



Agenda November 13, 2025
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 Star Ledger on January 7, 2025.

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: 26340970180. 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: OCTOBER 23, 2025

D. ORDINANCES FOR DISCUSSION

E. CONSENT AGENDA

- E.1 2025-463 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Dubin Contracting, LLC In Connection With 25 7th Street, Block 156, Lot 15
- E.2 2025-464 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Dubin Contracting, LLC In Connection With SD 1621 (773 Albert Ave Roadway Restoration) Block 1159.01, Lot 7.02
- E.3 2025-465 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Bostonia Equity, LLC., In Connection With SD #2477 (Cross St & Massachusetts Ave), For Block 440, Lots 7.02, 56 & 60
- E.4 2025-466 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Lakewood Investments, LLC, In Connection With SD 2068 (Williams St) Block 411 Lots 18, 20, 22, 23, 24, 73, & 81

- E.5 2025-467 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 216 Lois Lane, LLC In Connection With SD #2613AA (Lois Ln) Block 769.01, Lot 3
- E.6 2025-468 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Albert Estates, LLC In Connection With 1457, 1463, 1475, 1485, & 1493 Oak Street, Block 855.06, Lots 18, 33, 27, 24, & 24.01
- E.7 2025-469 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Ronald & Rachel Lachman In Connection With 24 Glen Avenue, Block 12.11, Lot 6
- E.8 2025-470 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Block 458, LLC., In Connection With SD #2445 (Amsterdam, Columbus, Nussbaum Ave; Nassau, Beaver St), For Blocks 450; 457; 458, Lots 9; 1, 2, 4 & 6; 1-6
- E.9 2025-471 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Somerset Development, LLC, In Connection With ZB #4074 (East County Line Rd), Block 174.11, Lots 41.01, 42, 43.07, & 45.01
- E.10 2025-472 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement With FMBA Local 380
- E.11 2025-473 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Procurement Of An IA Road Management System Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq
- E.12 2025-474 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor Or Deputy Mayor To Execute A Developer's Agreement With The Newport Joint Venture, For Various Roadway Improvements In The School Overlay Zone
- E.13 2025-475 Resolution Of The Township Committee Of The Township Of Lakewood Authorizing The Mayor To Sign A Revocable License Agreement With Chopp Holdings, LLC, 311 Blvd Of Americas, Suite 504 Lakewood NJ 08701, To Permit The Utilization Of Portions Of The Township Right-Of-Way Of Boulevard Of The Americas, For Maintenance Of The Island Medians As Part Of The Cedarbridge Redevelopment Area
- E.14 2025-476 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Insertion Of A Special Item Of Revenue Into The 2025

Municipal Budget For The Funding Of The Local Recreation Improvement Grant

- E.15 2025-477 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Certification Of The Annual Report Of Audit For 2024
- E.16 2025-478 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Approving A Corrective Action Plan As Part Of The 2024 Annual Audit Process
- E.17 2025-479 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 The Administration Of The Lakewood Urban Enterprise Program For Fiscal Year 2026
- E.18 2025-480 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Amendment To UEZ Second Generation Funds Project
- E.19 2025-481 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Amendment To LDC By-Laws
- E.20 2025-482 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Project Request To The UEZA For Use Of Zone Assistance Funds For Creation Of A Small Business Assistance Program 2025-2026
- E.21 2025-483 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Submission Of A Project Request To The UEZA For A Stabilization And Growth Loan Program – Year II
- E.22 2025-484 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Release Of Funds Received For Redemption Of Tax Sale Certificates To Lienholders
- E.23 2025-485 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments By Certain Property Owners, Mortgage Companies And Title Companies On Various Block And Lots
- E.24 2025-486 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Cancellation Of Tax Overpayment Reserve Balances
- E.25 2025-487 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 Child Restraint Grant Program

- E.26 2025-488 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Extension Of Time To Close Title On The Sale Of Block 451, Lot 7 Pursuant To Resolution #2025-403 Accepting The Highest Bid
- E.27 2025-489 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Designating Spire One QPZB Urban Renewal, LLC As Successor Redeveloper Of Block 961.02, Lot 1.08 In The Cedarbridge Redevelopment Area And Authorizing Ground Lease Pursuant To The Local Redevelopment And Housing Law
- E.28 2025-490 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving The Application For A Long Term Tax Exemption For Spire One QOZB Urban Renewal, LLC And Submitting Same To The Township Committee For Review Of The Proposed Financial Agreement Pursuant To The Long Term Tax Exemption Law, N.J.S.A. 40a:20-1, Et Seq.
- E.29 2025-491 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Designating Spire Two QOZB Urban Renewal LLC As Successor Redeveloper Of Block 961.02, Lot 1.09 In The Cedarbridge Redevelopment Area And Authorizing Ground Lease Pursuant To The Local Redevelopment And Housing Law
- E.30 2025-492 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving The Application For A Long Term Tax Exemption For Spire Two QOZB Urban Renewal, LLC And Submitting Same To The Township Committee For Review Of The Proposed Financial Agreement Pursuant To The Long Term Tax Exemption Law, N.J.S.A. 40a:20-1, Et Seq.
- E.31 2025-493 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Designating Spire Shoppes QOZB Urban Renewal, LLC As Successor Redeveloper Of Block 961.02, Lot 1.07 In The Cedarbridge Redevelopment Area And Authorizing Ground Lease Pursuant To The Local Redevelopment And Housing Law
- E.32 2025-494 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving The Application For A Long Term Tax Exemption For Spire Shoppes QOZB Urban Renewal, LLC And Submitting Same To The Township Committee For Review Of The Proposed Financial Agreement Pursuant To The Long Term Tax Exemption Law, N.J.S.A. 40a:20-1, Et Seq.
- E.33 2025-495 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing, Reviewing And Approving Fire Commissioner Salary

F. ORDINANCES FIRST READING: Public Hearing Scheduled For December 4, 2025

- F.1 2025-043 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 175 Lot 52, Block 175 Lot 58,

Block 175 Lot 67, And Block 175 Lot 69 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq.

- F.2 2025-044 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Mayor To Execute An Agreement Extending The Tax Exemption For Eleanor Levovitz Senior Apartments Located At 500 Clifton Avenue, Block 94, Lot 2
 - F.3 2025-045 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI (Traffic) Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-35.1 (Handicapped Parking On Streets, 405 Forest Ave.)
 - F.4 2025-046 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor To Execute A Financial Agreement By And Between The Township Of Lakewood And Spire Shoppes QOZB Urban Renewal, LLC Pursuant To N.J.S.A. 40a:20-1, Et Seq. For Property Located At Lot 1.07 In Block 961.02, As Shown On The Official Tax Map Of The Township Of Lakewood Located In The Cedarbridge Redevelopment Plan Area.
 - F.5 2025-047 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor To Execute A Financial Agreement By And Between The Township Of Lakewood And Spire One QOZB Urban Renewal, LLC Pursuant To N.J.S.A. 40a:20-1, Et Seq. For Property Located At Lot 1.08 In Block 961.02, As Shown On The Official Tax Map Of The Township Of Lakewood Located In The Cedarbridge Redevelopment Plan Area
 - F.6 2025-048 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor To Execute A Financial Agreement By And Between The Township Of Lakewood And Spire Two QOZB Urban Renewal, LLC Pursuant To N.J.S.A. 40a:20-1, Et Seq. For Property Located At Lot 1.09 In Block 961.02, As Shown On The Official Tax Map Of The Township Of Lakewood Located In The Cedarbridge Redevelopment Plan Area
- G. ORDINANCES SECOND READING: 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.
- G.1 2025-042 Bond Ordinance Providing For Various Capital Improvements And The Acquisition Of Various Capital Vehicles And Equipment, Appropriating \$5,790,000 Therefor And Authorizing The Issuance Of \$5,500,000 Bonds And Notes To Finance A Portion Of The Costs Thereof, Authorized In And By The Township Of Lakewood,

In The County Of Ocean, New Jersey

- H. MOTION TO APPROVE BILL LIST: November 12, 2025
- I. 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.
- J. COMMENTS FROM COMMITTEE MEMBERS
- K. ADJOURNMENT

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