirement for parking in the downtown zone. That is the subject of one of the Ordinance on the Agenda this evening.

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. Cunliffe, second by Mr. Miller.

Senator Singer advised that normally he does not vote on these Ordinances. He tends to feel that in most cases, these facilities would go up without abatement. But they have made a conscientious effort to try to redevelop downtown. So based on the fact that this facility is in the downtown area, he will vote for it. If this facility was on Route 9, or on another street in the area, he would not vote on it.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe,
Deputy Mayor Lichtenstein and Mayor Coles.

Ordinance No. 2008-9 adopted on second reading.

• **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. (ADA)**

Read by title only for second reading.

Mayor Coles 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. Cunliffe, second by Deputy Mayor Lichtenstein.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe,
Deputy Mayor Lichtenstein and Mayor Coles.

Ordinance No. 2008-10 adopted on second reading.

• **Ordinance amending the Code of the Township of Lakewood, Chapter 18, Unified Development Ordinance, by revision and supplementing the regulations concerning the exemption of off-street parking in the Central Business Zone (B-2) for non-residential uses and provisions regarding off-premise parking in the Township of Lakewood, County of Ocean, State of New Jersey (Zoning B-2)**

Read by title only for second reading.

Mayor Coles advised he would ask that the Committee entertain a Motion to carry this Ordinance to the meeting of March 13th, the reason being that the Planning Board did not have the chance to get to it at their last meeting, and they should give the Committee their recommendation before they move forward on it.

Motion by Senator Singer, second by Mr. Cunliffe, to carry the second reading and public hearing on the above Ordinance to March 13th.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe,
Deputy Mayor Lichtenstein and Mayor Coles.

Second reading and public hearing on Ordinance No. 2008-11 carried to the meeting of March 13, 2008.

• **Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XVIII of the Code of the Township of Lakewood entitled the Lakewood Township Unified Development Ordinance of 2007 specifically Section 200 entitled Definitions of Terms to Add the Definition of Mixed Use Mid-Rise developments and Section 903 entitled Non-Residential Zoning Districts, Subsection E entitled Highway Development Zone (B-5) to add a conditional use entitled Mixed Use Mid-Rise development and to add under conditional use requirements section 1012 entitled Mixed Use Mid-Rise development (Zoning B-5)**

Read by title only for second reading.

Mayor Coles 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, Deputy Mayor Lichtenstein and Mayor Coles.

Abstain: Mr. Cunliffe

Ordinance No. 2008-12 adopted on second reading.

Before they move on to the next Ordinance, Mayor Coles advised he was approached by someone who has property in the B-5 Zone on Route 70, in the area of New Hampshire Avenue, and they had asked if the Committee would consider expanding this Ordinance to include that development. He asked if the Committee would entertain that idea for a future Ordinance.

Deputy Mayor Lichtenstein asked if they would send it to the Planning Board, as they did with this Ordinance.

Mayor Coles answered yes.

Mr. Cunliffe stated he thought they were told there was only one piece of property that fits.

Mayor Coles answered that was correct. For this particular Ordinance it would require some change in the setbacks on Route 70. He had forwarded the information to Mr. Secare, but he wanted to bring it to the Committee to see if they would entertain the idea.

Mr. Secare added that the Mayor forwarded him the information and he thought it would be too much of a change to include it in this Ordinance. It would have to be reviewed in its entirety by both the Planning Board and the Committee.

Senator Singer stated he objected to it. He first wants to see how this development works. They are changing an area, and he wants to see how it develops. This is the first parcel of land as you move west from the Parkway into Lakewood. They have given them the flexibility because they understand the difficulties they have had in developing this property. A mixed use of the property has been provided, to develop it into a retail and residential use. He wants to see if it is the best use for that property before they change it all along the road. He wants to see if it is successful first to see if he has made the right decision.

- **Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XI entitled Traffic of the Code of the Township of Lakewood (Handicap Parking)**

Read by title only for second reading.

Mayor Coles 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. Cunliffe, second by Mr. Miller.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe,
Deputy Mayor Lichtenstein and Mayor Coles.

Ordinance No. 2008-13 adopted on second reading.

ORDINANCE FIRST READING (Second reading and Public Hearing 03/13/08)

- **Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the exchange of certain lands within the Township of Lakewood, in particular, the Township of Lakewood to acquire Block 1143, Lot 9 and Block 1146, Lot 10 and to convey Block 445, Lot 9 as part of an exchange of lands pursuant to N.J.S.A. 40A:12-12 (Caldwell Ave.; Bradhurst Ave.; Blanche St.)**

Read by title only for first reading.

The above Ordinance was offered by Mr. Cunliffe, second by Mr. Miller.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe,
Deputy Mayor Lichtenstein and Mayor Coles.

Ordinance No. 2008-14 adopted on first reading. Second reading and public hearing to be held on March 13, 2008.

- **Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XI entitled Traffic of the Code of the Township of Lakewood (Loading Zone – Park Ave.)**

Read by title only for first reading.

The above Ordinance was offered by Mr. Cunliffe, second by Mr. Miller.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe,
Deputy Mayor Lichtenstein and Mayor Coles.

Ordinance No. 2008-15 adopted on first reading. Second reading and public hearing to be held on March 13, 2008.

CORRESPONDENCE

Correspondence from Lakewood Outreach Ministry Church requesting the use of Town Square from Tuesday, March 11 through Friday, March 14, 2008, for a “Lenten Service Program”.

Motion by Mr. Cunliffe, second by Mr. Miller, and carried, to approve the above correspondence, and also to approve the following picnic requests 1 through 9.

PARKS AND EVENTS CORRESPONDENCE

Per schedule of nine (9) items attached hereto and made a part hereof.

MOTION TO APPROVE BILL LIST OF: 02/26/08

Motion by Mr. Cunliffe, second by Mr. Miller, to approve the above Bill List.

On Roll Call – Affirmative: Mr. Miller, Mr. Cunliffe, Deputy Mayor Lichtenstein and Mayor Coles.

Negative: Senator Singer

Bill List approved.

Mayor Coles advised they have had many questions about the Community Visioning Workshops to be scheduled in conjunction with the Planned Endorsement Process. The workshops have been scheduled for Tuesday, March 11th, 2008; Monday, April 14th, 2008; Wednesday, May 21st, 2008; and Wednesday, June 25th, 2008. These dates have also been posted on the website, as well as an explanation of what will be covered at each of the meetings.

COMMENTS FROM COMMITTEE MEMBERS

Mr. Miller advised that the letters with regard to the Veterans Advisory Committee Memorial Day Parade have gone out. Anyone who is interested in marching, please contact the Manager's Office.

ADJOURNMENT

Motion by Mr. Cunliffe, second by Deputy Mayor Lichtenstein, and carried, to adjourn the meeting. Meeting adjourned at 8:55 PM.