



Agenda May 28, 2026
Lakewood Township Committee Meeting
Regular Meeting 05:30 PM

Adequate notice of this meeting has been provided in accordance with the provisions of the

Open Public Meetings Act, N.J.S.A. 10:4-6, and published in the Asbury Park Press on January 7, 2026.

[Click here for Webex](#)

A. ROLL CALL - MEETING BEGINS AT 5:30 P. M.

The public is welcome to participate using Web-Ex either by computer (audio/visual) <https://signin.webex.com/join> or by phone (audio only). The phone number is (408) 418-9388. The Meeting ID#/Password is: 26329224349

All participants will be muted upon entry but may participate by using the *3 key on the phone to raise your hand or by clicking the raise hand button to be recognized via computer. Comments may also be emailed to comments@lakewoodnj.gov. This meeting is live-streamed & recorded on Townhall Streams at <https://townhallstreams.com>

B. SALUTE TO THE FLAG AND PRAYER

C. APPROVAL OF MINUTES: April 16, 2026

D. CONSENT AGENDA

D.1 2026-189 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Jacob Lipschitz In Connection With ZB #3987 (River Ave), Block 782, Lot 36

D.2 2026-190 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Kolliel Kinyan Torah, Inc./Regency Development Properties, LLC In Connection With SP #2335 (Lakewood New Egypt Rd), Block 251, Lot 1.06

D.3 2026-191 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Albert Greens, LLC In Connection With ZB #3967 (Chestnut St), Block 1159;1159.04, Lots 35-38, 86 & 89; 25, 26 & 28 & 30

D.4 2026-192 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By 485 Oberlin Owner, LLC. In Connection With SP #2402 (Oberlin Ave South), Block 1601, Lot 2.03

- D.5 2026-193 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Congregation Chayei Yisroel In Connection With SP #2309 (Gudz Rd), Block 11.04, Lots 4 & 18
- D.6 2026-194 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Congregation Satmar Of Lakewood In Connection With SP #2224 (East Kennedy Blvd), Block 104.02, Lots 14 & 15
- D.7 2026-195 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Beth Medrash Govoah Of New York, Inc. DBA Torah Links In Connection With SP #2280 (Central Avenue), Block 12.04, Lot 48
- D.8 2026-196 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Monuments Posted By Jeremy Roberts, In Connection With ZB 4240 (Finchley Blvd) Block 430 Lot 30
- D.9 2026-197 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Simon Soloff, In Connection With SD #2443A (Cherry St & Route 88) For Block 189, Lots 116 & 117
- D.10 2026-198 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Williams Street Equities, LLC In Connection With ZB 3886 (Williams St) Block 417, Lots 1, 2 & 22.01
- D.11 2026-199 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Hershel Salzberg In Connection With ZB #4303 (430 Laurel Ave) Block 548, Lot 6
- D.12 2026-200 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yeshivas Ohr Hatorah, In Connection With SP #2532 (Vassar Ave) Block 1602 Lot 3
- D.13 2026-201 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Little People Childcare, In Connection With SP 2349 (Clover St) Block 536 Lots 133 & 137
- D.14 2026-202 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By RRE Lakewood, LLC. In Connection With SP #2534AA (Route 70), Block 1160.01, Lot 256.01
- D.15 2026-203 Resolution Of The Township Of Lakewood, County Of Ocean, State Of

New Jersey, Authorizing The Approval To Submit An Award Extension For 2024-Bike-00003 - LA-2024 Bike Lakewood Township Lake Carasaljo Bike Path 15 To The New Jersey Department Of Transportation

- D.16 2026-204 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Traffic Signal Agreement With The State Of New Jersey For The Intersection Of Route 70 Ramp J And Chestnut Street
- D.17 2026-205 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The High-Tech Crimes Unit
- D.18 2026-206 Resolution Of The Township Of Lakewood, County Ocean State Of New Jersey, Authorizing A Shared Services Agreement With The County Of Ocean For The FY26 County Sheriff's Traffic Enforcement Program
- D.19 2026-207 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, In Support Of The Homes For Every Local Protector, Educator And Responder (Helper) Act
- D.20 2026-208 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting The Highest Bid At The Public Auction Held On May 7, 2026 For The Sale Of Property Owned By The Township Of Lakewood, Known As Block 1051.09 Lot 10, From The Highest Bidder And Authorizing The Mayor To Execute A Contract Of Sale
- D.21 2026-209 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor To Sign A Revocable License Agreement With Congregation Zichron Binyamin, 701 Princeton Avenue Lakewood NJ 08701, To Permit The Utilization Of Portions Of The Township Right-Of-Way Of Seventh Street And Princeton Avenue, For Maintenance Of A Monument Sign
- D.22 2026-210 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution And Submission Of Statements Of Consent To The NJDEP For TWA Applications Various
- D.23 2026-211 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey, Authorizing The Execution Of An Agreement With Wendy R. Quiroga, Esq. Of Scarinci Hollenbeck, LLC, As Special Attorney For Affordable Housing Matters For The Township Of Lakewood
- D.24 2026-212 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Acceptance Of A Traffic Signal For The Intersection Of

Boulevard Of Americas And Avenue Of The States

- D.25 2026-213 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Appointing The Members To The Lakewood Heritage Commission
 - D.26 2026-214 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Project Request To The Urban Enterprise Zone Authority For Acquisition Of UEZ Snow Melters And Wheel Loaders
 - D.27 2026-215 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Project Request To The Urban Enterprise Zone Authority For Acquisition Of Security Screening Equipment For The Lakewood Urban Enterprise Zone
 - D.28 2026-216 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Project Request To The Urban Enterprise Zone Authority For Use Of Zone Assistance Funds For A Downtown Clifton Avenue UEZ Clean Team Project Year II
 - D.29 2026-217 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Cancellation Of Uncollectable Taxes Pursuant To N.J.S.A. 54:4-91.2
 - D.30 2026-218 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Lakewood Tax Collector To Cancel Any And All Property Taxes On Block 524.02 Lot 112, Due To Disabled Veteran Exemption
 - D.31 2026-219 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Lakewood Tax Collector To Prepare And Mail “Estimated” Tax Bills In Accordance With P.L. 1994. C. 72
 - D.32 2026-220 Resolution Of The Township Committee Of The Township Of Lakewood, Ocean County, New Jersey, Approving Affordable Housing Trust Fund Spending Plan
 - D.33 2026-221 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “Bus Terminal FY 2024 Safe Streets To Transit Pedestrian Route 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
- E. ORDINANCES FIRST READING: Public Hearing Scheduled For June 25, 2026
- E.1 2026-012 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Portion Of A Street Known As Claire Drive In The Township Of Lakewood

- E.2 2026-013 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 Of Local Property Taxes To Towbin Realty, LLC, For Facilities Located At Block 1160.06, Lot 264 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement
- E.3 2026-014 An 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 Elkins Street, And To Ensure The Provision Of Utility Services To Various Properties Near The Elkins Street Right Of Way
- E.4 2026-015 An 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 (Park Ave)
- E.5 2026-016 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-21.1 Entitled “Four-Way Stops” (Princeton Avenue And Claire Drive)
- F. ORDINANCES SECOND READING: Comments may be made live via <https://signin.webex.com/join> ; via email up until 11:30 am on the day of the meeting at premeetingcomments@lakewoodnj.gov or during the meeting via comments@lakewoodnj.gov. Please include your name and address for the record.
- F.1 2026-005 An Ordinance Deleting And Replacing Subsections 18-1200, 18-1201 And 18-1209 Of Article XII “Affordable Housing Provisions” Of Chapter 18 “Unified Development Ordinance”, To Update The Township’s Affordable Housing Ordinance In Accordance With The December 2025 Uniform Housing Affordability Controls, The N.J.A.C. 5:99 Regulations, And The Amended Fair Housing Act
- F.2 2026-008 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40a: 4-45.14)
- F.3 2026-009 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Cancel Any And All Principal For Taxes For The Tax Year 2025 Due On Block 27, Lot 67, Owned By Kind World Inc. Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c
- F.4 2026-010 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of

New Jersey, Authorizing The Acquisition By Eminent Domain Or Purchase Or Gift Of Block 452, Lot 3 As Shown On The Tax Map Of The Township Of Lakewood, Pursuant To And In Accordance With N.J.S.A. 40a:12-1 Et Seq.

F.5 2026-011 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating A Drainage Easement Previously Granted To The Township By The Filing Of A Major Subdivision Map Recorded In The Ocean County Clerk's Office On December 31, 2012 As Map K-3853

G. MOTION TO APPROVE BILL LIST: May 27, 2026

H. PUBLIC COMMENT: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at premeetingcomments@lakewoodnj.gov or during the meeting via comments@lakewoodnj.gov. Please include your name and address for the record.

I. COMMENTS FROM COMMITTEE MEMBERS

J. ADJOURNMENT

DRAFT