**The Lakewood Township Committee held a Virtual Meeting on August 13, 2026, at 5:30 PM, with the following present:**

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| **Mayor…….....** | **Raymond Coles** |
| **Deputy Mayor……** | **Menashe P. Miller** |
| **Committee Members……** | **Meir Lichtenstein** |
| | **Deborah Fuentes** |
| | **Albert Akerman** |
| **Municipal Manager……...** | **Patrick Donnelly** |
| **Municipal Attorney……** | **Steve Secare, Esq.** |
| **Municipal Clerk……..** | **Lauren Kirkman** |

**Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published on the Township's website as well as in the Asbury Park Press on January 7, 2026. The public was invited to participate prior to the meeting by emailing premeetingcomments@lakewoodnj.gov. The public was invited to participate during the meeting via comments@lakewoodnj.gov or by using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual) https://signin.webex.com/join. The Meeting ID#/Password was 26392086810. This meeting as advertised was broadcast live and recorded through on Townhall Streams at https://townhallstreams.com/**

**ROLL CALL –**Present: Mayor Coles, Deputy Mayor Miller, Committeeman Lichtenstein, and Committeewoman Fuentes.
Absent: Committeeman Akerman
Also present: Township Attorney: Steven Secare, Esquire, Attorney: Harold Hensel, Esquire, Township Manager: Patrick Donnelly, Chief Operating Officer: Patricia Komsa and Township Clerk: Lauren Kirkman.

**SALUTE TO THE FLAG AND PRAYER**

Mayor Coles opened the regular meeting at 5:30 p.m.

**MOTION TO APPROVE MINUTES:**
**REGULAR MINUTES OF JULY 16, 2026.**

Motion by: Committeewoman Fuentes, seconded by Committeeman Lichtenstein.

On Roll Call:
Affirmative: Committeeman Lichtenstein, Committeewoman Fuentes, Deputy Mayor Miller and Mayor Coles.
Nays: None
Abstain: None
Absent: Committeeman Akerman

Motion carried to approve minutes.

**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 matters. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Mayor Coles asked for a motion to adopt the consent agenda Resolutions 2026-276 through 2026-289.

Motion by Deputy Mayor Miller
Seconded by Committeeman Lichtenstein

On Roll Call:
Affirmative: Committeeman Lichtenstein, Committeewoman Fuentes, Deputy Mayor Miller and Mayor Coles.
Nays: None
Abstain: None
Absent: Committeeman Akerman

Motion Carried to adopt consent agenda.

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| 2025-276 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Accurate Builders, LLC In Connection With SD 1998 (Nussbaum & Amsterdam Ave) Block 461, Lots 1, 4 & 5 |
| 2025-277 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Burton Law Group, LLP, In Connection With SD #2620 (Sylvan Ct) Block 411, Lot 17 |
| 2025-278 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Irwin Weiss In Connection With 37 Forest Drive Block 12, Lot 191 |
| 2025-279 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Monuments Posted By Shamshon Weiss, In Connection With SD #2547 (18 & 19) Block 134 Lots 18 & 19 |
| 2025-280 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Cross Equities, LLC & 590 Atlantic Cross And Drake, LLC In Connection With ZB 4027b (West Cross St) Block 251.02, Lots 90, Future Lots 98.04 & 98.05 |
| 2025-281 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Appointing Members To The Lakewood Township Municipal Alliance |

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| 2025-282 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing An Agreement Between The Ocean County Board Of Health And The Township Of Lakewood For The Governor's Council On Substance Use Disorder Fiscal Grant Cycle 2027 |
| 2025-283 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "North Lake Sidewalk Improvements" Project To "A. Takton Concrete Corp., South River, NJ" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq. |
| 2025-284 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "Vermont Avenue Roadway Improvements" Project To "C.J. Hesse, Inc., Atlantic Highlands, NJ" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq. |
| 2025-285 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Supporting The County Of Ocean's Preliminary Plan For County Line Road And Cedarview |
| 2025-286 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Primepoint. LLC To Provide Payroll Processing Services Pursuant To N.J.S.A 40a:11-1et Seq. |
| 2025-287 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Contract For A Pest Control Service Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 |
| 2025-288 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Amending Resolution No. 2026-216 Authorizing Submission Of The Downtown Clifton Avenue UEZ Clean Team Project Year II To Reflect Updated Personnel And Project Costs |
| 2025-289 | Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments By Certain Property Owners On Various Block And Lots |

**ORDINANCES FOR FIRST READING:**

None

**ORDINANCES FOR SECOND READING:**

Clerk Kirkman read the following Ordinance by title only:

**2026-022 AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE II ("DEFINITIONS") SECTION 18-200 AND ARTICLE IX ("ZONING DISTRICTS AND REGULATIONS") SECTION 18-903.T OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD**

Mayor Coles opened public comments.

Seeing no comments offered, Mayor Coles closed the public comments.

Mayor Coles asked for a motion to adopt ordinance 2026-022.

Motion by Committeeman Lichtenstein
Seconded by Committeewoman Fuentes

On Roll Call:
Affirmative: Committeeman Lichtenstein, Committeewoman Fuentes and Mayor Coles.
Nays: None
Abstain: Deputy Mayor Miller
Absent: Committeeman Akerman

Motion Carried to adopt Ordinance 2026-022**.**

Clerk Kirkman read the following Ordinance by title only:

**2026-027 ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, GRANTING AN EASEMENT TO THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER MAINS IN HUGES AVENUE, AND TO ENSURE THE PROVISION OF UTILITY SERVICES TO VARIOUS PROPERTIES NEAR THE HUGHES AVENUE RIGHT OF WAY**

Mayor Coles opened public comments.

Seeing no comments offered, Mayor Coles closed the public comments.

Mayor Coles asked for a motion to adopt ordinance 2026-027.

Motion by Deputy Mayor Miller
Seconded by Committeeman Lichtenstein

On Roll Call:
Affirmative: Committeeman Lichtenstein, Committeewoman Fuentes, Deputy Mayor Miller and Mayor Coles.
Nays: None
Abstain: None
Absent: Committeeman Akerman

Motion Carried to adopt Ordinance 2026-027**.**

Clerk Kirkman read the following Ordinance by title only:

**2026-028 ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PUBLIC SALE OF AN APPROXIMATE RECTANGULAR 22,000 SQUARE FOOT PORTION FRONTING ON WOOD AVENUE OF BLOCK 480 LOT 1 IN THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 ET. SEQ.**

Mayor Coles opened public comments.

Seeing no comments offered, Mayor Coles closed the public comments.

Mayor Coles asked for a motion to adopt ordinance 2026-028.

Motion by Deputy Mayor Miller
Seconded by Committeewoman Fuentes

On Roll Call:
Affirmative: Committeeman Lichtenstein, Committeewoman Fuentes, Deputy Mayor Miller and Mayor Coles.
Nays: None
Abstain: None
Absent: Committeeman Akerman,

Motion Carried to adopt Ordinance 2026-028**.**

**MOTION TO APPROVE BILL LIST:**.

Mayor Coles asked for a motion to approve the bills list of August 12, 2026.

Motion by Deputy Mayor Miller
Seconded by Committeeman Lichtenstein

On Roll Call:
Affirmative: Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles
Nays: None
Abstain: None
Absent: Committeeman Akerman

Bill List of August 12, 2026 was approved.

**PUBLIC COMMENTS**

**The public was invited to participate prior to the meeting by emailing premeetingcomments@lakewoodnj.gov. The public was invited to participate during the meeting via comments@lakewoodnj.gov or by using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual).**

Mayor Coles opened the meeting to the public.

Seeing no persons wishing to speak, and no other comments offered, Mayor Coles closed public comments.

**COMMENTS FROM COMMITTEE MEMBERS –**

Committeewoman Fuentes had no comments.

Deputy Mayor Miller had no comments.

Committeeman Lichtenstein had no comments.

Committeeman Akerman had no comments.

Mayor Coles had no comments.

**CLOSED SESSION:** There was not a need for an executive session.

**ADJOURNMENT**
Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein with all in favor to adjourn the meeting. Meeting adjourned at 5:37 PM.

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Lauren Kirkman, RMC, CMR
Township Clerk