

AGENDA JULY 10, 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: 26314392072. 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](mailto: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: June 26, 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. 2025-0327 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By MNC General Contractors Corp. In Connection With 1531 North Lake Drive Block 24, Lot 22
- (D)2. 2025-0328 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By AOTS II Urban Renewal, LLC., In Connection With SP #2340 (Avenue Of The States) Block 961 Lots 2.02 & 2.03
- (D)3. 2025-0329 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Chateau Holdings, LLC., In Connection With SD #2006 (River Ave & Edgecomb Ave) Blocks 1021; 1040 Lots 4; 1.02
- (D)4. 2025-0330 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Sweet Salem, LLC, In Connection With ZB #4029/4126 (Gates Ave) Blocks 1159; 1159.04, Lots 31.01 & 33; 29.02
- (D)5. 2025-0331 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of

Occupancy Performance Guarantee Posted By Sweet Salem, LLC  
In Connection With ZB #4029/4126 (Gates Ave) Blocks 1159;  
1159.04, Lots 31.01 & 33; 29.02

- (D)6. 2025-0332 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "Drainage Improvements At Leigh Drive" Project To "Earle Asphalt Company, Farmingdale, NJ" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)7. 2025-0333 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Extension Of The Contract For Geospatial Mapping And Land Management Consultant Service Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)8. 2025-0334 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)9. 2025-0335 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 27, Lot 66, And Block 27, Lot 15.01
- (D)10. 2025-0336 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 251.05, Lot 101, And Block 251.05, Lot 91
- (D)11. 2025-0337 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 11.27, Lots 1-13
- (D)12. 2025-0338 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 To University Title Agency
- (D)13. 2025-0339 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 To Concord Title Agency
- (D)14. 2025-0340 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 To Wellington Abstract
- (D)15. 2025-0341 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 To Capital Abstract
- (D)16. 2025-0342 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 To Counsellors Title Agency
- (D)17. 2025-0343 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 To Dekel Abstract

- (D)18. 2025-0344 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 To Yanky Brenner Esq.
- (D)19. 2025-0345 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 To Land Track Title Agency LLC
- (D)20. 2025-0346 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 To Madison Title Agency
- (D)21. 2025-0347 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 To Riverside Abstract
- (D)22. 2025-0348 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 To Universal Abstract
- (D)23. 2025-0349 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 To Corelogic
- (D)24. 2025-0350 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 To Certain Mortgage Companies
- (D)25. 2025-0351 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 To Various Title Companies
- (D)26. 2025-0352 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 To Various Property Owners
- (D)27. 2025-0353 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)28. 2025-0354 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 241, Lot 12, And Block 241, Lot 20
- (D)29. 2025-0355 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Requesting And Authorizing The Submission Of A Scope Modification For The "Pine Street Roadway Improvements 15" Project Partially Funded By The New Jersey Department Of Transportation

- (D)30. 2025-0356 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Adjustment To The Township's Bidding And Pay To Play Thresholds Pursuant To And In Accordance With N.J.S.A.40a:11-3c
- (D)31. 2025-0357 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "New Central Avenue 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.
- (D)32. 2025-0358 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure A Porta Pod Service Vehicle For The Township Pursuant To And In Accordance With P.L. 2011, C.139
- (D)33. 2025-0359 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Contracting For Energy Conservation For Its Buildings Pursuant To And In Accordance With N.J.S.A. 19:44a-20.4

(E) ORDINANCES FIRST READING - Public Hearing Scheduled For August 7, 2025

- (E)1. 2025-035 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 11-13 (Parking Prohibited At All Times On Certain Streets) (Cross Street- County Route No. 626)

(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](mailto:premeetingcomments@lakewoodnj.gov) or during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov). Please include your name and address for the record.

- (F)1. 2025-032 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)2. 2025-033 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 11-13 (Parking Prohibited At All Times On Certain Streets) (Somerset Ave.)
- (F)3. 2025-034 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" (Sims Avenue And Radiant Hill)

- (G) MOTION TO APPROVE BILL LIST: July 9, 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](mailto:premeetingcomments@lakewoodnj.gov) or during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov). Please include your name and address for the record.
- (I) COMMENTS FROM COMMITTEE MEMBERS
- (J) ADJOURNMENT

DRAFT