

**LAKWOOD TOWNSHIP COMMITTEE MEETING  
MINUTES  
JULY 14, 2005 • 7:30 P.M.**

The Lakewood Township Committee held a Meeting on Thursday, July 14, 2005 in the Lakewood Municipal Building, at 6:30 P.M. for the Executive Session and 7:30 P.M. for the Public Meeting, with the following present:

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

**CLOSED SESSION**

Motion by Mr. Coles, second by Mr. Miller.  
Resolution No. 2005-295 – 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 2, 2005 and published in the Ocean County’s Observer on January 7, 2005.

**ROLL CALL**

Motion by Mr. Coles, second by Deputy Mayor Lichtenstein, and carried, to open the meeting.

**MOTION TO APPROVE MINUTES OF:** None

**MOTION TO APPROVE CLOSED SESSION MINUTES: 6/30/05**

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

**On Roll Call** – Affirmative: Mr. Miller, Deputy Mayor Lichtenstein and Mayor Cunliffe.  
Not Voting: Senator Singer  
Abstain: Mr. Coles

## **PRESENTATIONS:**

A presentation was made to the Mayor by a representative from Fort Dix Army Installation in recognition of the Committee's support to the troops.

A presentation was given by Russ Corby with regard to their recommendation to adjust the current boundaries of the Urban Enterprise Zone.

A presentation was given by Mike McNeill, STEPS, with regard to their affordable housing efforts.

### **Pine Point, LLC**

A short presentation was given by James Maida, President and CEO of Gaming Laboratories International, in support of their tax abatement application. They came to Lakewood three years ago to a 40,000 square foot building. Since that time, they have done three building expansions. They presently have approximately 150 employees, ten percent of which are from Lakewood. They work closely with the Job Link Program when positions are available. They are the largest laboratory in the world who test all casino and gambling equipment, and work with NJ Lottery.

### **Preferred Enterprises, LLC**

A presentation was given by Mitch Ronko in support of their tax abatement application. Their company is putting up 32,400 square feet of warehouse space in the Industrial Park. The building will be leased by Supreme Computers & Electronics, who have approximately sixty-five employees presently, most of which are warehouse workers. They are a warehouse and sales facility dealing in the manual strip-down of computers and electronic equipment.

### **Camp Viking**

Grace Johnson offered a presentation with regard to Camp Viking, and thanked the Committee for their continued support.

### **Samuel J. Roberts**

The family of Samuel Roberts thanked the Committee for their consideration in including the picture of Samuel J. Roberts, a former Mayor of Lakewood, on the wall of the Municipal Building Auditorium.

The Professionals reviewed and followed up on quality of life issues from the last meeting.

Mr. Franklin reported on several issues. On the matter of Medina Road and Park Place South, the County cleaned up the area, and he contacted representatives from Park Place South regarding the clean up of the berm area. The trees will be cut back next week. Regarding Speed Bumps, he feels they do not slow down traffic. As to flooding conditions on Eighth Street, after a hard rain, the rain stayed there for about a half an hour, which is normal for the system that is there.

Mr. Lines advised he has not made it down to Stafford Township to view traffic locations. As to the Central Avenue traffic signal, he spoke to the Assistant County Traffic Engineer and he said they have had discussions with the State but there is nothing they can do to improve one way without causing other delays on Route 9. So there is nothing they can really do about it at this point in time.

Public Safety Director Al Peters reported on the speeding issue on Ronald Road. Between June 15th and June 25th, a radar board was deployed at that location. They also deployed a trax-time measuring device which would give them some statistical information with which to develop more efficient police tactics. Also, the Police Department does not support the speed bumps. With regard to the utility pole damage on Autumn Road, a work order has been issued generating a pole replacement which is scheduled to occur between July 16th and July 30th. With regard to the basketball court incident, he has researched the documentation in the Police Department, and found they have no record of that event ever occurring. No one has contacted him with proof or documentation that there was a discrimination policy being carried forth by the Township. With regard to the abandoned vehicle at 23 Pearl Street, that vehicle has since been ticketed and towed away. With regard to the stop sign request, they are collecting statistical data to assist in determining whether or not there is actually a need for the sign. As to the issue of street lights being repaired, JCPL advised that fifty-five street lights were repaired on July 6th and 7th.

Mayor Cunliffe advised that Mr. Mack could not be present this evening, but he did check locations in terms of public upkeep, and mowing of lawns. If the landlord is notified, and the lawn is not mowed, the Township will send a contractor to mow the lawn, and the owner will have to pay for that lawn cutting service, as well as the summons. As to the report of the house being used as an illegal rooming house, the house was raided by the Inspection Department and the Police Department, and there were nineteen (19) illegal bedrooms, and the house was cleared to the appropriate amount of occupancy.

Mayor Cunliffe read a letter from Mr. Edwards with regard to the incident at the Community Center. Mr. Ross was fully aware of the group in question, and their permit. The permit was issued to a group of orthodox young men who have a basketball club, held on Saturday evenings only, between the hours of 10:30 PM and 12:30 PM. The existing permit was issued on 1/6/05 and continues through 8/5/05. A key for lights is also issued. They have been utilizing the facility for the past year and a half. Mr. Ross stated that any group can obtain a permit. Depending on the time of day involved, a key for the lights would be issued. The users of the facility must turn off the lights when finished. If they fail to do so the permit can be rescinded.

**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 Cunliffe opened the meeting to the public.

Yehuda Shain, 1140 Forest Avenue – He is happy that the street light situation is moving in the right direction. He says there are many lights that are on all day. As these lights

will burn out, this should be brought to the attention of the electric company. He spoke to the electric company, and they would like a list of the lights. Also, he feels there is a shortage of play areas. He suggested that certain cul-de-sacs could be made into play areas. With regard to Central Avenue and Route 9, he suggested that Caranetta Drive be made into a cul-de-sac and the last section of Central Avenue be made into two lanes, with a turning lane.

David Drukaroff, 1433 Laurelwood Avenue – Commented with regard to fair housing and the Board of Education.

Rev. Kevin Nunn, 476 Prospect Street – Commented on housing developments, affordable housing and equal housing. Also commented on the Community Center incident, and the fact there is no record of the incident in the Police Department.

Mayor Cunliffe once again requested documentation or proof with regard to the incident at the Community Center, and he will ask Director Peters to investigate the matter.

Minister Jim McGraw, 1204 5th Avenue, Asbury Park – Commented with regard to the incident at the Community Center. He requested that a sign be posted there so that everyone could be aware of the requirements to obtain a permit for use of the facility.

Senator Singer advised that the facilities at the Community Center are highly utilized by the minority community.

Mr. Coles added that many of the facilities in town do have signs stating that use is by permit only.

Mrs. Friedman, 603 Eighth Street – Stated that the Township cut down four big maple trees in front of her property. They have been left with a terrible mess. The area has been uprooted, stubble, and roots sticking out, and the sidewalk has been broken, and is uneven and unsightly.

Mr. Franklin will look into the matter, and report back to the Committee at the next meeting.

Mr. Miller suggested that perhaps the trees could be replaced, and he will contact the Shade Tree Commission.

Glen Bradford, 615 Sterling Avenue – Commented on housing issues.

Joanne LaRocca, 22 Brian Street – Commented on housing issues.

Bill Hobday, 30 Schoolhouse Lane – Commented on community issues, and school issues.

Chris Abrams, Coral Avenue – Commented on the Fourth of July Get-Together in her neighborhood. Also commented with regard to the wetlands report.

Mayor Cunliffe asked Mr. Lines about the delineation of wetlands for the Kettle Creek area.

Mr. Lines advised it has been completed and the map of the area was provided to Mr. Edwards.

Mayor Cunliffe suggested Ms. Abrams make a request for a copy of this report.

Ms. Abrams asked what the Committee was going to do with this report.

Mayor Cunliffe advised the Committee wanted the report for their enlightenment. They are going to work on the UDO this evening, and the next thing is to appoint a Master Plan Advisory Committee, and it is important for them to know where those wetland boundaries are so that they can save some of that natural habitat. They also need to get a proposal to delineate the southern boundary of the Crystal Lake Preserve. They have put that into their inventory of Planning and Engineering information so they know where the protected areas are.

Larry Simons, 7 Schoolhouse Court – Commented with regard to the Resolution concerning the Kettle Creek Recreation Project. He stated that according to his calculations, to date the town has spent over four million dollars on this project. He asked if the project is still not in operation.

Mayor Cunliffe stated it should be in operation soon. They will be having a ribbon cutting sometime in August or September. This Resolution is for the overlay, and they also received a grant from the State to help defray some of the costs for a total of 1.2 million dollars.

Mr. Coles advised the project is about ninety-five percent completed. Unfortunately, the contractor they had hired has not performed up to their expectations. The town is forcing the contractor to complete the job through litigation. They will be paving on Monday. The lights are in. It is a gorgeous facility, and will be a great facility for the kids. It is anticipated that it will be in operation next Spring for baseball and the soccer season starts around St. Patrick's Day. They hope to have a formal dedication in the Fall.

Senator Singer advised this recreation area is restricted to Lakewood teams only.

Mr. Simons asked what was budgeted for Kettle Creek.

Mayor Cunliffe advised he did not have that number with him, but would provide the information to Mr. Simons.

Mr. Edwards added that information could be provided by the Finance Director. Funding was allocated through Bond Ordinances.

Jim Corsaro, 29 Autumn Tide Drive – Commented with regard to the UEZ boundaries.

Deputy Mayor Lichtenstein directed the following information to the professionals. At the corner of Nolan and Ridge Avenue, it is a three-way intersection, and there is only one Stop Sign. He wanted someone to take a look at this intersection. The same problem exists at Shoshana Drive and Ridge Avenue, at the new development in that area.

Deputy Mayor Lichtenstein also advised he has received two separate requests about the intersection of Park Avenue and Route 88. It is a very difficult turn to make as it is a very narrow intersection. He does not think they can do any road widening there, but perhaps some type of striping can be done to correct it.

Deputy Mayor Lichtenstein also advised he received a request regarding the corner of New Central and Miller. He received a petition from approximately four hundred residents requesting a traffic signal. He believed they had started talking to the County about it. There is a stat report from the Police Department with thirty-six accidents over a four year period; three or four fatal accidents. He asked Mr. Lines about the discussions with the County.

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

The professionals left the meeting at this time.

Mayor Cunliffe requested Mr. Lines to remain at the meeting for discussion regarding the UDO Ordinance, and the first reading of the Affordable Housing Ordinance.

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

## **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 authorizing Bingo and Raffle applications: St. Anthony Claret Parish, Holiday City Westerners, St. Mary of the Lake Church  
Resolution No. 2005-296
2. Resolution authorizing an application to the New Jersey Commerce and Economic Growth Commission for a revision of zone boundary of the Urban Enterprise Zone in the Township of Lakewood. (expanding boundaries)  
Resolution No. 2005-297
3. Resolution approving a Corrective Action Plan as part of the 2004 Annual Audit Process.  
Resolution No. 2005-298
4. Resolution authorizing the renewal of 2005-2006 Liquor License to Strand Ventures, Inc.  
Resolution No. 2005-299

5. Resolution authorizing the renewal of 2005-2006 Liquor License to Student Government Club of Georgian Court College.  
Resolution No. 2005-300
6. Resolution authorizing renewal of Liquor License for the 2004- 2005 License Year to Ebony Maze Productions.  
Resolution No. 2005-301
7. Resolution authorizing renewal of Liquor License for the 2005- 2006 License Year to Ebony Maze Productions.  
Resolution No. 2005-302
8. Resolution authorizing Barina Autobody be added to the Lakewood Township Towing List for the 2004-2005 License Year.  
Resolution No. 2005-303
9. Resolution authorizing the reappointment of H. Steven Berkowitz as Public Defender, said term to expire June 30, 2006.  
Resolution No. 2005-304
10. Resolution authorizing the Lakewood Township Tax Collector to cancel any and all taxes, penalties, interest due on Block 1248 Lot 499.01/C100A  
Resolution No. 2005-305
11. Resolution authorizing the Lakewood Township Tax Collector to cancel any and all taxes, penalties, interest due on Block 524.03 Lot 13.02/C100B  
Resolution No. 2005-306
12. Resolution authorizing the Lakewood Township Tax Collector to cancel any and all taxes, penalties and interest due on Block 1587 Lot 1184.02/C100B  
Resolution No. 2005-307
13. Resolution authorizing the Lakewood Township Tax Collector to cancel any and all taxes, penalties, interest due on Block 533.03 Lot 15  
Resolution No. 2005-308
14. Resolution authorizing a Leave of Absence Without Pay to Rose Nelson for the time period of May 25, 2005 through August 31, 2005.  
Resolution No. 2005-309
15. Resolution reducing a Performance Guarantee posted by Forest Glen Developers, LLC in connection with Block 782 Lots 28 to 31, and 34.  
Resolution No. 2005-310
16. Resolution releasing a Performance Bond posted by Bais Yaakov High School and waiving the Maintenance Bond requirement in connection with Blocks 319, 342, 343 various lots.  
Resolution No. 2005-311

17. Resolution releasing a Maintenance Guarantee posted by Somerset Homes in connection with Block 411 Lots 3 and 4.  
Resolution No. 2005-312
18. Resolution releasing a Maintenance Guarantee posted by RNM Corporation in connection with Block 229 Lots 1, 6 and 7.  
Resolution No. 2005-313
19. Resolution releasing an escrow posted by Airport Associates for a project known as Block 1160.01 Lot 230.  
Resolution No. 2005-314
20. Resolution accepting bids on the following parcel as a result of the private land sale on Lot 3 in Block 370.  
Resolution No. 2005-315
21. Resolution accepting bids on the following parcel as a result of the private land sale on Lot 8 in Block 1051.01.  
Resolution No. 2005-316
22. Resolution authorizing the Mayor to execute Reimbursement Agreements with qualified multifamily dwellings.  
Resolution No. 2005-317
23. Resolution authorizing the execution of an Extension Deposit Agreement between the Township of Lakewood and New Jersey American Water.  
Resolution No. 2005-318
24. Resolution awarding contract to Earle Asphalt Company for the purchase of asphalt for street and parking lot pavement in conjunction with the Kettle Creek Recreation Project, sum not to exceed \$ 267,201.00.  
Resolution No. 2005-319
25. Resolution awarding contract to Riggins, Inc. for the purchase of diesel fuel pursuant to bids received by the Ocean County Cooperative Pricing System.  
Resolution No. 2005-320
26. Resolution authorizing the use of Urban Enterprise Zone Second Generation Funds for Replacement and Refurbishing Holiday Decorations.  
Resolution No. 2005-321
27. Resolution accepting bids on the following parcel as a result of the public land sale on Block 175.01 Lot 13.  
Resolution No. 2005-322
28. Resolution appointing an alternate Municipal Prosecutor.  
Resolution No. 2005-323



Motion by Mr. Coles, second by Deputy Mayor Lichtenstein, to approve Resolutions 1 through 28 on the Consent Agenda.

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

Deputy Mayor Lichtenstein abstained on Resolution No. 2

Senator Singer abstained on Resolution No. 5.

Mr. Coles abstained on Resolution No. 4.

Resolution Nos. 2005-296 through 2005-323 – Adopted.

## **RESOLUTION NOT INCLUDED ON THE CONSENT AGENDA - None**

Mr. Miller left the meeting at this time.

## **ORDINANCES SECOND READING**

An Ordinance Amending and Supplementing Chapter XVIII of the Township of Lakewood, entitled “Zoning” recodifying and amending Lakewood’s existing Zoning and Land Development Regulations into a New Unified Development Ordinance governing Land Use Development Planning and Administration in the Township.

Read by title only for second reading.

Mayor Cunliffe opened the meeting to the public.

Mr. Shain - Asked if there was any rezoning in the Spruce Street area.

Mayor Cunliffe confirmed with Mr. Shlahetka that any rezoning that is being done is pursuant to the 1999 Master Plan.

Mayor Cunliffe advised to his knowledge there will be no zoning change in that area. East of that area, there will be, by Ordinance, an R-40 with an R-20 cluster where many of the schools and the affordable housing will be located. In the area of Funston Street, east of Vine Street and South of Spruce Street, the Master Plan has required, and there will be a change in that area, it will become an R-40 with an R-20 Cluster, as recommended in the Master Plan.

Chris Abrams, Coral Avenue – Asked about the UDO information on the website, in order for the public to compare the draft to the final document.

Mayor Cunliffe advised that the final draft has been placed on the website.

Ms. Abrams stated there was not enough time for the public to review the document.

Mayor Cunliffe stated he personally tried to contact as many people as possible when the information became available. There has not been a substantial change in the documents. There were some corrections to coincide with the 1999 Master Plan; there were concurrent corrections to be in agreement with MLUL; there were Planning Board recommendations that were incorporated into the document; and there were some elements of the original Ordinance that needed to be incorporated into the new Ordinance that they will be voting on this evening. Also contained in the UDO is that the Master Plan allows that two family housing will be a recognized use in the appropriate districts, and they will be built pursuant to current standards.

Joanne LaRocca stated that all the two family houses that were built were supposed to be one family houses. Now that two family housing is permitted, they are seeing three and four family houses. How do they stop that?

Mayor Cunliffe advised that does not pertain to the UDO.

Ms. LaRocca then stated you will have an R-40 changing to an R-20 because you are going to have the periphery closed with trees and shrubs, and use the acreage around it.

Mayor Cunliffe advised they way they did the boundary for some of the development, there is at least a 150 to 200 foot buffer between the existing houses on Albert Avenue, and the whole cluster concept is something that the State of New Jersey is pushing, saying it does not yield more houses, but you can group them together on smaller spots so you can save open space for passive or open recreation.

Ms. LaRocca advised her son lives in a planned community in Minnesota, where duplexes look like a single family home. She suggested they do something like that.

Mayor Cunliffe advised it could be considered for the next Master Plan.

Gerry Ballwanz, Governors Road – Stated she is disappointed in the way the Ordinance is set up. Usually there is an indication where the changes are located. She did not have enough time to review it. She suggested the Ordinance be tabled since there are so many changes.

Mayor Cunliffe apologized that the changes were not to her liking. But both versions were on the website. He will see if he can get a red-lined version for her.

Mrs. Ballwanz further commented regarding buffer requirements.

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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-59 adopted on second reading.

Mayor Cunliffe advised they will now go out of order on the Agenda, and move to the following two Ordinances for first reading.

## **ORDINANCES FIRST READING** (2nd Reading and Public Hearing 7/28/05)

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, conveying property for a forested buffer area for low and moderate income housing. Read by title only for first reading.

The above Ordinance was offered by Mr. Coles, second by Deputy Mayor Lichtenstein. Mayor Cunliffe advised this Ordinance provides for a buffer for the homes on Vine Street, it allows for a utility easement, and it preserves that area in perpetuity as a forested buffer.

Senator Singer stated it is just by Ordinance. That means you could be changed at a later date.

Mayor Cunliffe advised it is quite specific; three lawyers worked on it. It is permanently protected in perpetuity.

Senator Singer stated he does not believe that.

Mayor Cunliffe stated that is their intent.

Senator Singer suggested they give the property to the NJ Land Trust.

Mayor Cunliffe stated they will not do that.

Senator Singer requested a list of the names of the three attorneys who have said there is no way to change this.

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

Ordinance No. 2005-76 adopted on first reading. Second reading and public hearing to be held on July 28, 2005.

An 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 2005. Read by title only for first reading.

The above Ordinance was offered by Mr. Coles, second by Deputy Mayor Lichtenstein, for purpose of discussion.

Deputy Mayor Lichtenstein directed his question to the Planner. Looking at the proposed zoning map, he pointed to an area designated as R-40/R-20. It does not have the word cluster written after it on the map, as does one of the other zones. In the Ordinance they are about to vote on, it specifically designates it as the R-40/R-20 Cluster Zone. It is only one word, but he wants to make sure, they either take the word out of the Ordinance, or add it to the map.

Mr. Shlahetka stated they will add it to the map.

Deputy Mayor Lichtenstein further commented that they worked very hard on the affordable housing issue. It has been years and years of work to make this happen.

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

Ordinance No. 2005-77 adopted on first reading. Second reading and public hearing to be held on July 28, 2005.

At this time, they continued with Ordinances for second reading:

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the sale of Block 842 Lot 1 in the Township of Lakewood, at a private sale pursuant to N.J.S.A. 40A:12-1 et seq. (Funston, Caryl)  
Read by title only for second reading.

Mayor Cunliffe opened the meeting to the public.

Susan Markenstein, Esq., representing Rabbi Shain and Congregation \_\_\_\_\_ - They faxed information to the Committee and Attorney expressing the Congregations' interest in participating in the bidding for this private sale. Funston Avenue is a paper street which separates the Congregation's property from the property that is being put up for sale, which would separate them from being the contiguous property owner. They are requesting that the matter be tabled this evening so that they can possibly request that the paper street be vacated, or some other remedy.

Mr. Delanoy stated they did give an opinion that they were not currently contiguous owners because of the paper street. They are requesting that the matter be carried, so that the Committee could have the opportunity to consider vacating the street. It is really the Committee's decision. There is no legal yes or no whether or not the Committee would choose to do so, to make them a contiguous owner.

Mayor Cunliffe stated the question here is that they are requesting that the street be vacated in order to give the Congregation the opportunity to bid.

Ms. Markenstein confirmed that was correct.

Mayor Cunliffe asked if they knew the minimum bid was \$450,000.00.

Rabbi Shain stated they own Block 841, the entire six lots. Funston Avenue runs between them and the property in question. By statute, the property is an undersized lot, and therefore goes into a private sale. He understands the area will be cluster zoning, it will be changed to R-40. That lot will become a lot that would be a sizeable lot for cluster zoning. If this is delayed, and they have a discussion, perhaps there could be another bidder on this, since the zoning will be changed, it will not be undersized, and will not fit into the statute for a private sale.

Mayor Cunliffe advised this began before tonight's action. If the Committee is interested, he would entertain a Motion to continue this, to allow time for the Attorneys to review the matter.

Mr. Shain asked that the matter be tabled to give them some time.

Deputy Mayor Lichtenstein stated if they end up not voting for this Ordinance, it is not going to be a private sale at all. They do not have to vacate the street. If it is going to be R-20, then it will be a regular public auction. It will not be a private sale where there are only two bidders. It will be open to the public. He will vote in favor of the Mayor's request to continue this Ordinance, and give it some thought. This deal has been going on with someone who owns adjoining property for many months. They offered the town a lot less money, and they thought they got a good deal with the \$450,000.00. Now it becomes the question, do they take it out and have a public sale, or do they honor the commitment they gave to someone. In truth, it could be a rough decision to make because on one hand you offered someone a deal that you do not want to walk away from, and on the other hand if you put it up for public auction, you may get another \$100,000 for the property.

Mr. Shain asked what was the minimum bid based on if it was two acre zoning.

Mayor Cunliffe stated it was much lower. But through many discussions, they raised the minimum bid to \$450,000.00.

Mr. Shain stated that based on today's zoning, it is not worth \$450,000.00.

Mr. Edwards stated it was based on information from the Tax Assessor.

Mayor Cunliffe added that it was also based on comparables. They had a public bid, where there was land in the area that went for about twenty times what it was assessed for. They had an assessment for about \$80,000, and it actually went for 2.6 million dollars.

Mr. Shain stated that maybe if it was tabled, they could have a meeting with the Attorneys to discuss it.

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

Motion by Mr. Coles, second by Deputy Mayor Lichtenstein, to carry the above Ordinance to the meeting of July 28, 2005.

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

Second reading and public hearing on Ordinance No. 2005-62 carried to the meeting of July 28, 2005.

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, vacating shade tree and utility easement and site triangle easement and extend the shade tree and utility easement along Pine Street and authorizing the Township Committee to execute all documents necessary to accomplish the vacation of said easements and to accept a deed conveying the ten foot wide shade tree and utility easement. (Ashley\Pine vacated paper street)

Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-63 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 a portion of Franklin Boulevard 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.

Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-64 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 a portion of Croton Avenue 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.

Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-65 adopted on second reading.

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the conveyance of a deed of easement for a utility\drainage easement through a portion of Block 11.04 Lot 13 and a portion of Block 252 Lot 5 in the Township of Lakewood. (Lakewood - New Egypt Rd from Whitesville to Madison)

Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-66 adopted on second reading.

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Ordinance 96-36 establishing salary ranges for offices and positions of persons employed by the Township of Lakewood.  
(Omnibus Driver)

Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-67 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". (Second St. - last two spaces where Second St. intersects with Clifton) (Fourth St. - last two parking spaces where Fourth St. intersects with Clifton Ave.)

Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-68 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" (Eighth Street)

Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-69 adopted on second reading.

Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, establishing a Sex Offender Residency Prohibition.

Read by title only for second reading.

Mayor Cunliffe opened the meeting to the public.

David Drukaroff, 1433 Laurelwood Avenue – The purpose of this Ordinance is to protect children, which he wants to do. He is opposed to this Ordinance because it will not protect children, and will actually make things worse. If society wants absolute assurance that sex offenders will not commit another crime, the only two penalties that will do that are capital punishment or life imprisonment without parole, or until at least until the person is physically incapable of harming others. He is opposed to the death penalty. On the other hand, he does believe that some people are too dangerous to live in the community and must be confined until they are no longer a threat to public safety. Mr. Drukaroff further offered other options he believes could prevent sex offenders from committing other crimes.

Seeing no one else 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. Coles.

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

Ordinance No. 2005-70 adopted on second reading.



An 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 795, Lot 6 and to convey Block 1159, Lot 38 as part of an exchange of lands pursuant to N.J.S.A 40A:12-16. (Wilson St. South Pershing) (Fulton St., Powell)  
Read by title only for second reading.

Mayor Cunliffe opened the meeting to the public.

Chris Abrams, Coral Avenue – Asked for clarification on this land exchange, and would there be cash consideration involved.

Mayor Cunliffe explained that the land, once acquired, will be resold at a land sale at a minimum of \$27,900.00 thereby equalizing the value of the exchanged parcels.

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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-71 adopted on second reading.

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the private sale and conveyance of Block 562 Lot 1 and Block 565 Lot 1 lying within the Township of Lakewood, County of Ocean, State of New Jersey, pursuant to N.J.S.A. 40A:12-13 et seq. to the Lakewood Township Municipal Utilities Authority. (New Hampshire, Hughes, Chile)  
Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-72 adopted on second reading.

Mayor Cunliffe advised that the next two Ordinances should read:.....Steps, and Homes for All, New Jersey non-profit corporations.....

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. (Vermont Ave.)  
Read by title only for second reading.

Mayor Cunliffe opened the meeting to the public.

Larry Simons, 7 Schoolhouse Court – Read a statement and submitted a list of questions to the Committee with regard to this Ordinance. The statement involved the appointment of an administrative agent with regard to the administration of the affordable housing program.

Mayor Cunliffe advised they have a plan with Ervin Oross, the CDBG Director, and his consultant, to design a process so the Township can oversee all of the affordable housing projects, and they will be the administrative agent for the program. The same rules and regulations apply to every affordable housing development.

Mr. Simons asked for a response to his questions in writing.

Mayor Cunliffe advised Mr. Simons they will get back to him with an answer to his questions in a timely fashion.

Jim Corsaro, 28 Autumn Tide Drive – Asked about the administrative agent, and how will they work with STEPS.

Mayor Cunliffe answered there will be meeting run by Mr. Oross, and the consultant. It will bring STEPS together with NJ Hand and the Housing Authority, and they will go through the ins and outs. It will be a communicative, cooperative and collaborative effort.

Mike McNeill, 201 Lincoln Street – Commented that their program is a community program, and they are making the community a part of what they do. He does have some concerns about the lottery, and they definitely want to have some input. He would like to see the lottery held in the Strand Theater.

Mr. Coles advised that every lottery that has been done for public housing has been done in public, and they have every intention of having a public lottery, and anyone can be there to see the process.

Senator Singer stated they are not here this evening to select a location for the lottery. They are only discussing the Ordinance at this time. This will go forward with the project, and it will be formulated with the entire program.

Mr. McNeill further commented it is important to the community that the lottery be held in public.

Judith Pizzarelli, 100 Woehr Avenue – Advised she is part of Section 8. She feels that the units should not be permitted to be rented out to other parties.

Bill Hobday, 30 Schoolhouse Lane – Asked if these communities will be governed by some sort of public offerings statement that lays out a Board of Directors to manage that community by certain rules and regulations.

Mayor Cunliffe answered he did not know to what extent the Township would be involved in the association of each unit. The Township's involvement is to set up the rules and make the playing field level, and to have a completed uninformed person, someone not involved with STEPS, NJ Hand, or the Housing Authority, to do the administration and get the ball rolling.

Mr. Hobday stated he is concerned that once the community is turned over to an association, what will happen then.

Mayor Cunliffe answered that whatever the association does will be overseen by the Township. They do not want people investing, buying, renting, or doing massive alterations to these homes. They want them to remain as affordable housing stock.

James Waters, 1275 Old County Line Road – Stated he is a little cynical, and he has a lot of reasons to be cynical. If they can not be honest with each other, they will not be able to bridge any problems in the community. Until he sees this whole thing take place and work out right, he is going to be cynical. He has many questions.

Glen Bradford, 615 Sterling Avenue – Thanked the Committee for the land and passing the Ordinance, and for working with them.

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

The above Ordinance was offered by Deputy Mayor Lichtenstein, second by Senator Singer.

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

Ordinance No. 2005-73 adopted on second reading.

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. (Oak & Vermont)  
Read by title only for second reading.

Mayor Cunliffe opened the meeting to the public.

Gerry Ballwanz, Governors Road – Are there any guarantees that there will be preference for Lakewood residents.

Mayor Cunliffe answered it has to be open to everyone. They will make every effort to pre-qualify as many Lakewood residents as possible and to use as many Lakewood contractors as possible. When it comes to affordable housing where state and federal housing funds are involved, you can not exclude anyone.

Mike McNeill, 201 Lincoln Street – Commented with regard to the pre-qualification process. What their group is doing is making sure that Lakewood people are pre-qualified.

Jim Corsaro, 28 Autumn Tide Drive – Asked about being qualified, does that mean that you also have to have the state or federal government indicate that you qualify based on your income, that needs to be certified by the State.

Mr. Coles advised that they have to check to make sure you income is not too great, but they also have to check to see if you have enough income to be able to afford the upkeep on the house, and not fail going into it.

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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-74 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 various 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. (Ruth, Wadsworth, Bradhurst)  
Read by title only for second reading.

Mayor Cunliffe 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. Coles, second by Deputy Mayor Lichtenstein.

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

Ordinance No. 2005-75 adopted on second reading.

## **CORRESPONDENCE**

Mayor Cunliffe advised they have thirteen (13) items of correspondence. The requests for Town Square have been approved.

Motion by Deputy Mayor Lichtenstein, second by Mr. Coles, to move the following thirteen (13) items of correspondence.

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

The Fairways at Lake Ridge Homeowners Association wishes to thank you for the generator that you provided for our community's clubhouse.

The Ocean County Board of Health is notifying the Township of possible groundwater contamination at 260 Spruce Street.

Correspondence was received from Tracy Boyer of Bayville asking to use Town Square on August 6, 2005 from 6:30 P.M. to 8:30 P.M. for Outreach.

Spirit Filled Life Ministries is requesting to use Town Square on August 13, 2005 from 4:00 P.M. until 8:30 P.M. for an Outreach.

Jessica Obiedzinski, a Girl Scout, is looking for individuals to sign her petition regarding giving a tax deduction to veterans.

Lakewood Township MUA has sent correspondence regarding the Public Works Yard Shop Drawing Review.

The Lakewood Township MUA has sent correspondence regarding the Public Works Yard Final Plan Review.

Correspondence has been received from Hatzolah EMS advising of their new division which will be called Hatzolah Search & Rescue.

A letter has been received from the County Engineer regarding speed limits on Squankum Road.

A letter has been received from New Jersey Natural Gas asking if the Township wants to be included on their website.

Correspondence has been received from New Jersey Natural Gas advising of their new process for setting residential meters.

Letter from the Ocean County Department of Solid Waste Management regarding the submission of a 2005 Municipal Recycling Mini Grant Application.

A letter was received from Chris Bollwage, Mayor of the City of Elizabeth, advising that efforts were successful to remove proposed language from the State's budget.

## **PARKS AND EVENTS CORRESPONDENCE**

Per schedule of six (6) requests attached hereto and made a part hereof.

Motion by Deputy Mayor Lichtenstein, second by Mr. Coles, to approve the above picnic requests.

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

## **MOTION TO APPROVE BILL LIST OF: 7/12/05**

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

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

Bill List approved.

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

## **ADJOURNMENT**

Motion by Mr. Coles, second by Deputy Mayor Lichtenstein, and carried, to adjourn the meeting. Meeting adjourned at 10:40 P.M.