

AGENDA MAY 22, 2025
LAKEWOOD TOWNSHIP COMMITTEE MEETING
REGULAR MEETING 5:30 P.M.

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: 28679641494. 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 10, 2025

(D) 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 items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

- (D)1. 2025-0230 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Chaim E. Rothman In Connection With 15 Negba Street Block 236, Lot 30
- (D)2. 2025-0231 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Shamshon Weiss In Connection With SD #2547 (10th Street) Block 134, Lots 18 & 19
- (D)3. 2025-0232 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Albert Street Holdings, LLC, In Connection With SD 2282 (Pine Street) Block 830.11 Lot 2
- (D)4. 2025-0233 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Regency Development Properties, LLC, In Connection With SP # 2445 (Hope Chapel & Miller Rd) Block 7 Lots 15 & 52
- (D)5. 2025-0234 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted

- By Congregation Birchas Chaim, Inc., In Connection With SP 2497 (Vine, Surf & Mermaid) Block 1131 Lot 1
- (D)6. 2025-0235 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By 15 Sylvan, LLC In Connection With SD 2427 (Sylvan Ct) Block 411, Lot 69
- (D)7. 2025-0236 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Yeshiva Nesivos Hatorah In Connection With SP #2452 (Caldwell Ave) Block 1098, Lot 1.01
- (D)8. 2025-0237 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By 1890 Swarthmore, LLC In Connection With SP #2422 (Swarthmore Ave) Block 1606, Lot 5
- (D)9. 2025-0238 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Dan Werbler/Lakewood Business, LLC. In Connection With SP #1794 (Cross St), Block 524, Lot 3
- (D)10. 2025-0239 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 A Portion Of Block 777, Lot 5 Pursuant To Resolution #2024-214 Accepting The Highest Bid (29 Cedar)
- (D)11. 2025-0240 Resolution Of The Township Lakewood, County Of Ocean, State Of New Jersey, Authorizing Execution Of A Deed Of Release Of Reverter For Misameach, Inc., D/B/A Spreading Smiles.
- (D)12. 2025-0241 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Dedicating To Itself Block 1159, Lots 2 And 6 For Development As Public Parking Lots
- (D)13. 2025-0242 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing A Place To Place Transfer Of Plenary Retail Consumption License #1514-33-034-005 (Expansion of Premises Entree)
- (D)14. 2025-0243 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing A Person To Person Transfer Of Plenary Retail Consumption License #1514-32-022-011 (MGAR)
- (D)15. 2025-0244 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Renewal Of Towing Licenses For The Year 2024-2025
- (D)16. 2025-0245 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Submission Of The Strategic Plan Forms 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 July 2020-June

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- (D)17. 2025-0246 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Appointing Members To The Lakewood Township Municipal Alliance
- (D)18. 2025-0247 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of A Ford E350 Box Truck To Chaverim For Nominal Consideration
- (D)19. 2025-0248 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rejecting All Bids For The W. County Line Road & Prospect Street Sidewalk Improvements Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)20. 2025-0249 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
- (D)21. 2025-0250 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure A 40 Cubic Yard Dumpster Container Pursuant To And In Accordance With P.L. 2011, C.139
- (D)22. 2025-0251 Resolution Township Of Lakewood County Of Ocean, State Of New Jersey Authorizing An Emergency Temporary Appropriation For 2025 Budget
- (D)23. 2025-0252 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Cancelling Various Grant Receivable And Grant Appropriated Reserve Balances
- (D)24. 2025-0253 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Cancellation Of Old Outstanding Checks Appearing On The Records Of The Township Of Lakewood
- (D)25. 2025-0254 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Cancel Small Balances Pursuant To N.J.S.A.40a:5-17.1
- (D)26. 2025-0255 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots (Madison Title Agency)
- (D)27. 2025-0256 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots (Corelogic)
- (D)28. 2025-0257 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots (Universal)
- (D)29. 2025-0258 Resolution Of The Township Of Lakewood, County of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayment On Block 12 And Lot 19.05

- (D)30. 2025-0259 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots
- (D)31. 2025-0260 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments By Homeowners And Title Companies On Various Block And Lots
- (D)32. 2025-0261 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 1248 Lot 371.04, Due To Disabled Veteran Exemption
- (D)33. 2025-0262 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 1587 Lot 1177.03, Due To Disabled Veteran Exemption
- (D)34. 2025-0263 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
- (D)35. 2025-0264 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of A Competitive Contracting Bid For A Kayak Rental Service In Accordance With N.J.S.A 40a:11-1 Et Seq
- (D)36. 2025-0265 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Contact For The Cell Tower Land Lease At 231 Third Street Lakewood 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 26, 2025
 - (E)1. 2025-021 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Opting Into The Garden State C-Pace Program To Facilitate The Financing Of C-Pace Projects
 - (E)2. 2025-022 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 1965 Swarthmore Partners, LP, For Facilities Located At Block 1607, Lot 3 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. 2025-023 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 Kikar Shabbos 1, LLC, For Facilities Located At Block 161, Lot 2 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)4. 2025-024 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To Portion Of A Paper Street Known As Ostend Street In The Township Of Lakewood
- (E)5. 2025-025 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 459, Lot 7 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Open Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Beaver Street And Nussbaum Avenue)
- (E)6. 2025-026 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Changing The Name Of A Streets Known As Columbus Avenue, As Depicted On Tax Map Sheets 87 And 89 To Java Avenue Pursuant To And In Accordance With N.J.S.A. 40:67-1(K) Et Seq.
- (E)7. 2025-027 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 440.07, Lot 2 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Nassau Street And Amsterdam Avenue)
- (E)8. 2025-028 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 451, Lot 7 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Columbus Avenue)
- (E)9. 2025-029 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 456, Lot 6 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Beaver Street And Amsterdam Avenue)
- (F) 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.
- (F)1. 2025-017 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Article IX ("Zoning Districts And Regulations") Section 18-1001 ("Adult Communities") Of The Unified Development Ordinance Of The Revised General Ordinances Of The Township Of Lakewood
- (F)2. 2025-018 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Granting A 35 Foot Wide Utility Easement To The Lakewood Township Municipal Utilities Authority For Purposes Of Providing Underground Utilities In A Portion Of Block 1248.40, Lot 35 And Block 1248.42, Lot 1.61 On The Tax Map Of The Township Of Lakewood

- (F)3. 2025-019 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Amending And Supplementing Chapter 24 "Taxation" Specifically Section 24-2 ("Hotel And Motel Room Occupancy Tax") Of The Revised General Ordinances Of The Township Of Lakewood
- (F)4. 2025-020 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Opting Into The Garden State C-Pace Program To Facilitate And Finance C-Pace Projects
- (G) MOTION TO APPROVE BILL LIST: May 20, 2025
- (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