



Agenda March 12, 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: 28663314555

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: February 5, 2026 Regular Meeting and Board of Health Meeting

D. CONSENT AGENDA

D.1 2026-127 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Bais Medrash Toras Chesed In Connection With SP 2541 (Monmouth Ave & 9th St) Blocks 132;153, Lots 4.01;6

D.2 2026-128 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yehoshua Frenkel, In Connection With SD 2118A (River Ave) Block 534 Lot 7

D.3 2026-129 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Locust Holdings, LLC., In Connection With SD #2288 (Locust St), For Block 1086, Lots 6-15, 29 & 30

D.4 2026-130 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Shmuel Anisfeld In Connection With 44 Circle Place, Block 12.04, Lot 57

- D.5 2026-131 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 512 Chestnut, LLC, In Connection With SP #2381 (Chestnut Street) Block 1087 Lot 20
- D.6 2026-132 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By East County Line Holding, LLC, In Connection With ZB #4283 (Pinehurst Dr) Block 189.03 Lot 162
- D.7 2026-133 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yeshiva Stolin Karlin, In Connection With SP 2420 (West County Line Rd) Block 2 Lots 24, 50, 51, 51 & 58
- D.8 2026-134 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 3G Corporation, In Connection With SP #2134A (East County Line & Squankum Road) Block 172.01 Lot 1
- D.9 2026-135 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Regency Development Properties, LLC. In Connection With SP #2396 (Oberlin Ave South), Block 1600, Lot 4
- D.10 2026-136 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Portion Of A Performance Guarantee Posted By Regency Development Properties, LLC And The Conversion To A Maintenance Guarantee In Connection With SP #2445, (Hope Chapel & Miller Rd), Block 7 Lots 15 & 52
- D.11 2026-137 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Appropriation Transfers In The 2025 Municipal Budget
- D.12 2026-138 Resolution Township Of Lakewood County Of Ocean, State Of New Jersey Authorizing An Emergency Temporary Appropriation For 2026 Budget
- D.13 2026-139 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Traffic Signal Agreement With The County Of Ocean For The Intersection Of County Road #40 (Chestnut Street) And State Highway Route #70 (Ramp "E") And Lisa Robyn Circle
- D.14 2026-140 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Traffic Signal Agreement With The County Of Ocean For The Intersection Of County Road #57 (Route 626-Cross Street) And County Road #87 (Route 637 – Massachusetts Ave.)
- D.15 2026-141 Resolution Of The Township Of Lakewood, County Of Ocean, State Of

New Jersey, Authorizing The Execution Of A Traffic Signal Agreement With The County Of Ocean For The Intersection Of County Road #57 (Route 626-Cross Street) And County Road #32 (James Street/Franklin Boulevard.)

- D.16 2026-142 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Traffic Signal Agreement With The County Of Ocean For The Intersection Of County Road #57 (Route 626-Cross Street) And County Road #4 (White Road/White Street
- D.17 2026-143 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Traffic Signal Agreement With The County Of Ocean For The Intersection Of County Road #57 (Route 626-Cross Street) And County Road #10 (Route 628-Prospect Street)
- D.18 2026-144 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 Alcoholism And Drug Abuse Fiscal Grant Cycle 2027
- D.19 2026-145 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 Regionalized SWAT And Crisis Negotiation Team
- D.20 2026-146 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Member Participation In The Equalis Group Purchasing Cooperative Pursuant To And In Accordance With N.J.S.A. 40a:11-11(5)
- D.21 2026-147 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement Between Lakewood Township And The Jersey Shore Blue Claws
- D.22 2026-148 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Professional Services Contract To And Authorizing The Appointment Of Robert Adams As Alternate Public Defender Pursuant To And In Accordance With N.J.S.A. 19:40a:11-5, Et Seq.
- D.23 2026-149 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
- D.24 2026-150 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Block 104.02, Lots 9.01 To 9.18 Due To State Tax Court Appeal Judgement For The Tax

Years Of 2020, 2021, 2022, 2024 & 2025

- D.25 2026-151 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Project Request To The UEZA For A Financial Assistance Program II
- D.26 2026-152 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 2027
- D.27 2026-153 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Project Request To The UEZA For Cedar Bridge Corporate Park Signage
- D.28 2026-154 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Tax Collector To Void And Cancel The Taxes Due On Block 1602, Lot 6

E. ORDINANCES FIRST READING: Public Hearing Scheduled For April 16, 2026

- E.1 2026-004 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" (Forest Avenue And Second Street)
- E.2 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
- E.3 2026-006 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 1051.09 Lot 10, 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 (Providence Street)
- E.4 2026-007 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter IV Entitled "General Licensing" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 4-6 Et. Seq. (Licensed Towing Operators Requirements)

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 2026-001 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 44.01, Lot 1.02, Owned By Beth Medrash Govoha Of America Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c
- F.2 2026-002 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 402, Lot 2, Owned By Yeshiva Toras Aron Inc. Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c
- F.3 2026-003 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 1150, Lot 1.01, Owned By Meoros Bais Yaakov Inc. Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c

G. MOTION TO APPROVE BILL LIST: March 10, 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