

AGENDA FEBRUARY 15, 2024
LAKEWOOD TOWNSHIP COMMITTEE MEETING
REGULAR MEETING 5:30 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 5, 2024.

- (A) BOARD OF HEALTH MEETING ROLL CALL - MEETING BEGINS AT 5:30 P. M. The public is welcome to participate using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID#/Password is: 26335833990. The phone number is (408) 418-9388. 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 video button to be recognized via computer. Comments may also be emailed to comments@lakewoodnj.gov. This meeting is viewable/ recorded on Townhall Streams at <https://townhallstreams.com>.
- (B) SALUTE TO THE FLAG AND PRAYER
- (C) ROLL CALL - MEETING BEGINS AT 5:30 P. M. The public is welcome to participate using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID#/Password is: 26335833990. The phone number is (408) 418-9388. 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 video button to be recognized via computer. Comments may also be emailed to comments@lakewoodnj.gov. This meeting is viewable/ recorded on Townhall Streams at <https://townhallstreams.com>.
- (D) APPROVAL OF MINUTES: January 18, 2024
- (E) 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.
- (E)1. 2024-0117 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Monuments Posted By Shlomo Bamberger, In Connection With SD #2525 (James St) Block 416 Lots 1 & 3
- (E)2. 2024-0118 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Demolition Of Structure, Posted By Simon Klein In Connection With ZB #4045 (Laurel Ave) Block 536, Lot 156
- (E)3. 2024-0119 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted

- By Sun Oberlin, LLC., In Connection With SP #2236AA (Oberlin Ave) Block 1601 Lot 3
- (E)4. 2024-0120 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (Second Reduction) Posted By 27 White Road, LLC., In Connection With ZB #4116, (White Street) For Block 251.02, Lots 85, 86, 87.01 And 87.02
- (E)5. 2024-0121 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 475 Oberlin, LLC, In Connection With SP #2399 (Oberlin Ave South) Block 1601 Lot 3
- (E)6. 2024-0122 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Mesivta Of Lakewood In Connection With SP 963 (801 West Kennedy) Block 27, Lot 10
- (E)7. 2024-0123 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (Second Reduction) Posted By White St. Developers, LLC., In Connection With ZB #4018A, (West Cross St) For Block 251.02, Lots 15.01-15.08 (Formerly Lots 15 & 100)
- (E)8. 2024-0124 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The TCO Performance Guarantee (First Reduction) Posted By Wadsworth Venture, LLC, In Connection With SP #2424 (Wadsworth & Argyle Ave) Phase 1, For Block 1024, Lots 1 & 1.03
- (E)9. 2024-0125 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Wadsworth Ventures, LLC., In Connection With SD #2424 (Wadsworth & Argyle Ave) Phase 1, For Block 1024, Lots 1 & 1.03
- (E)10. 2024-0126 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Yoef Notis In Connection With SP #2225 (James St), Block 284.06, Lot 23
- (E)11. 2024-0127 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Yeshiva Mekor Hatorah In Connection With SP #2146 (Sims Ave), Block 830.11, Lot 1
- (E)12. 2024-0128 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 Prosecutor's Program Formerly Known As "Fatal Accident Support Team (F.A.S.T.) 2024"
- (E)13. 2024-0129 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 Ocean County Narcotics Strike Force For The Year 2024
- (E)14. 2024-0130 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting A Bid For Block 821, Lot 1 As A Result Of A Public Land Sale, In The Township Of Lakewood County Of Ocean, State Of New Jersey From The Highest Bidder, And Authorizing The Mayor To Execute Closing Documents, Pursuant To N.J.S.A. 40a:12-1 Et Seq.
- (E)15. 2024-0131 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Designating Each Of Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC And Spire Shoppes Equity III LLC As Tenants-In-Common, As Successor Redeveloper Of Block 961.02, Lot 1.07 In The Cedarbridge Redevelopment Area And Authorizing Sale Pursuant To The Local Redevelopment And Housing Law
- (E)16. 2024-0132 Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Grant Of An Easement To Permit Drainage Into A Township-Owned Regional Stormwater Management Basin Located On Block 961.02, Lot 1.10 In The Cedarbridge Redevelopment Area
- (E)17. 2024-0133 Resolution Of The Township Committee Of The Township Of Lakewood Authorizing The Mayor To Sign A License Agreement With Congregation Meoros Nosson, A New Jersey Non-Profit Corporation, To Permit The Utilization Of Block 68 Lot 5 As A One-Way Alleyway/Accessway In A Northbound Direction From Block 68 Lot 9 & 11 To Seventh Street
- (E)18. 2024-0134 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement With Ocean County For The Electrical Current To Be Provided For The Traffic Signal Located At The Intersection Of County Route #5 (Route 528/Lakewood-New Egypt Road) And Gudz Road And Old Whitesville Road
- (E)19. 2024-0135 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Memorandum Of Understanding With Lakewood First Aid & Emergency Squad Volunteer Services
- (E)20. 2024-0136 Resolution Township Of Lakewood County Of Ocean State Of New Jersey Authorizing An Emergency Temporary Appropriation For The 2024 Budget
- (E)21. 2024-0137 Resolution Of The Township Of Lakewood County Of Ocean, State Of New Jersey, Authorizing The Lakewood Community Services Corporation To Act On Behalf Of The Township Of Lakewood For The Provision Of Administration Of The Lakewood Municipal Alliance Oversight
- (E)22. 2024-0138 Resolution Of The Township Committee Of The Township Of

- Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 1609, Lot 11; Block 1609, Lot 11.01 And Block 1609, Lot 11.02
- (E)23. 2024-0139 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
- (E)24. 2024-0140 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Use Of Enterprise Zone Assistance Funds For Lakewood UEZ Police Trucks
- (E)25. 2024-0141 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting Approval For Fireworks Displays To Be Held At First Energy Park
- (E)26. 2024-0142 Resolution Of The Township Of Lakewood, County Of Ocean , State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Goblet Toss)
- (E)27. 2024-0143 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Ring Toss Game)
- (E)28. 2024-0144 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Basketball)
- (E)29. 2024-0145 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC. (Knock Down The Cats)
- (E)30. 2024-0146 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Dart Game)
- (E)31. 2024-0147 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure The Services Of The Government Relations Firm MAD Global Strategy Pursuant To And In Accordance With N.J.S.A. 19:44A-20.5
- (E)32. 2024-0148 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Overpayment Of Subsequent Taxes Paid By A Lien Holder For Parcel Known As Block 224 Lot 21.02
- (E)33. 2024-0149 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of Taxes Erroneously Paid On Block 190 Lot 151.01
- (F) ORDINANCES FIRST READING - Public Hearing Scheduled For March 14, 2024.
- (F)34. 2024-005 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 475 Oberlin Owner, LLC, Of 475 Oberlin Avenue, Lakewood, NJ, For Facilities Located At 465 Oberlin Avenue, Lakewood, At Block 1601, Lot 3.02 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

- (F)35. 2024-006 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 11-10 (Stopping Or Standing) (Sunset Road)

- (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)36. 2024-002 Bond Ordinance Of The Township Of Lakewood, In The County Of Ocean, New Jersey Providing For Various Capital Improvements And The Acquisition Of Various Capital Equipment, Appropriating \$106,100,590 Therefor And Authorizing The Issuance Of \$97,155,650 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

- (G)37. 2024-003 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 11-10 (Stopping Or Standing Manetta)

- (G)38. 2024-004 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 126 2nd Street, LLC., 126 2nd Street, For Facilities Located On Block 125, 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

- (H) MOTION TO APPROVE BILL LIST: February 14, 2024

- (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) CLOSED SESSION - IF NECESSARY

(L)

ADJOURNMENT

(E)1.2024-0117

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Monuments Posted By Shlomo Bamberger, In Connection With SD #2525 (James St) Block 416 Lots 1 & 3

WHEREAS, a performance guarantee was heretofore posted with the Township by Shlomo Bamberger, in the form of Check No. 9646106076 dated November 9, 2022, issued by Chase Bank, in the amount of \$1,860.00, in connection with SD #2525, Monuments, Block 416, Lots 1 & 3; and

WHEREAS, under date of January 18, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. Shlomo Bamberger

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B416 L1 & 3

Engineer Letter B416 L1 & 3

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING A PERFORMANCE
GUARANTEE MONUMENTS POSTED BY
SHLOMO BAMBERGER, IN CONNECTION WITH
SD #2525 (JAMES ST) BLOCK 416 LOTS 1 & 3**

WHEREAS, a performance guarantee was heretofore posted with the Township by Shlomo Bamberger, in the form of Check No. 9646106076 dated November 9, 2022, issued by Chase Bank, in the amount of \$1,860.00, in connection with SD #2525, Monuments, Block 416, Lots 1 & 3; and

WHEREAS, under date of January 18, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. Shlomo Bamberger

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

January 18, 2024
RVE Job No. 151511474

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
MONUMENTS

DEVELOPER: Shlomo Bamberger
APPLICATION NUMBER: SD 2525 (James St)
BLOCK: 416 **LOT:** 1 & 3

A written request has been received from the applicant for the release of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee for monuments as follows:

- Performance Guarantee: Cashier's Check No. 9646106076
- Drawn on: Chase Bank
- Amount of Check: \$1,860.00
- Dated: November 9, 2022

Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and we determined that the bonded items have now been completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at jeffstaiger@lakewoodnj.gov.

Very truly yours,

Remington & Vernick Engineers, Inc.

Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS:slf

cc: Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Steven Secare, Township Attorney
Shlomo Bamberger – 408 4th Street, Lakewood, NJ 08701 (mbamby1@gmail.com)

(E)2.2024-0118

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Demolition Of Structure, Posted By Simon Klein In Connection With ZB #4045 (Laurel Ave) Block 536, Lot 156

WHEREAS, a performance guarantee was heretofore posted with the Township by Simon Klein in the form of Check No.83506461-6 dated September 8, 2019 in the amount of \$4,500.00, Check No. 54056596-4 dated September 11, 2019 in the amount of \$8,750.00 issued by TD Bank, and Check No. 19455008198 dated September 13, 2019 in the amount of \$1,750.00 , in connection with ZB 4045 (Laurel Ave), Demolition of Structure, Block 536, Lot 156; and

WHEREAS, under date of January 19, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. Simon Klein

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B536 L156

Engineer Letter B536 L156

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING A PERFORMANCE
GUARANTEE DEMOLITION OF STRUCTURE,
POSTED BY SIMON KLEIN IN CONNECTION
WITH ZB #4045 (LAUREL AVE) BLOCK 536, LOT
156**

WHEREAS, a performance guarantee was heretofore posted with the Township by Simon Klein in the form of Check No.83506461-6 dated September 8, 2019 in the amount of \$4,500.00, Check No. 54056596-4 dated September 11, 2019 in the amount of \$8,750.00 issued by TD Bank, and Check No. 19455008198 dated September 13, 2019 in the amount of \$1,750.00 , in connection with ZB 4045 (Laurel Ave), Demolition of Structure, Block 536, Lot 156; and

WHEREAS, under date of January 19, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. Simon Klein

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

January 19, 2024
RVE Job No. 151511575

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
DEMOLITION OF STRUCTURE

DEVELOPER: Simon Klein
APPLICATION NUMBER: ZB 4045 (Laurel Ave)
BLOCK: 536 **LOT:** 156

Our office recently received a request from Gefen Construction for the release of the Performance Guarantee for the building demolition for the above referenced application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Official Check No. 83506461-6
Drawn on: TD Bank
Amount of Check: \$4,500.00
Date: 9/8/19
2. Performance Guarantee: Official Check No. 54056596-4
Drawn on: TD Bank
Amount of Check: \$8,750.00
Date: 9/11/19
3. Performance Guarantee: Cashier's Check No. 19455008198
Drawn on: Chase Bank
Amount of Check: \$1,750.00
Date: 9/13/19

Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and we determined that the bonded items have now been completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at jeffstaiger@lakewoodnj.gov.

Very truly yours,
Remington & Vernick Engineers, Inc.

Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS:slf

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Steven Secare, Township Attorney
Simon Klein – 118 Somerset Avenue, Lakewood, NJ 08701 (kleinshimi@gmail.com)

(E)3.2024-0119

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Sun Oberlin, LLC., In Connection With SP #2236AA (Oberlin Ave) Block 1601 Lot 3

WHEREAS, a performance guarantee was heretofore posted with the Township by Sun Oberlin, LLC., in the form of a Check No. 596 dated September 4, 2019 in the amount of \$5,000.00 issued by Signature Bank, in connection with SP #2236AA, Block 1601, Lot 3

WHEREAS, under date of January 25, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. The Applicant shall provide a letter from a Licensed Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
2. The Applicant shall provide a proof of title transfer for properties dedicated to the Township as per the Board approval.
3. The Applicant shall provide a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18.705.A (only required if not shown on the filed and recorded plat)
4. The Applicant shall provide as per 18.705A “as built” plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to “T” or “V” connections from manholes.
5. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
6. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
7. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:

- a. Township Engineer;
- b. Chief Financial Officer
- c. Sun Oberlin, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1601 L3

Engineer Letter B1601 L3

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY SUN OBERLIN, LLC., IN CONNECTION WITH SP #2236AA (OBERLIN AVE) BLOCK
1601 LOT 3**

WHEREAS, a performance guarantee was heretofore posted with the Township by Sun Oberlin, LLC., in the form of a Check No. 596 dated September 4, 2019 in the amount of \$5,000.00 issued by Signature Bank, in connection with SP #2236AA, Block 1601, Lot 3

WHEREAS, under date of January 25, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. The Applicant shall provide a letter from a Licensed Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
2. The Applicant shall provide a proof of title transfer for properties dedicated to the Township as per the Board approval.
3. The Applicant shall provide a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18.705.A (only required if not shown on the filed and recorded plat)
4. The Applicant shall provide as per 18.705A "as built" plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to "T" or "V" connections from manholes.
5. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
6. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
7. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Sun Oberlin, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

January 25, 2024
RVE Job No. 151511050

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Sun Oberlin, LLC
APPLICATION NUMBER: SP 2236AA (Oberlin Ave)
BLOCK #: 1601 **LOT(S) #:** 3

A request has been received for the release of Performance Guarantees (Safety and Stabilization) in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Check No. 596
2. Drawn On: Signature Bank
3. Amount: \$5,000.00
4. Date: September 4, 2019

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and we determined that the bonded items have now been completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

As per the approval the stormwater management system shall be maintained by the individual lot owner. No new streets were constructed as part of this project.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Provide a letter from a Licensed Land Surveyor certifying that the monuments shown on the File Map have been set, where applicable.
- 2) Provide proof of title transfer for properties dedicated to the Township as per the Board approval.
- 3) As per 18-705.A a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints. (ONLY REQUIRED IF NOT SHOWN ON THE FILED AND RECORDED PLAT)
- 4) As per 18-705.A "as-built" plans and profiles of the streets. Said plans shall comply with the requirements of section 18-705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to "T" or "V" connections from manholes.

- 5) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 6) Maintenance of a **\$500.00** balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 7) Provide a final release letter from Ocean County Soil Conservation District.

Given the scope of work for this project, I also recommend that the requirement of providing a maintenance guarantee be waived for this project. Additional stormwater management was installed under SP 2399 and the stormwater maintenance guarantee will be covered under this project.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at dominic.cundari@rve.com.

Very truly yours,
Remington & Vernick Engineers, Inc.



Dominic Cundari, P.E.
Assistant Township Engineer

JWS: dmc

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Ocean County Soil Conservation District
Steven Secare, Township Attorney
Sun Oberlin, LLC - 31 West 34th Street, Suite 1012, New York, NY 10001 (tmanne@rdnj.net)

(E)4.2024-0120

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (Second Reduction) Posted By 27 White Road, LLC., In Connection With ZB #4116, (White Street) For Block 251.02, Lots 85, 86, 87.01 And 87.02

WHEREAS, a performance guarantee was heretofore posted with the Township by 27 White Road, LLC., in the form of Bond #CM100915, issued by First Indemnity of America Insurance Company dated March 5, 2021 in the amount of \$792,502.60 with a 1st Reduction on August 5, 2019 to \$381,354.79, in connection with a project known as ZB #4116 Block 251.02, Lots 85, 86, 87.01 and 87.02 , and

WHEREAS, under date of February 2, 2024, the Township Engineer did recommend the Second Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the total amount of the Performance Guarantee aforesaid be and hereby is reduced an additional \$132,287.01, from \$381,354.79 to \$249,067.78 for a total reduction of \$543,434.82 of the original Performance Guarantee, the maximum allowable by law, until the remaining improvements are constructed.

2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer
- B. Chief Financial Officer; and
- C. 27 White Road, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B251.02 L85, 86, 87.01 and 87.02

Engineer Letter B251.02 L85, 86, 87.01 and 87.02

RESOLUTION # 2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (SECOND REDUCTION) POSTED BY 27 WHITE ROAD, LLC., IN CONNECTION WITH ZB #4116, (WHITE STREET) FOR BLOCK 251.02, LOTS 85, 86, 87.01 AND 87.02

WHEREAS, a performance guarantee was heretofore posted with the Township by 27 White Road, LLC., in the form of Bond #CM100915, issued by First Indemnity of America Insurance Company dated March 5, 2021 in the amount of \$792,502.60 with a 1st Reduction on August 5, 2019 to \$381,354.79, in connection with a project known as ZB #4116 Block 251.02, Lots 85, 86, 87.01 and 87.02 , and

WHEREAS, under date of February 2, 2024, the Township Engineer did recommend the Second Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the total amount of the Performance Guarantee aforesaid be and hereby is reduced an additional \$132,287.01, from \$381,354.79 to \$249,067.78 for a total reduction of \$543,434.82 of the original Performance Guarantee, the maximum allowable by law, until the remaining improvements are constructed.

2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer
- B. Chief Financial Officer; and
- C. 27 White Road, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

February 2, 2024
RVE Job No. 151511224

REDUCTION OF PERFORMANCE GUARANTEE – SECOND REDUCTION

DEVELOPER: 27 White Road, LLC
APPLICATION #: ZB 4116 (White Rd)
BLOCK: 251.02 **LOT:** 85, 86, 87.01 & 87.02

A written request has been received for the reduction of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Bond No. CM100915
2. Issued By: First Indemnity of America Insurance Company
3. Amount: \$792,502.60 Original / \$381,354.79 1st Reduction
4. Date: March 5, 2021 Original / February 6, 2023 1st Reduction

The obligor may request either a partial or complete reduction of the performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a Bond Reduction spreadsheet dated **February 2, 2024** indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

The original guarantee has previously been reduced to **\$381,354.79** via Resolution adopted by the Lakewood Township Committee on February 16, 2023. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **an additional \$132,287.01, from \$381,354.79 to \$249,067.78**, for a total reduction of **\$543,434.82** of the original guarantee, the maximum allowable by law, until the remaining improvements are constructed.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at dominic.cundari@rve.com.

Very truly yours,
Remington & Vernick Engineers, Inc.

Dominic Cundari, P.E.
Assistant Township Engineer

JWS: dmc

cc: Lauren Kirkman, Township Clerk
Steve Secare, Twp. Attorney
27 White Road, LLC – 182 White Road, Lakewood, NJ 08701

(E)5.2024-0121

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 475 Oberlin, LLC, In Connection With SP #2399 (Oberlin Ave South) Block 1601 Lot 3

WHEREAS, a performance guarantee was heretofore posted with the Township by 475 Oberlin, LLC, in the form of a Bond # GM212967 dated September 17, 2021 in the amount of \$21,790.00 issued by Great Midwest Insurance Company, in connection with SP # 2399, Block 1601, Lot 3 and,

WHEREAS, under date of January 25, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 16,730.00. This amount includes \$2,100 for the public improvement maintenance guarantee and \$14,630.00 for the stormwater system maintenance guarantee (for the combination of SP 2399 and SP 2236AA).
2. The Applicant shall provide a letter from a License Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
3. The Applicant shall provide a proof of title transfer for properties dedicated to the Township as per Board approval.
4. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A (only required if not shown on the filed and recorded plat).
5. The Applicant shall provide as per 18.705A “as built” plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to “T” or “V” connections from manholes.
6. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
7. The Applicant shall maintain a balance of \$1,310.71 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.

8. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.

9. The Township Clerk shall forward a certified copy of the Resolution to the following:

- a. Township Engineer;
- b. Chief Financial Officer
- c. 475 Oberlin, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1601 L3

Engineer Letter B1601 L3

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY 475 OBERLIN, LLC, IN CONNECTION WITH SP #2399 (OBERLIN AVE SOUTH)
BLOCK 1601 LOT 3**

WHEREAS, a performance guarantee was heretofore posted with the Township by 475 Oberlin, LLC, in the form of a Bond # GM212967 dated September 17, 2021 in the amount of \$21,790.00 issued by Great Midwest Insurance Company, in connection with SP # 2399, Block 1601, Lot 3 and,

WHEREAS, under date of January 25, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 16,730.00. This amount includes \$2,100 for the public improvement maintenance guarantee and \$14,630.00 for the stormwater system maintenance guarantee (for the combination of SP 2399 and SP 2236AA).
2. The Applicant shall provide a letter from a License Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
3. The Applicant shall provide a proof of title transfer for properties dedicated to the Township as per Board approval.
4. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A (only required if not shown on the filed and recorded plat).
5. The Applicant shall provide as per 18.705A “as built” plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to “T” or “V” connections from manholes.
6. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.

7. The Applicant shall maintain a balance of \$1,310.71 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
8. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
9. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. 475 Oberlin, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

January 25, 2024
RVE Job No. 15151334

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: 475 Oberlin, LLC
APPLICATION #: SP 2399 (Oberlin Ave South)
BLOCK: 1601 **LOT:** 3

A written request has been received for the release of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Bond No. GM212967
2. Issued By: Great Midwest Insurance Company
3. Amount: \$21,790.00
4. Date: September 17, 2021

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required improvements. Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and we determined that the bonded items have now been completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

As per the approval the stormwater management system shall be maintained by the the individual lot owners. No new streets were constructed as part of this project.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Posting a two-year Maintenance Guarantee in the amount of \$16,730.00. This amount includes \$2,100 for the public improvement maintenance guarantee and \$14,630.00 for the stormwater system maintenance guarantee (for the combination of SP 2399 and SP 2236AA), with attached Maintenance Bond Form;
- 2) Provide a letter from a Licensed Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
- 3) Provide proof of title transfer for properties dedicated to the Township as per the Board approval.
- 4) Provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A. (ONLY REQUIRED IF NOT SHOWN ON THE FILED AND RECORDED PLAT)
- 5) As per 18-705.A "as-built" plans and profiles of the streets. Said plans shall comply with the requirements of section 18-705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of

manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to "T" or "V" connections from manholes.

- 6) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 7) Maintenance of a \$1,310.71 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 8) Provide a final release letter from Ocean County Soil Conservation District.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at dominic.cundari@rve.com.

Very truly yours,
Remington & Vernick Engineers, Inc.



Dominic Cundari, P.E.
Assistant Township Engineer

Enclosure:

1. Maintenance Bond Form

JWS: dmc

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
John N. Ernst, P.E., P.P., Ocean County Engineer
475 Oberlin, LLC (tmanne@rdnj.net)

(E)6.2024-0122

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Mesivta Of Lakewood In Connection With SP 963 (801 West Kennedy) Block 27, Lot 10

WHEREAS, a performance guarantee was heretofore posted with the Township by Mesivta of Lakewood, in the form of Check #368012697 dated March 23, 1990, in the amount of \$19,070.00 issued by Jersey Shore Savings, in connection with SP #963, Block 27 Lot 10; and,

WHEREAS, under date of February 2, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is released.
2. The applicant shall verify that all outstanding engineering inspection escrow charges are paid.
3. The posting of a maintenance bond is hereby waived.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer;
 - C. Mesivta of Lakewood

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B27 L10

Engineer Letter B27 L10

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY MESIVTA OF
LAKEWOOD IN CONNECTION WITH SP 963
(801 WEST KENNEDY) BLOCK 27, LOT 10**

WHEREAS, a performance guarantee was heretofore posted with the Township by Mesivta of Lakewood, in the form of Check #368012697 dated March 23, 1990, in the amount of \$19,070.00 issued by Jersey Shore Savings, in connection with SP #963, Block 27 Lot 10; and,

WHEREAS, under date of February 2, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is released.
2. The applicant shall verify that all outstanding engineering inspection escrow charges are paid.
3. The posting of a maintenance bond is hereby waived.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer;
 - C. Mesivta of Lakewood

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

February 2, 2024
RVE Job No. 15151025

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Mesivta of Lakewood
APPLICATION NUMBER: SP 963 (801 West Kennedy)
BLOCK #: 27 **LOT(S) #:** 10

A request has been received for the release of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Cashier's Check 368012697
2. Drawn On: Jersey Shore Savings
3. Amount: \$19,070.00 Original
4. Date: March 23, 1990 (Original)

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required improvements. Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and while the applicant has not completed all the items per the approved plan the applicant has submitted a site plan exemption request in 2020, aka SP 2378AA. This site plan exemption reflects the existing improvements. This office reviewed the addition requested in the Site Plan Exemption finds that the existing improvements are acceptable as modified under SP 2378AA. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

As per the approval the stormwater management system shall be maintained by the Township of Lakewood.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) All outstanding engineering inspection escrow charges are paid.

Given the age of this project, I also recommend that the requirement of providing a maintenance guarantee be waived for this project.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at jeffstaiger@lakewoodnj.gov.

Very truly yours,
Remington & Vernick Engineers, Inc.

Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS:

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Steven Secare, Township Attorney
Rabbi Bursztyn of Mesivta of Lakewood – 415 6th St., Lakewood NJ 08701 (chaplainbursztyn@gmail.com)

(E)7.2024-0123

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (Second Reduction) Posted By White St. Developers, LLC., In Connection With ZB #4018A, (West Cross St) For Block 251.02, Lots 15.01-15.08 (Formerly Lots 15 & 100)

WHEREAS, a performance guarantee was heretofore posted with the Township by White St. Developers, LLC., in the form of Bond #CM100507, issued by First Indemnity of America dated December 22, 2017 in the amount of \$453,320.00 with an increase to \$591,020.00 on April 13, 2021 then again on June 29, 2021 to \$605,833.00, in connection with a project known as ZB #4018A, Block 251.02, Lots 15.01-15.08 (formerly 15 & 100), and

WHEREAS, under date of February 2, 2024 the Township Engineer did recommend the Second Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the total amount of the Performance Guarantee aforesaid be and hereby is reduced from \$341,202.62 to \$181,753.90, the maximum allowable by law, until the remaining improvements are constructed. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$332,860.00 to \$177,310.00 and the Safety and Stabilization Guarantee is reduced from \$8,342.62 to \$4,443.90.

2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer
- B. Chief Financial Officer; and
- C. White St. Developers, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B251.02 L15.01-15.08 (formerly 15 & 100)

Engineer Letter B251.02 L15.01-15.08 (formerly 15 & 100)

RESOLUTION # 2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (SECOND REDUCTION) POSTED BY WHITE ST. DEVELOPERS, LLC., IN CONNECTION WITH ZB #4018A, (WEST CROSS ST) FOR BLOCK 251.02, LOTS 15.01-15.08 (FORMERLY LOTS 15 & 100)

WHEREAS, a performance guarantee was heretofore posted with the Township by White St. Developers, LLC., in the form of Bond #CM100507, issued by First Indemnity of America dated December 22, 2017 in the amount of \$453,320.00 with an increase to \$591,020.00 on April 13, 2021 then again on June 29, 2021 to \$605,833.00, in connection with a project known as ZB #4018A, Block 251.02, Lots 15.01-15.08 (formerly 15 & 100), and

WHEREAS, under date of February 2, 2024 the Township Engineer did recommend the Second Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the total amount of the Performance Guarantee aforesaid be and hereby is reduced from \$341,202.62 to \$181,753.90, the maximum allowable by law, until the remaining improvements are constructed. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$332,860.00 to \$177,310.00 and the Safety and Stabilization Guarantee is reduced from \$8,342.62 to \$4,443.90.

2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer
- B. Chief Financial Officer; and
- C. White St. Developers, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

February 2, 2024
RVE Job No. 15151889

REDUCTION OF PERFORMANCE GUARANTEE – SECOND REDUCTION

DEVELOPER: White St. Developers, LLC

APPLICATION #: ZB 4018A (West Cross St)

BLOCK: 251.02 **LOT(S):** 15.01-15.08 (formerly Lots 15 & 100)

A written request has been received for the reduction of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Bond No. CM100507
2. Issued By: First Indemnity of America
3. Amount: \$453,320.00
4. Date: December 22, 2017

The Guarantee was updated in July 2021 as follows:

- Bond Rider: No. CM100507
Issued by: First Indemnity of America Insurance Company
Amount of Bond: Increase to \$591,020.00 (from \$453,320.00)
Date of Rider: April 13, 2021
- Bond Rider: No. CM100507
Issued by: First Indemnity of America Insurance Company
Amount of Bond: Increase to \$605,833.00 (from \$591,020.00)
Date of Rider: June 29, 2021

The obligor may request either a partial or complete reduction of the performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a Bond Reduction spreadsheet dated **February 2, 2024** indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

The original guarantee has previously been reduced to \$341,202.62 via Resolution adopted by the Lakewood Township Committee on February 16, 2023. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **to \$181,753.90**, the maximum allowable by law, until the remaining improvements are constructed. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$332,860.00 to \$177,310.00 and the Safety and Stabilization Guarantee is reduced from \$8,342.62 to \$4,443.90.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at dominic.cundari@rve.com.

Very truly yours,
Remington & Vernick Engineers, Inc.



Dominic Cundari, P.E.
Assistant Township Engineer

JWS: dmc

cc: Lauren Kirkman, Township Clerk
Steve Secare, Twp. Attorney
White St. Developers, LLC – 182 White Street, Lakewood, NJ 08701 (zevi@tg-realty.com)

(E)8.2024-0124

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The TCO Performance Guarantee (First Reduction) Posted By Wadsworth Venture, LLC, In Connection With SP #2424 (Wadsworth & Argyle Ave) Phase 1, For Block 1024, Lots 1 & 1.03

WHEREAS, a performance guarantee was heretofore posted with the Township by Wadsworth Venture, LLC, in the form of Check No. 11740 issued by First Commerce Bank, dated May 22, 2023, in the amount of \$35,730.00, in connection with a project known as SP #2424, Phase 1, Block 1024, Lots 1 & 1.03 and

WHEREAS, under date of September 26, 2023, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the TCO performance guarantee aforesaid be and hereby is reduced from \$35,730.00 to \$19,860.00, until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer
 - C. Wadsworth Venture, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1024 L1 & 1.03

Engineer Letter B1024 L1 & 1.03

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY
OF OCEAN, STATE OF NEW JERSEY, REDUCING THE TCO
PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED
BY WADSWORTH VENTURE, LLC., IN CONNECTION WITH
SP #2424 (WADSWORTH & ARGYLE AVE) PHASE 1, FOR
BLOCK 1024, LOTS 1 & 1.03**

WHEREAS, a performance guarantee was heretofore posted with the Township by Wadsworth Venture, LLC, in the form of Check No. 11740 issued by First Commerce Bank, dated May 22, 2023, in the amount of \$35,730.00, in connection with a project known as SP #2424, Phase 1, Block 1024, Lots 1 & 1.03 and

WHEREAS, under date of September 26, 2023, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the TCO performance guarantee aforesaid be and hereby is reduced from \$35,730.00 to \$19,860.00, until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer
 - C. Wadsworth Venture, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**

Lauren Kirkman RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

September 26, 2023
RVE Job No. 151511261

REDUCTION OF TCO PERFORMANCE GUARANTEE – FIRST REDUCTION
(CASH)

DEVELOPER: Wadsworth Venture, LLC
APPLICATION #: SD 2424 (Wadsworth & Argyle Ave) Phase 1
BLOCK: 1024 **LOT:** 1 & 1.03

A written request has been received from Gefen Construction for the reduction of the TCO Performance Guarantee in regard to the captioned application. Based upon a TCO performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

- TCO Performance Guarantee: Cashier's Check No. 11740
- Drawn on: First Commerce Bank
- Amount: \$35,730.00
- Date: May 22, 2023

The obligor may request either a partial or complete reduction of the TCO performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a TCO Bond Reduction spreadsheet dated **September 26, 2023** indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced TCO Performance Guarantee **from \$35,730.00 to \$19,860.00**, until the remaining improvements are constructed.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at dominic.cundari@rve.com.

Very truly yours,
Remington & Vernick Engineers, Inc.

Dominic Cundari, P.E.
Assistant Township Engineer

JWS: dmc

cc: Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Steve Secare, Township Attorney
Wadsworth Ventures, LLC – 301 Madison Avenue, Suite 206, Lakewood, NJ 08701
(pinnywohl@gmail.com)

(E)9.2024-0125

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Wadsworth Ventures, LLC., In Connection With SD #2424 (Wadsworth & Argyle Ave) Phase 1, For Block 1024, Lots 1 & 1.03

WHEREAS, a performance guarantee was heretofore posted with the Township by Wadsworth Ventures, LLC, in the form of Bond No. SU7100950-0000 issued by Arch Insurance Company, dated June 21, 2021, in the amount of \$92,930.00, in connection with a project known as SD #2424, Phase 1, Block 1024, Lots 1 & 1.03 and

WHEREAS, under date of September 26, 2023, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is reduced from \$92,930.00 to \$27,880.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$87,930.00 to \$26,380.00, the maximum allowable until the remaining improvements are constructed, and the Safety and Stabilization Guarantee is reduced from \$5,000.00 to \$1,500.00 until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer
 - C. Wadsworth Ventures, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1024 L1 & 1.03

Engineer Letter B1024 L1 & 1.03

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY
OF OCEAN, STATE OF NEW JERSEY, REDUCING THE
PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED
BY WADSWORTH VENTURES, LLC., IN CONNECTION WITH
SD #2424 (WADSWORTH & ARGYLE AVE) PHASE 1, FOR
BLOCK 1024, LOTS 1 & 1.03**

WHEREAS, a performance guarantee was heretofore posted with the Township by Wadsworth Ventures, LLC, in the form of Bond No. SU7100950-0000 issued by Arch Insurance Company, dated June 21, 2021, in the amount of \$92,930.00, in connection with a project known as SD #2424, Phase 1, Block 1024, Lots 1 & 1.03 and

WHEREAS, under date of September 26, 2023, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendations aforesaid, and finds the same to be acceptable.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the performance guarantee aforesaid be and hereby is reduced from \$92,930.00 to \$27,880.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$87,930.00 to \$26,380.00, the maximum allowable until the remaining improvements are constructed, and the Safety and Stabilization Guarantee is reduced from \$5,000.00 to \$1,500.00 until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer
 - C. Wadsworth Ventures, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

September 26, 2023
RVE Job No. 151511261

REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

DEVELOPER: Wadsworth Venture, LLC
APPLICATION #: SD 2424 (Wadsworth & Argyle Ave) Phase 1
BLOCK: 1024 **LOT:** 1 & 1.03

A written request has been received from Gefen Construction for the reduction of Performance Guarantees in regard to the captioned application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

- Performance Guarantee: Bond No. SU7100950-0000
- Issued by: Arch Insurance Company
- Amount: \$92,930.00
- Date: June 21, 2021

The obligor may request either a partial or complete reduction of the performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a Bond Reduction spreadsheet dated **September 26, 2023** indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **from \$92,930.00 to \$27,880.00**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$87,930.00 to \$26,380.00, the maximum allowable until all improvements are completed, and the Safety and Stabilization Guarantee is reduced from \$5,000.00 to \$1500.00, until the remaining improvements are constructed.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at dominic.cundari@rve.com.

Very truly yours,
Remington & Vernick Engineers, Inc.

Dominic Cundari, P.E.
Assistant Township Engineer

cc: Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
Wadsworth Venture, LLC – 1144 East County Line Road, Suite 101, Lakewood, NJ 08701 (via email)

(E)10.2024-0126

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Yoef Notis In Connection With SP #2225 (James St), Block 284.06, Lot 23

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Yosef Notis, in the form of Bond #CM100471M, issued by First Indemnity of America Insurance Company on December 10, 2020 in the amount of \$9,560.00 in connection with SP #2225, Block 284.06, Lot 23

WHEREAS, under date of January 22, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and a letter from the Ocean County Engineer Department is dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer;
- B. Chief Financial Officer
- C. Yosef Notis

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B284.06 L23

Engineer Letter B284.06 L23

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF
OCEAN, STATE OF NEW JERSEY, RELEASING THE
MAINTENANCE GUARANTEE POSTED BY YOEF NOTIS IN
CONNECTION WITH SP #2225 (JAMES ST), BLOCK 284.06, LOT 23**

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Yosef Notis, in the form of Bond #CM100471M, issued by First Indemnity of America Insurance Company on December 10, 2020 in the amount of \$9,560.00 in connection with SP #2225, Block 284.06, Lot 23

WHEREAS, under date of January 22, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and a letter from the Ocean County Engineer Department is dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Yosef Notis

CERTIFICATION

I, Lauren Kirkman, Township Clerk, of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

January 22, 2024
RVE Job No. 1515I897

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: Yosef Notis
APPLICATION #: SP 2225 (James St)
BLOCK: 284.06 **LOT:** 23

The deficient work indicated in our January 30, 2023 letter has been completed. Based upon the performance bond release resolved by the Township Committee on January 14, 2021, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond No. CM100471M
2. Issued by: First Indemnity of America Insurance Company
3. Amount: \$9,560.00
4. Date: December 10, 2020

Remington & Vernick Engineers has inspected the improvements covered by the obligor's guarantee, and we are satisfied that the bonded improvements are in acceptable condition.

It is my recommendation that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Maintenance Guarantee and any excess escrow. Any release must be subject to verification that all outstanding engineering inspection escrow charges are paid, providing a final release letter from Ocean County Engineering Department dated after or near the time of the release of the Maintenance Guarantee recommendation and applicable regulatory agencies do not object to the action. In the interim, the applicant should complete and return the attached form authorizing return of unused escrow monies once all fees for professional services are paid.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at jeffstaiger@lakewoodnj.gov.

Very truly yours,
Remington & Vernick Engineers, Inc.

Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
John N. Ernst, P.E., P.P., Ocean County Engineer
Yosef Notis – 30 Commonwealth Drive, Lakewood, NJ 08701 (es@schwabpackaging.com)

(E)11.2024-0127

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Yeshiva Mekor Hatorah In Connection With SP #2146 (Sims Ave), Block 830.11, Lot 1

WHEREAS, a Performance Guarantee was heretofore posted with the Township by Yeshiva Mekor Hatorah, in the form of Check #118, issued by JP Morgan Bank, which was originally posted on April 14, 2016 and was subsequently was fully released in 2021, in connection with SP #2146, Block 830.11, Lot 1

WHEREAS, under date of February 2, 2024, the Township Engineer did recommend a release of any Maintenance Guarantee that is retained, but in this instance same would be waived and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee is waived and any excess escrow be and hereby is released.
2. The release of the escrow is subject to verification that all outstanding engineering inspection escrow charges are paid and the letter from the Ocean County Soil Conservation District is dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall provide proof of filing and recording of the various easements along with a deed of dedication containing metes and bounds description of all easements, along with two (2) paper prints, as per 18-705 .A.
4. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
5. The Applicant shall repair cracked sidewalks in three areas at the trash enclosure.
6. The Applicant shall refresh all pavement markings.
7. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer;
- B. Chief Financial Officer
- C. Yeshiva Mekor Hatorah

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true

copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B830.11 L1

Engineer Letter B830.11 L1

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
RELEASING THE MAINTENANCE GUARANTEE
POSTED BY YESHIVA MEKOR HATORAH IN
CONNECTION WITH SP #2146 (SIMS AVE), BLOCK
830.11, LOT 1**

WHEREAS, a Performance Guarantee was heretofore posted with the Township by Yeshiva Mekor Hatorah, in the form of Check #118, issued by JP Morgan Bank, which was originally posted on April 14, 2016 and was subsequently fully released in 2021, in connection with SP #2146, Block 830.11, Lot 1

WHEREAS, under date of February 2, 2024, the Township Engineer did recommend a release of any Maintenance Guarantee that is retained, but in this instance same would be waived and

WHEREAS, the Township Committee has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the above referenced Maintenance Guarantee is waived and any excess escrow be and hereby is released.
2. The release of the escrow is subject to verification that all outstanding engineering inspection escrow charges are paid and the letter from the Ocean County Soil Conservation District is dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall provide proof of filing and recording of the various easements along with a deed of dedication containing metes and bounds description of all easements, along with two (2) paper prints, as per 18-705 .A.
4. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
5. The Applicant shall repair cracked sidewalks in three areas at the trash enclosure.
6. The Applicant shall refresh all pavement markings.

7. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer;
- B. Chief Financial Officer
- C. Yeshiva Mekor Hatorah

CERTIFICATION

I, Lauren Kirkman, Township Clerk, of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

February 2, 2024
RVE Job No. 1515I713

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: Yeshiva Mekor Hatorah

APPLICATION #: SP 2146 (Sims Ave)

BLOCK: 830.11 **LOT:** 1

Per our records, the Maintenance Guarantees for the captioned application is about to expire. Based upon the performance bond release resolved by the Township Committee on October 14, 2021, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Check No. 118 (Original Performance Guarantee converted to Maintenance Guarantee, balance released)
2. Drawn on: JP Morgan Bank
3. Amount: \$22,320.00
4. Date: October 4, 2021 (April 14, 2016 Original)

Remington & Vernick Engineers has inspected all improvements covered by the guarantee, and we are satisfied that the bonded improvements are acceptable.

It is my recommendation that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Maintenance Guarantee and any excess escrow. The release should be subject to:

- 1) Provide a final release letter from Ocean County Soil Conservation District dated after or near the time of the release of the Maintenance Guarantee recommendation.
- 2) Provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A.
- 3) Verification that all outstanding engineering inspection escrow charges are paid.
- 4) Repair cracked sidewalks in three areas at the trash enclosure.
- 5) Refresh all pavement markings.

In the interim, the applicant should complete and return the attached form authorizing return of unused escrow monies once all fees for professional services are paid.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at dominic.cundari@rve.com.

Very truly yours,
Remington & Vernick Engineers, Inc.

Dominic Cundari, P.E.
Assistant Township Engineer

CC: Phil Roux, Director of Public Works; Lauren Kirkman, Township Clerk; Steve Secare, Township Attorney; Margaret Stazko, Assistant Treasurer Megan Nixon, Supervisor of Accounts (if cash); Ocean County Soil Conservation District; John N. Ernst, P.E., P.P., Ocean County Engineer; Yeshiva Mekor Hatorah – 7 Sequoia Drive, Lakewood, NJ 08701 (tmanne@rdnj.net)

(E)12.2024-0128

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 Prosecutor's Program Formerly Known As "Fatal Accident Support Team (F.A.S.T.) 2024"

WHEREAS, N.J.S.A. 40A:65-1, et seq. authorizes governmental entities to enter into an agreement, among other things, for the sharing of services; and

WHEREAS, the Township of Lakewood is desirous of entering into a Shared Services Agreement with the County of Ocean for police services – Prosecutor's Program, formerly known as Fatal Accident Support Team ("F.A.S.T."); and

WHEREAS, the program aimed at investigating traffic crashes that result in serious injuries and/or fatalities in Ocean County run by the Ocean County Prosecutor's Office; and

WHEREAS, the Prosecutor's Program receives funding from County of Ocean; and

WHEREAS, the Prosecutor's Office and the Township of Lakewood have determined it to be in their mutual interest for the Township of Lakewood to designate certain police officers to be assigned to Prosecutor's Program; and

WHEREAS, the Township of Lakewood wishes to enter into an Agreement with the County of Ocean for the purpose of setting forth the terms and conditions regarding the assignment of police officers employed by the Township of Lakewood to the Prosecutor's Program.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Mayor and/or his designee is hereby authorized to execute and the Township Clerk to attest to a Shared Services Agreement between the Township of Lakewood and the County of Ocean for the Prosecutor's Program 2023.
2. That the term of this agreement shall be retroactive to January 1, 2023 through December 31, 2023.
3. The Township Clerk shall forward a copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION #2024-

**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 PROSECUTOR'S PROGRAM
FORMERLY KNOWN AS "FATAL ACCIDENT
SUPPORT TEAM (F.A.S.T.) 2024"**

WHEREAS, N.J.S.A. 40A:65-1, et seq. authorizes governmental entities to enter into an agreement, among other things, for the sharing of services; and

WHEREAS, the Township of Lakewood is desirous of entering into a Shared Services Agreement with the County of Ocean for police services – Prosecutor's Program, formerly known as Fatal Accident Support Team ("F.A.S.T."); and

WHEREAS, the program aimed at investigating traffic crashes that result in serious injuries and/or fatalities in Ocean County run by the Ocean County Prosecutor's Office; and

WHEREAS, the Prosecutor's Program receives funding from County of Ocean; and

WHEREAS, the Prosecutor's Office and the Township of Lakewood have determined it to be in their mutual interest for the Township of Lakewood to designate certain police officers to be assigned to Prosecutor's Program; and

WHEREAS, the Township of Lakewood wishes to enter into an Agreement with the County of Ocean for the purpose of setting forth the terms and conditions regarding the assignment of police officers employed by the Township of Lakewood to the Prosecutor's Program.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Mayor and/or his designee is hereby authorized to execute and the Township Clerk to attest to a Shared Services Agreement between the Township of Lakewood and the County of Ocean for the Prosecutor's Program 2023.

2. That the term of this agreement shall be retroactive to January 1, 2023 through December 31, 2023.
3. The Township Clerk shall forward a copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)13.2024-0129

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 Ocean County Narcotics Strike Force For The Year 2024

WHEREAS, N.J.S.A. 40A:65-1, et seq. authorizes governmental entities to enter into an agreement, among other things, for the sharing of services; and

WHEREAS, the Township of Lakewood is desirous of entering into a Shared Services Agreement with the County of Ocean for police services - Ocean County Narcotics Strike Force ("NSF"); and

WHEREAS, NSF is a program run by the Ocean County Prosecutors Office for the purpose of combating the growing Gang element and enforcing the firearm and anti-drug laws of the State of New Jersey; and

WHEREAS, NSF receives funding from the Ocean County Board of Commissioners; and

WHEREAS, the Prosecutor's Office and the Township of Lakewood have determined it to be in their mutual interest for the Township of Lakewood to designate certain police officers to be assigned to NSF; and

WHEREAS, the Township of Lakewood wishes to enter into an Agreement with the Ocean County Prosecutors Office for the purpose of setting forth the terms and conditions regarding the assignment of police officers employed by the Township of Lakewood to the Prosecutor's Program.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Mayor and/or Deputy Mayor is hereby authorized to execute and the Township Clerk to attest to a Shared Services Agreement between the Township of Lakewood and the County of Ocean for the NSF.
2. That the term of the Shared Services Agreement for the Ocean County Narcotics Strike Force ("NSF") shall be January 1, 2024 through December 31, 2024.
3. The Township Clerk shall forward a copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024-

**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 OCEAN COUNTY NARCOTICS STRIKE
FORCE FOR THE YEAR 2024**

WHEREAS, N.J.S.A. 40A:65-1, et seq. authorizes governmental entities to enter into an agreement, among other things, for the sharing of services; and

WHEREAS, the Township of Lakewood is desirous of entering into a Shared Services Agreement with the County of Ocean for police services - Ocean County Narcotics Strike Force (“NSF”); and

WHEREAS, NSF is a program run by the Ocean County Prosecutors Office for the purpose of combating the growing Gang element and enforcing the firearm and anti-drug laws of the State of New Jersey; and

WHEREAS, NSF receives funding from the Ocean County Board of Commissioners; and

WHEREAS, the Prosecutor’s Office and the Township of Lakewood have determined it to be in their mutual interest for the Township of Lakewood to designate certain police officers to be assigned to NSF; and

WHEREAS, the Township of Lakewood wishes to enter into an Agreement with the Ocean County Prosecutors Office for the purpose of setting forth the terms and conditions regarding the assignment of police officers employed by the Township of Lakewood to the Prosecutor’s Program.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Mayor and/or Deputy Mayor is hereby authorized to execute and the Township Clerk to attest to a Shared Services Agreement between the Township of Lakewood and the County of Ocean for the NSF.
2. That the term of the Shared Services Agreement for the Ocean County Narcotics Strike Force (“NSF”) shall be January 1, 2024 through December 31, 2024.
3. The Township Clerk shall forward a copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)14.2024-0130

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting A Bid For Block 821, Lot 1 As A Result Of A Public Land Sale, In The Township Of Lakewood County Of Ocean, State Of New Jersey From The Highest Bidder, And Authorizing The Mayor To Execute Closing Documents, Pursuant To N.J.S.A. 40a:12-1 Et Seq.

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey has determined that Block 821, Lot 1 is not needed for public use; and

WHEREAS, by Ordinance 2023-046, finally adopted on December 6, 2023, the Township authorized a public land sale of Block 821, Lot 1 as permitted by N.J.S.A. 40A:12-1; and

WHEREAS, the necessary public notice by publication was given that this property was to be sold to the highest bidder at a public land sale on January 10, 2024, subject to the terms of the Ordinance; and

WHEREAS, the Township of Lakewood received one bid to purchase the property known as Block 821, Lot 1 as shown on the official tax map of the Township of Lakewood pursuant to Ordinance 2023-046; and

WHEREAS, Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, 2 Yesodei Court, Lakewood, NJ 08701 offered the highest winning bid in the amount of \$2,800,000.00 and has made a satisfactory deposit of at least ten (10%) of their highest winning bid in the amount of \$280,000.00 in accordance with the Ordinance; and

WHEREAS, the Township Committee of the Township of Lakewood is desirous of accepting the aforementioned bid subject to the limitations and restrictions set forth in Ordinance 2023-046; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean and State of New Jersey as follows:

1. The Township Committee hereby accepts the bid of Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, 2 Yesodei Court, Lakewood, NJ 08701 in the amount of \$2,800,000.00 for the purchase of Block 821, Lot 1.
2. The sale of Block 821, Lot 1 is subject to the conditions, restrictions and requirements set forth in Ordinance 2023-046.
3. Full payment for this property shall be made by certified check or bank check at closing. Closing shall be scheduled to occur within 30 days from the date this Resolution is adopted.
4. It shall be the responsibility of the aforesaid purchaser to pay all costs and expenses incurred by both the Township of Lakewood and the purchaser relating to the sale, transfer, and exchange of said real property.
5. That should the property be developed, it shall be done in compliance with all applicable Lakewood Township Ordinances as well as all County and State laws, rules and regulations, notwithstanding any restrictions, conditions or interests imposed by the Township of Lakewood and included within this Resolution and in the Deed.
6. The Deed must be recorded within 30 days of closing or title to the property shall automatically revert back to the Township of Lakewood without the necessity of entry or re-entry.

7. It is expressly understood that the Township of Lakewood makes no representations with regard to the property or title. This sale is made “as is”.

8. No commission shall be paid to any real estate broker/agent or any other person.

9. The Mayor or Deputy Mayor is authorized to execute and the Township Clerk to attest to any and all documentation that may be necessary to convey the aforementioned property.

BE IT FURTHER RESOLVED that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager;
- B. Chief Financial Officer;
- C. Tax Collector;
- D. Tax Assessor;
- E. Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING A BID FOR BLOCK 821, LOT 1 AS A RESULT OF A PUBLIC LAND SALE, IN THE TOWNSHIP OF LAKEWOOD COUNTY OF OCEAN, STATE OF NEW JERSEY FROM THE HIGHEST BIDDER, AND AUTHORIZING THE MAYOR TO EXECUTE CLOSING DOCUMENTS, PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ.

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey has determined that Block 821, Lot 1 is not needed for public use; and

WHEREAS, by Ordinance 2023-046, finally adopted on December 6, 2023, the Township authorized a public land sale of Block 821, Lot 1 as permitted by N.J.S.A. 40A:12-1; and

WHEREAS, the necessary public notice by publication was given that this property was to be sold to the highest bidder at a public land sale on January 10, 2024, subject to the terms of the Ordinance; and

WHEREAS, the Township of Lakewood received one bid to purchase the property known as Block 821, Lot 1 as shown on the official tax map of the Township of Lakewood pursuant to Ordinance 2023-046; and

WHEREAS, Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, 2 Yesodei Court, Lakewood, NJ 08701 offered the highest winning bid in the amount of \$2,800,000.00 and has made a satisfactory deposit of at least ten (10%) of their highest winning bid in the amount of \$280,000.00 in accordance with the Ordinance; and

WHEREAS, the Township Committee of the Township of Lakewood is desirous of accepting the aforementioned bid subject to the limitations and restrictions set forth in Ordinance 2023-046; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean and State of New Jersey as follows:

1. The Township Committee hereby accepts the bid of Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, 2 Yesodei Court, Lakewood, NJ 08701 in the amount of \$2,800,000.00 for the purchase of Block 821, Lot 1.
2. The sale of Block 821, Lot 1 is subject to the conditions, restrictions and requirements set forth in Ordinance 2023-046.
3. Full payment for this property shall be made by certified check or bank check at closing. Closing shall be scheduled to occur within 30 days from the date this Resolution is adopted.

4. It shall be the responsibility of the aforesaid purchaser to pay all costs and expenses incurred by both the Township of Lakewood and the purchaser relating to the sale, transfer, and exchange of said real property.
5. That should the property be developed, it shall be done in compliance with all applicable Lakewood Township Ordinances as well as all County and State laws, rules and regulations, notwithstanding any restrictions, conditions or interests imposed by the Township of Lakewood and included within this Resolution and in the Deed.
6. The Deed must be recorded within 30 days of closing or title to the property shall automatically revert back to the Township of Lakewood without the necessity of entry or re-entry.
7. It is expressly understood that the Township of Lakewood makes no representations with regard to the property or title. This sale is made “as is”.
8. No commission shall be paid to any real estate broker/agent or any other person.
9. The Mayor or Deputy Mayor is authorized to execute and the Township Clerk to attest to any and all documentation that may be necessary to convey the aforementioned property.

BE IT FURTHER RESOLVED that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Manager;
- B. Chief Financial Officer;
- C. Tax Collector;
- D. Tax Assessor;
- E. Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey do hereby certify that the foregoing Resolution was duly adopted by the Township Committee of said Township at its meeting held on **February 15, 2024**.

LAUREN KIRKMAN, RMC CMR
Township Clerk

(E)15.2024-0131

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Designating Each Of Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC And Spire Shoppes Equity III LLC As Tenants-In-Common, As Successor Redeveloper Of Block 961.02, Lot 1.07 In The Cedarbridge Redevelopment Area And Authorizing Sale Pursuant To The Local Redevelopment And Housing Law

WHEREAS, the Township of Lakewood ("Township") has previously designated an area known as the "Southwest Acquisition Area" which is bounded by Cedarbridge Avenue, New Hampshire Avenue, Pine Street and Vine Avenue, as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. ("LRHL"); and

WHEREAS, the "Southwest Acquisition Area" is now known as the "Cedarbridge Redevelopment Area" ("Cedarbridge Redevelopment Area"); and

WHEREAS, the Township has adopted the Cedarbridge Redevelopment Plan (as amended, the "Redevelopment Plan") for the Cedarbridge Redevelopment Area pursuant to the LRHL; and

WHEREAS, the Cedarbridge Redevelopment Area includes Block 961.02, Lot 1.07 (the "Property"); and

WHEREAS, the Township and Cedarbridge Development Urban Renewal Corporation, the predecessor-in-interest to Cedarbridge Development LLC ("Cedarbridge LLC") entered into a certain Option Agreement dated June 1, 2000 (as amended, the "Option Agreement"), pursuant to which the Township agreed to sell to Cedarbridge LLC, and Cedarbridge LLC agreed to purchase from the Township and redevelop, certain portions of the Cedarbridge Redevelopment Area, including the Property, in accordance the Redevelopment Plan; and

WHEREAS, Cedarbridge LLC, as permitted by the Option Agreement, has entered into an agreement of sale dated as of April 11, 2022 (as amended and assigned, the "Acquisition Agreement") with each of Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common and successors-by-assignment to Tower Park Equity LLC (collectively, "Purchaser"), which provides for the acquisition by Purchaser of the Property and its redevelopment thereof in accordance with the Redevelopment Plan; and

WHEREAS, the Acquisition Agreement requires Purchaser, as the future owner of the Property, to be designated by the Township as successor redeveloper of the Property; and

WHEREAS, Township has the power under LRHL to designate a successor redeveloper for the Property; and

WHEREAS, Purchaser has obtained site plan and subdivision approvals from the Township of Lakewood Planning Board for the development of retail buildings on the Property (together, the "Project"); and

WHEREAS, the Township finds that the development of the Project on the Property will be consistent with the Redevelopment Plan; and

WHEREAS, by Resolution #2023-333 adopted by the Township Committee on September 7, 2023, Spire Shoppes Equity LLC was designated as successor redeveloper of the Property; and

WHEREAS, since the adoption of Resolution #2023-333, the identity of the Purchaser changed and is now Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common; and

WHEREAS, Cedarbridge hereby requests that the Township change the designated successor redeveloper for the Property from Spire Shoppes Equity LLC, to the group comprised of Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common.

BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that (i) it consents to the sale of the Property by Cedarbridge LLC to Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common; and (ii) each of Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common, be and hereby is designated to serve as successor redeveloper of Block 961.02, Lot 1.07. The foregoing resolutions (A) shall apply with the same force and effect in the event Purchaser subsequently amends its company name to incorporate the phrase "urban renewal" or "urban renewal entity" for compliance

purposes under N.J.S.A. 40A:20-1 et seq.; provided, however, this Resolution shall not constitute or be construed as an obligation on the part of the Township to grant Purchaser any long-term tax exemption; and (B) are subject to the following terms and conditions:

1. That the Mayor and/or Deputy Mayor are hereby authorized to execute, and the Township Clerk is authorized to attest to the execution of, a deed and such other documents as may be necessary and/or appropriate to transfer and convey fee simple title to the Property to Cedarbridge Development, LLC.
2. Purchaser has the exclusive right to perform development and redevelopment activities on the Property in connection with the Project, under the framework and in accordance with the terms of this Resolution, the Option Agreement, the Redevelopment Plan, and all federal, state and local laws, ordinances, approvals, rules, regulations statutes, permits, resolutions, judgments, orders, decrees, directives, interpretations, standards, licenses and other similar requirements applicable thereto, including but not limited to, the LRHL; the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.; the Unified Development Ordinance of the Township of Lakewood, as and to the extent applicable pursuant to the terms of the Redevelopment Plan; relevant construction codes including construction codes governing access for people with disabilities; and all other applicable federal, state or local zoning, land use, environmental, health and safety laws, ordinances, rules and regulations.
3. Purchaser acquires title to the Property in accordance with the terms and conditions of the Acquisition Agreement.
4. Following the issuance of all required certificates of occupancy and the satisfaction of the terms and conditions of this Resolution and the Redevelopment Plan with respect to the Project by Purchaser, and upon receipt of a Notice of Completion from Purchaser, the Township will issue a Certificate of Completion, in proper form for recording, which shall acknowledge that Purchaser has performed all of its duties and obligations under this Resolution and has completed construction of the Project in accordance with the requirements of applicable approvals and the Redevelopment Plan. Within thirty (30) days after receipt of the Notice of Completion from Purchaser, the Township shall provide Purchaser with the Certificate of Completion or a written statement setting forth in detail the reasons why it believes that Purchaser has failed to complete the Project in accordance with the provisions of this Resolution and what reasonable measures or acts will be necessary in the opinion of the Township in order for Purchaser to be entitled to the Certificate of Completion. When issued, the Certificate of Completion shall constitute a recordable, conclusive determination of the satisfaction and termination of with respect to the obligations of Purchaser to construct the Project under the Redevelopment Plan. For the avoidance of doubt, the issuance of a Certificate of Completion shall be conclusive evidence that the conditions determined to exist at the time the Property was determined to be an area in need of redevelopment, shall be deemed to no longer exist with respect to the Property (or that portion of the Property upon which a completed phase is located). The land and improvements which are the subject of the Certificate of Completion shall no longer be subject to (i) any covenant running with that portion of the land covered by the applicable Certificate of Completion, and (ii) eminent domain for purposes of redevelopment as a result of those determinations, if applicable.
5. Purchaser must commence construction of the Project within eighteen (18) months from the date of closing under the Acquisition Agreement and complete the Project (or be in the process of construction thereof) no later than eight (8) years following the date of closing under the Acquisition Agreement.
6. Until the Project is complete and the Township has issued a Certificate of Completion, Purchaser may not transfer title to the Property or the Project without the written consent of the Township as required by the LRHL.

BE IT FURTHER RESOLVED, that the Township Clerk shall provide a copy of this Resolution to the following.

1. Township Manager
2. Township Engineer
3. Director of Code Enforcement
4. Chief Financial Officer
5. Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

2023 Resolution

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY
OF OCEAN, STATE OF NEW JERSEY, DESIGNATING EACH
OF SPIRE SHOPPES EQUITY LLC, SPIRE SHOPPES EQUITY II
LLC AND SPIRE SHOPPES EQUITY III LLC, AS TENANTS-IN-
COMMON, AS SUCCESSOR REDEVELOPER OF BLOCK
961.02, LOT 1.07 IN THE CEDARBRIDGE REDEVELOPMENT
AREA AND AUTHORIZING SALE PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, the Township of Lakewood ("Township") has previously designated an area known as the "Southwest Acquisition Area" which is bounded by Cedarbridge Avenue, New Hampshire Avenue, Pine Street and Vine Avenue, as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. ("LRHL"); and

WHEREAS, the "Southwest Acquisition Area" is now known as the "Cedarbridge Redevelopment Area" ("Cedarbridge Redevelopment Area"); and

WHEREAS, the Township has adopted the Cedarbridge Redevelopment Plan (as amended, the "Redevelopment Plan") for the Cedarbridge Redevelopment Area pursuant to the LRHL; and

WHEREAS, the Cedarbridge Redevelopment Area includes Block 961.02, Lot 1.07 (the "Property"); and

WHEREAS, the Township and Cedarbridge Development Urban Renewal Corporation, the predecessor-in-interest to Cedarbridge Development LLC ("Cedarbridge LLC") entered into a certain Option Agreement dated June 1, 2000 (as amended, the "Option Agreement"), pursuant to which the Township agreed to sell to Cedarbridge LLC, and Cedarbridge LLC agreed to purchase from the Township and redevelop, certain portions of the Cedarbridge Redevelopment Area, including the Property, in accordance the Redevelopment Plan; and

WHEREAS, Cedarbridge LLC, as permitted by the Option Agreement, has entered into an agreement of sale dated as of April 11, 2022 (as amended and assigned, the "Acquisition Agreement") with each of Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common and successors-by-assignment to Tower Park Equity LLC (collectively, "Purchaser"), which provides for the acquisition by Purchaser of the Property and its redevelopment thereof in accordance with the Redevelopment Plan; and

WHEREAS, the Acquisition Agreement requires Purchaser, as the future owner of the Property, to be designated by the Township as successor redeveloper of the Property; and

WHEREAS, Township has the power under LRHL to designate a successor redeveloper for the Property; and

WHEREAS, Purchaser has obtained site plan and subdivision approvals from the Township of Lakewood Planning Board for the development of retail buildings on the Property (together, the "Project"); and

WHEREAS, the Township finds that the development of the Project on the Property will be consistent with the Redevelopment Plan; and

WHEREAS, by **Resolution #2023-333** adopted by the Township Committee on September 7, 2023, Spire Shoppes Equity LLC was designated as successor redeveloper of the Property; and

WHEREAS, since the adoption of **Resolution #2023-333**, the identity of the Purchaser changed and is now Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common; and

WHEREAS, Cedarbridge hereby requests that the Township change the designated successor redeveloper for the Property from Spire Shoppes Equity LLC, to the group comprised of Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common.

BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that (i) it consents to the sale of the Property by Cedarbridge LLC to Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common; and (ii) each of Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, as tenants-in-common, be and hereby is designated to serve as successor redeveloper of Block 961.02, Lot 1.07. The foregoing resolutions (A) shall apply with the same force and effect in the event Purchaser subsequently amends its company name to incorporate the phrase “urban renewal” or “urban renewal entity” for compliance purposes under N.J.S.A. 40A:20-1 *et seq.*; *provided, however*, this Resolution shall not constitute or be construed as an obligation on the part of the Township to grant Purchaser any long-term tax exemption; and (B) are subject to the following terms and conditions:

1. That the Mayor and/or Deputy Mayor are hereby authorized to execute, and the Township Clerk is authorized to attest to the execution of, a deed and such other documents as may be necessary and/or appropriate to transfer and convey fee simple title to the Property to Cedarbridge Development, LLC.

2. Purchaser has the exclusive right to perform development and redevelopment activities on the Property in connection with the Project, under the framework and in accordance with the terms of this Resolution, the Option Agreement, the Redevelopment Plan, and all federal, state and local laws, ordinances, approvals, rules, regulations statutes, permits, resolutions, judgments, orders, decrees, directives, interpretations, standards, licenses and other similar requirements applicable thereto, including but not limited to, the LRHL; the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*; the Unified Development Ordinance of the Township of Lakewood, as and to the extent applicable pursuant to the terms of the Redevelopment Plan; relevant construction codes including construction codes governing access for people with disabilities; and all other applicable federal, state or local zoning, land use, environmental, health and safety laws, ordinances, rules and regulations.

3. Purchaser acquires title to the Property in accordance with the terms and conditions of the Acquisition Agreement.

4. Following the issuance of all required certificates of occupancy and the satisfaction of the terms and conditions of this Resolution and the Redevelopment Plan with respect to the Project by Purchaser, and upon receipt of a Notice of Completion from Purchaser, the Township will issue a Certificate of Completion, in proper form for recording, which shall acknowledge that Purchaser has performed all of its duties and obligations under this Resolution and has completed construction of the Project in accordance with the requirements of applicable approvals and the Redevelopment Plan. Within thirty (30) days after receipt of the Notice of Completion from Purchaser, the Township shall provide Purchaser with the Certificate of Completion or a written statement setting forth in detail the reasons why it believes that Purchaser has failed to complete the Project in accordance with the provisions of this Resolution and what reasonable measures or acts will be necessary in the opinion of the Township in order for Purchaser to be

entitled to the Certificate of Completion. When issued, the Certificate of Completion shall constitute a recordable, conclusive determination of the satisfaction and termination of with respect to the obligations of Purchaser to construct the Project under the Redevelopment Plan. For the avoidance of doubt, the issuance of a Certificate of Completion shall be conclusive evidence that the conditions determined to exist at the time the Property was determined to be an area in need of redevelopment, shall be deemed to no longer exist with respect to the Property (or that portion of the Property upon which a completed phase is located). The land and improvements which are the subject of the Certificate of Completion shall no longer be subject to (i) any covenant running with that portion of the land covered by the applicable Certificate of Completion, and (ii) eminent domain for purposes of redevelopment as a result of those determinations, if applicable.

5. Purchaser must commence construction of the Project within eighteen (18) months from the date of closing under the Acquisition Agreement and complete the Project (or be in the process of construction thereof) no later than eight (8) years following the date of closing under the Acquisition Agreement.

6. Until the Project is complete and the Township has issued a Certificate of Completion, Purchaser may not transfer title to the Property or the Project without the written consent of the Township as required by the LRHL.

BE IT FURTHER RESOLVED, that the Township Clerk shall provide a copy of this Resolution to the following.

1. Township Manager
2. Township Engineer
3. Director of Code Enforcement
4. Chief Financial Officer
5. Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing Resolution was duly adopted by the Township Committee of said Township at its meeting held on **February 15, 2024**.

Lauren Kirkman, RMC, CMR
Township Clerk

RESOLUTION # 2023-333

**Resolution Of The Township Of Lakewood, County Of Ocean,
State Of New Jersey, Designating Spire Shoppes Equity LLC
As Successor Redeveloper Of Block 961.02, Lot 1.07 In The
Cedarbridge Redevelopment Area And Authorizing Sale
Pursuant To The Local Redevelopment And Housing Law**

WHEREAS, the Township of Lakewood ("Township") has previously designated an area known as the "Southwest Acquisition Area" which is bounded by Cedarbridge Avenue, New Hampshire Avenue, Pine Street and Vine Avenue, as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. ("LRHL"); and

WHEREAS, the "Southwest Acquisition Area" is now known as the "Cedarbridge Redevelopment Area" ("Cedarbridge Redevelopment Area"); and

WHEREAS, the Township has adopted the Cedarbridge Redevelopment Plan (as amended, the "Redevelopment Plan") for the Cedarbridge Redevelopment Area pursuant to the LRHL; and

WHEREAS, the Cedarbridge Redevelopment Area includes Block 961.02, Lot 1.07 (the "Property"); and

WHEREAS, the Township and Cedarbridge Development Urban Renewal Corporation, the predecessor-in-interest to Cedarbridge Development LLC ("Cedarbridge LLC") entered into a certain Option Agreement dated June 1, 2000 (as amended, the "Option Agreement"), pursuant to which the Township agreed to sell to Cedarbridge LLC, and Cedarbridge LLC agreed to purchase from the Township and redevelop, certain portions of the Cedarbridge Redevelopment Area, including the Property, in accordance the Redevelopment Plan; and

WHEREAS, Cedarbridge LLC, as permitted by the Option Agreement, has entered into an agreement of sale dated as of April 11, 2022 (as may be amended, the "Acquisition Agreement") with Spire Shoppes Equity LLC, as successor-by-assignment to Tower Park Equity LLC ("Purchaser"), which provides for the acquisition by Purchaser of the Property and its redevelopment thereof in accordance with the Redevelopment Plan; and

WHEREAS, the Acquisition Agreement requires Purchaser, as the future owner of the Property, to be designated by the Township as successor redeveloper of the Property; and

WHEREAS, Township has the power under LRHL to designate a successor redeveloper for the Property; and

WHEREAS, Purchaser has obtained site plan and subdivision approvals from the Township of Lakewood Planning Board for the development of retail buildings on the Property (together, the "Project"); and

WHEREAS, the Township finds that the development of the Project on the Property will be consistent with the Redevelopment Plan.

BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that (i) it consents to the sale of the Property by Cedarbridge LLC to Spire Shoppes Equity LLC; and (ii) Spire Shoppes Equity LLC, be and hereby is designated to serve as successor redeveloper of Block 961.02, Lot 1.07. The foregoing resolutions (A) shall apply with the same force and effect in the event Purchaser subsequently amends its company name to incorporate the phrase "urban renewal" or "urban renewal entity" for compliance purposes under N.J.S.A. 40A:20-1 *et seq.*; *provided, however*, this Resolution shall not constitute or be construed as an obligation on the part of the Township to grant Purchaser any long-term tax exemption; and (B) are subject to the following terms and conditions:

1. That the Mayor and/or Deputy Mayor are hereby authorized to execute, and the Township Clerk is authorized to attest to the execution of, a deed and such other documents as may be necessary and/or appropriate to transfer and convey fee simple title to the Property to Cedarbridge Development, LLC.

2. Purchaser has the exclusive right to perform development and redevelopment activities on the Property in connection with the Project, under the framework and in accordance with the terms of this Resolution, the Option Agreement, the Redevelopment Plan, and all federal, state and local laws, ordinances, approvals, rules, regulations statutes, permits, resolutions, judgments, orders, decrees, directives, interpretations, standards, licenses and other similar requirements applicable thereto, including but not limited to, the LRHL; the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*; the Unified Development Ordinance of the Township of Lakewood, as and to the extent applicable pursuant to the terms of the Redevelopment Plan; relevant construction codes including construction codes governing access for people with disabilities; and all other applicable federal, state or local zoning, land use, environmental, health and safety laws, ordinances, rules and regulations.

3. Purchaser acquires title to the Property in accordance with the terms and conditions of the Acquisition Agreement.

4. Following the issuance of all required certificates of occupancy and the satisfaction of the terms and conditions of this Resolution and the Redevelopment Plan with respect to the Project by Purchaser, and upon receipt of a Notice of Completion from Purchaser, the Township will issue a Certificate of Completion, in proper form for recording, which shall acknowledge that Purchaser has performed all of its duties and obligations under this Resolution and has completed construction of the Project in accordance with the requirements of applicable approvals and the Redevelopment Plan. Within thirty (30) days after receipt of the Notice of Completion from Purchaser, the Township shall provide Purchaser with the Certificate of Completion or a written statement setting forth in detail the reasons why it believes that Purchaser has failed to complete the Project in accordance with the provisions of this Resolution and what reasonable measures or acts will be necessary in the opinion of the Township in order for Purchaser to be entitled to the Certificate of Completion. When issued, the Certificate of Completion shall constitute a recordable, conclusive determination of the satisfaction and termination of with respect to the obligations of Purchaser to construct the Project under the Redevelopment Plan. For the avoidance of doubt, the issuance of a Certificate of Completion shall be conclusive evidence that the conditions determined to exist at the time the Property was determined to be an area in need of redevelopment, shall be deemed to no longer exist with respect to the Property (or that portion of

the Property upon which a completed phase is located). The land and improvements which are the subject of the Certificate of Completion shall no longer be subject to (i) any covenant running with that portion of the land covered by the applicable Certificate of Completion, and (ii) eminent domain for purposes of redevelopment as a result of those determinations, if applicable.

5. Purchaser must commence construction of the Project within eighteen (18) months from the date of closing under the Acquisition Agreement and complete the Project (or be in the process of construction thereof) no later than eight (8) years following the date of closing under the Acquisition Agreement.

6. Until the Project is complete and the Township has issued a Certificate of Completion, Purchaser may not transfer title to the Property or the Project without the written consent of the Township as required by the LRHL.

BE IT FURTHER RESOLVED, that the Township Clerk shall provide a copy of this Resolution to the following.

1. Township Manager
2. Township Engineer
3. Director of Code Enforcement
4. Chief Financial Officer
5. Spire Shoppes Equity LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing Resolution was duly adopted by the Township Committee of said Township at its meeting held on **September 7, 2023.**



Lauren Kirkman, RMC, CMR
Township Clerk

(E)16.2024-0132

Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Grant Of An Easement To Permit Drainage Into A Township-Owned Regional Stormwater Management Basin Located On Block 961.02, Lot 1.10 In The Cedarbridge Redevelopment Area

WHEREAS, Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, each New Jersey limited liability companies as tenants-in-common, were designated pursuant to Resolution #2023-333 as the successor redevelopers of certain real property designated on the Township of Lakewood ("Township") tax maps as Block 961.02, Lot 1.07 in the Cedarbridge Redevelopment Area ("Lot 1.07"); and

WHEREAS, Spire One Equity LLC, a New Jersey limited liability company, was designated pursuant to Resolution #2023-332 as the successor redeveloper of certain real property designated on the Township tax maps as Block 961.02, Lot 1.08 in the Cedarbridge Redevelopment Area ("Lot 1.08"); and

WHEREAS, Spire Two Equity LLC, a New Jersey limited liability company, was designated pursuant to Resolution #2023-334 as the successor redeveloper of certain real property designated on the Township tax maps as Block 961.02, Lot 1.09 in the Cedarbridge Redevelopment Area ("Lot 1.09"); and

WHEREAS, the Township is the current owner of certain real property designated on the Township tax maps as Block 961.02, Lot 1.10 in the Cedarbridge Redevelopment Area ("Lot 1.10"), which Lot 1.10 is still subject to acquisition pursuant to the terms of that certain Option Agreement dated June 1, 2000 between the Township and Cedarbridge Development Urban Renewal Corporation, the predecessor-in-interest to Cedarbridge Development LLC ("Cedarbridge Development"), as the initially designated redeveloper of the Cedarbridge Redevelopment Area; and

WHEREAS, an approximately 5.45 acre regional stormwater management basin designated as "Basin #3" (the "Basin") is currently located on a portion of Lot 1.10; and

WHEREAS, the Basin was constructed by Cedarbridge Development to accept and manage the discharge of stormwater from future development projects to be constructed on Lots 1.07, 1.08, 1.09 and 1.10; and

WHEREAS, the current owners of Lots 1.07, 1.08 and 1.09 have requested an easement from the Township to confirm their right to connect and discharge stormwater into the Basin; and

WHEREAS, Cedarbridge Development consents to the grant of such easement for the benefit of Lots 1.07, 1.08 and 1.09, and the future owners of all or any portion of Lot 1.10; and

WHEREAS, the Township Committee of the Township of Lakewood as hereby agreed to grant an easement permitting connection and discharge of stormwater into the Basin for the benefit of Lots 1.07, 1.08 and 1.09, and the future owners of all or any portion of Lot 1.10.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that it consents and agrees to grant an easement permitting connection and discharge of stormwater into the Basin for the benefit of Lots 1.07, 1.08 and 1.09, and the future owners of all or any portion of Lot 1.10:

1. That the Mayor and/or Deputy Mayor are hereby authorized to execute, and the Township Clerk is authorized to attest to the execution of, a drainage easement and such other documents as may be necessary and/or appropriate to permit the present and future owners of Lots 1.07, 1.08, 1.09 and 1.10 to connect and discharge stormwater into the Basin.

2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

A. All Interested Parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County

of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING THE GRANT
OF AN EASEMENT TO PERMIT DRAINAGE INTO A
TOWNSHIP-OWNED REGIONAL STORMWATER
MANAGEMENT BASIN LOCATED ON BLOCK 961.02,
LOT 1.10 IN THE CEDARBRIDGE REDEVELOPMENT
AREA**

WHEREAS, Spire Shoppes Equity LLC, Spire Shoppes Equity II LLC and Spire Shoppes Equity III LLC, each New Jersey limited liability companies as tenants-in-common, were designated pursuant to Resolution #2023-333 as the successor redevelopers of certain real property designated on the Township of Lakewood (“Township”) tax maps as Block 961.02, Lot 1.07 in the Cedarbridge Redevelopment Area (“Lot 1.07”); and

WHEREAS, Spire One Equity LLC, a New Jersey limited liability company, was designated pursuant to Resolution #2023-332 as the successor redeveloper of certain real property designated on the Township tax maps as Block 961.02, Lot 1.08 in the Cedarbridge Redevelopment Area (“Lot 1.08”); and

WHEREAS, Spire Two Equity LLC, a New Jersey limited liability company, was designated pursuant to Resolution #2023-334 as the successor redeveloper of certain real property designated on the Township tax maps as Block 961.02, Lot 1.09 in the Cedarbridge Redevelopment Area (“Lot 1.09”); and

WHEREAS, the Township is the current owner of certain real property designated on the Township tax maps as Block 961.02, Lot 1.10 in the Cedarbridge Redevelopment Area (“Lot 1.10”), which Lot 1.10 is still subject to acquisition pursuant to the terms of that certain Option Agreement dated June 1, 2000 between the Township and Cedarbridge Development Urban Renewal Corporation, the predecessor-in-interest to Cedarbridge Development LLC (“Cedarbridge Development”), as the initially designated redeveloper of the Cedarbridge Redevelopment Area; and

WHEREAS, an approximately 5.45 acre regional stormwater management basin designated as “Basin #3” (the “Basin”) is currently located on a portion of Lot 1.10; and

WHEREAS, the Basin was constructed by Cedarbridge Development to accept and manage the discharge of stormwater from future development projects to be constructed on Lots 1.07, 1.08, 1.09 and 1.10; and

WHEREAS, the current owners of Lots 1.07, 1.08 and 1.09 have requested an easement from the Township to confirm their right to connect and discharge stormwater into the Basin; and

WHEREAS, Cedarbridge Development consents to the grant of such easement for the benefit of Lots 1.07, 1.08 and 1.09, and the future owners of all or any portion of Lot 1.10; and

WHEREAS, the Township Committee of the Township of Lakewood as hereby agreed to grant an easement permitting connection and discharge of stormwater into the Basin for the benefit of Lots 1.07, 1.08 and 1.09, and the future owners of all or any portion of Lot 1.10.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that it consents and agrees to grant an easement permitting connection and discharge of stormwater into the Basin for the benefit of Lots 1.07, 1.08 and 1.09, and the future owners of all or any portion of Lot 1.10:

1. That the Mayor and/or Deputy Mayor are hereby authorized to execute, and the Township Clerk is authorized to attest to the execution of, a drainage easement and such other documents as may be necessary and/or appropriate to permit the present and future owners of Lots 1.07, 1.08, 1.09 and 1.10 to connect and discharge stormwater into the Basin.

2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

A. All Interested Parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a Resolution which was duly adopted by the Township Committee of said Township at its meeting held on **February 15, 2024**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)17.2024-0133

Resolution Of The Township Committee Of The Township Of Lakewood Authorizing The Mayor To Sign A License Agreement With Congregation Meoros Nosson, A New Jersey Non-Profit Corporation, To Permit The Utilization Of Block 68 Lot 5 As A One-Way Alleyway/Accessway In A Northbound Direction From Block 68 Lot 9 & 11 To Seventh Street

WHEREAS, the Township of Lakewood is the owner of Block 68 Lot 5, a 10 foot wide by 100 foot long lot between Lots 3,6, 7.01 and 7.02, which has in the past been utilized as an alleyway by adjoining property owners; and

WHEREAS, Congregation Meoros Nosson received site plan/change of use approval for a day care center school and dean's residence on Block 68 Lots 9 and 11 abutting the township's Lot 5, and as part of that approval was required to request this township owned lot be utilized as a means of egress from its property; and

WHEREAS, while the lot is insufficient in dimensions to be developed as a township right of way, Congregation Meoros Nosson has requested it be granted a license to utilize this lot as an alleyway to service its property; and

WHEREAS, this issue is part of litigation captioned Congregation Sons of Israel v. Congregation Meoros Nosson and Lakewood Township, OCN-L-871-23, and the granting of a license to Congregation Meoros Nosson has been agreed to by all parties thereto; and

WHEREAS, the Township Committee of the Township of Lakewood, in consultation with its professionals, has agreed to grant Congregation Meoros Nosson a license to permit this usage of the property with the licensee responsible for maintenance and insurance.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood;

1. That the Mayor is hereby authorized to sign, and the municipal clerk to attest to a License Agreement between the Township of Lakewood and Congregation Meoros Nosson to utilize Block 68 Lot 5 as an alleyway flowing only in a northerly direction from Lots 9 and 11 to Seventh Street.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

A. All Interested Parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD AUTHORIZING THE MAYOR TO SIGN
A LICENSE AGREEMENT WITH CONGREGATION MEOROS
NOSSON, A NEW JERSEY NON-PROFIT CORPORATION, TO
PERMIT THE UTILIZATION OF BLOCK 68 LOT 5 AS A ONE-WAY
ALLEYWAY/ACCESSWAY IN A NORTHBOUND DIRECTION
FROM BLOCK 68 LOT 9 & 11 TO SEVENTH STREET**

WHEREAS, the Township of Lakewood is the owner of Block 68 Lot 5, a 10 foot wide by 100 foot long lot between Lots 3,6, 7.01 and 7.02, which has in the past been utilized as an alleyway by adjoining property owners; and

WHEREAS, Congregation Meoros Nosson received site plan/change of use approval for a day care center school and dean's residence on Block 68 Lots 9 and 11 abutting the township's Lot 5, and as part of that approval was required to request this township owned lot be utilized as a means of egress from its property; and

WHEREAS, while the lot is insufficient in dimensions to be developed as a township right of way, Congregation Meoros Nosson has requested it be granted a license to utilize this lot as an alleyway to service its property; and

WHEREAS, this issue is part of litigation captioned Congregation Sons of Israel v. Congregation Meoros Nosson and Lakewood Township, OCN-L-871-23, and the granting of a license to Congregation Meoros Nosson has been agreed to by all parties thereto; and

WHEREAS, the Township Committee of the Township of Lakewood, in consultation with its professionals, has agreed to grant Congregation Meoros Nosson a license to permit this usage of the property with the licensee responsible for maintenance and insurance.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood;

1. That the Mayor is hereby authorized to sign, and the municipal clerk to attest to a License Agreement between the Township of Lakewood and Congregation Meoros Nosson to utilize Block 68 Lot 5 as an alleyway flowing only in a northerly direction from Lots 9 and 11 to Seventh Street.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

A. All Interested Parties

CERTIFICATION

I, Lauren Kirkman, Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee of said Township at a meeting held on _____, **2024**.

LAUREN KIRKMAN, RMC
Township Clerk

(E)18.2024-0134

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement With Ocean County For The Electrical Current To Be Provided For The Traffic Signal Located At The Intersection Of County Route #5 (Route 528/Lakewood-New Egypt Road) And Gudz Road And Old Whitesville Road

WHEREAS, it is the desire of the governing body to authorize the execution of a contract with The County of Ocean regarding the electrical current to be provided for the traffic signal located at the intersection of County Route #5 (Route 528/Lakewood-New Egypt Road) And Gudz Road And Old Whitesville Road .

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Mayor, Raymond Coles, is authorized to execute and the Clerk to attest to the proposed agreement aforesaid.
2. That the Agreement shall direct the Township to assume all costs associated with the electrical current to be provided for the traffic signal located at the intersection of County Route #5 (Route 528/Lakewood-New Egypt Road) And Gudz Road And Old Whitesville Road as set forth in the agreement.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Chief Financial Officer; and
 - B. Ocean County Engineers Office
 - C. Township Engineer
 - D. Department of Public Works
 - E. Purchasing Department

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTUON # 2024-134

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH OCEAN COUNTY FOR THE ELECTRICAL CURRENT TO BE PROVIDED FOR THE TRAFFIC SIGNAL LOCATED AT THE INTERSECTION OF COUNTY ROUTE #5 (ROUTE 528/LAKEWOOD-NEW EGYPT ROAD) AND GUDZ ROAD AND OLD WHITESVILLE ROAD

WHEREAS, it is the desire of the governing body to authorize the execution of a contract with The County of Ocean regarding the electrical current to be provided for the traffic signal located at the intersection of County Route #5 (Route 528/Lakewood-New Egypt Road) And Gudz Road And Old Whitesville Road.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Mayor, Raymond Coles, is authorized to execute and the Clerk to attest to the proposed agreement aforesaid.
2. That the Agreement shall direct the Township to assume all costs associated with the electrical current to be provided for the traffic signal located at the intersection of County Route #5 (Route 528/Lakewood-New Egypt Road) And Gudz Road And Old Whitesville Road as set forth in the agreement.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Chief Financial Officer; and
 - B. Ocean County Engineers Office
 - C. Township Engineer
 - D. Department of Public Works
 - E. Purchasing Department

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in the year 2022 Official Budget of the Township of Lakewood. The above funds have been certified as available in – Account Numbers: G-C-04-55-885-901-905.

Peter O'Reilly,
Chief Financial Officer

(E)19.2024-0135

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Memorandum Of Understanding With Lakewood First Aid & Emergency Squad Volunteer Services

WHEREAS, Lakewood First Aid & Emergency Squad Volunteer Services, is a 501(c)(3) non-profit corporation of the State of New Jersey which provides emergency assistance on the road and at home to the residents of Lakewood; and

WHEREAS, in return for the important services Lakewood First Aid & Emergency Squad Volunteer Services performs for the residents of Lakewood, the Township desires to enter into a Memorandum of Understanding with Lakewood First Aid & Emergency Squad Volunteer Services under which the Township will provide a monthly allowance for gasoline; and

WHEREAS, the gasoline will be made available at the Lakewood Township Public Works Department facility; and

WHEREAS, Lakewood First Aid & Emergency Squad Volunteer Services shall keep a log of each fill up and the activities associated with same and a weekly log shall be sent to the Chief of Police who will review the log and activities; and

WHEREAS, the continued monthly entitlement is subject to review and approval of the Chief of Police.

WHEREAS, said agreement will be in effect from January 1, 2024 to December 31, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Mayor and Township Clerk be and hereby are authorized to execute a Memorandum of Understanding with Lakewood First Aid & Emergency Squad Volunteer Services in consideration of the emergency assistance on the road and at home provided by Lakewood First Aid & Emergency Squad Volunteer Services to the residents of Lakewood, and that Lakewood First Aid & Emergency Squad Volunteer Services may obtain up to \$2,400 a month of gasoline from the Township Public Works facility at no cost to Lakewood First Aid & Emergency Squad Volunteer Services.
2. That Lakewood First Aid & Emergency Squad Volunteer Services shall comply with the provisions of the Memorandums of Understanding in order to continue its monthly entitlement.
3. That the Township Clerk shall provide a certified copy of this Resolution to all parties of interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF
OCEAN, STATE OF NEW JERSEY, AUTHORIZING A MEMORANDUM
OF UNDERSTANDING WITH LAKEWOOD FIRST AID & EMERGENCY
SQUAD VOLUNTEER SERVICES**

WHEREAS, Lakewood First Aid & Emergency Squad Volunteer Services, is a 501(c)(3) non-profit corporation of the State of New Jersey which provides emergency assistance on the road and at home to the residents of Lakewood; and

WHEREAS, in return for the important services Lakewood First Aid & Emergency Squad Volunteer Services performs for the residents of Lakewood, the Township desires to enter into a Memorandum of Understanding with Lakewood First Aid & Emergency Squad Volunteer Services under which the Township will provide a monthly allowance for gasoline; and

WHEREAS, the gasoline will be made available at the Lakewood Township Public Works Department facility; and

WHEREAS, Lakewood First Aid & Emergency Squad Volunteer Services shall keep a log of each fill up and the activities associated with same and a weekly log shall be sent to the Chief of Police who will review the log and activities; and

WHEREAS, the continued monthly entitlement is subject to review and approval of the Chief of Police.

WHEREAS, said agreement will be in effect from January 1, 2024 to December 31, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Mayor and Township Clerk be and hereby are authorized to execute a Memorandum of Understanding with Lakewood First Aid & Emergency Squad Volunteer Services in consideration of the emergency assistance on the road and at home provided by Lakewood First Aid & Emergency Squad Volunteer Services to the residents of Lakewood, and that Lakewood First Aid & Emergency Squad Volunteer Services may obtain up to \$2,400 a month of gasoline from the Township Public Works facility at no cost to Lakewood First Aid & Emergency Squad Volunteer Services.

2. That Lakewood First Aid & Emergency Squad Volunteer Services shall comply with the provisions of the Memorandums of Understanding in order to continue its monthly entitlement.

3. That the Township Clerk shall provide a certified copy of this Resolution to all parties of interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)20.2024-0136

Resolution Township Of Lakewood County Of Ocean State Of New Jersey Authorizing An Emergency Temporary Appropriation For The 2024 Budget

WHEREAS emergent conditions have arisen with the respect of payment of bills in number accounts and no adequate provision has been made in the year 2024 temporary budget for aforesaid purposes; and

WHEREAS, NJSA 40A:4-20 provides for the creation of an emergency temporary appropriation for the purposes of the above mentioned; and

WHEREAS, the total temporary emergency resolutions adopted in the Year 2024 for the Township pursuant to the provisions of Chapter 96, PL 1951 (NJS 40A:4-20) including this resolution total \$44,360,093.75 for the current fund; and

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Lakewood in the County of Ocean and the State of New Jersey on this 15th day of February 2024 authorize said amounts; and

BE IT FURTHER RESOLVED that, the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Chief Financial Officer
- B. DLGS

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution Temp Budget 2-15-24 Meeting

Resolution Temp Budget Attachment

**RESOLUTION TOWNSHIP OF LAKEWOOD
COUNTY OF OCEAN, STATE OF NEW JERSEY
AUTHORIZING AN EMERGENCY TEMPORARY
APPROPRIATION FOR 2024 BUDGET**

WHEREAS emergent conditions have arisen with the respect of payment of bills in number accounts and no adequate provision has been made in the year 2024 temporary budget for aforesaid purposes; and

WHEREAS, NJSA 40A:4-20 provides for the creation of an emergency temporary appropriation for the purposes of the above mentioned; and

WHEREAS, the total temporary emergency resolutions adopted in the Year 2024 for the Township pursuant to the provisions of Chapter 96, PL 1951 (NJS 40A:4-20) including this resolution total \$44,360,093.75 for the current fund; and

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Lakewood in the County of Ocean and the State of New Jersey on this 15th day of February 2024 authorize said amounts; and

BE IT FURTHER RESOLVED that, the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Chief Financial Officer
- B. DLGS

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC
Township Clerk

Township of Lakewood
Temporary Budget 2024
February 15, 2024

<u>Appropriation</u>	s & w	o/e
P.E.R.S. Other Expenses		2,171,248.12
P.F.R.S. Other Expenses		5,252,055.37
Snow Removal		100,000.00
Workers Compensation		67,046.00
Liability Insurance		139,478.00
Purchasing Dept	12,000.00	
Emergency Management	4,000.00	
Roads and Repair Maintenance	85,000.00	
Department of Public Works	100,000.00	

(E)21.2024-0137

Resolution Of The Township Of Lakewood County Of Ocean, State Of New Jersey, Authorizing The Lakewood Community Services Corporation To Act On Behalf Of The Township Of Lakewood For The Provision Of Administration Of The Lakewood Municipal Alliance Oversight

WHEREAS, the Ocean County Health Department administers the County Municipal Alliance Program for the Ocean County; and

WHEREAS, the Township of Lakewood qualifies to participate in the Ocean County Municipal Alliance Program; and

WHEREAS, the Township of Lakewood entered into an agreement for the administration of the Municipal Alliance Grant Program with the Ocean County Board of Health via resolution 2023-0171 for a term to end of June 30, 2024; and

WHEREAS, the Township of Lakewood, effective January 1, 2024, wishes to reassign to the Lakewood Community Services Corporation (LCSC) the obligations of and have the LCSC act on behalf of the municipality in the administration of the Alliance Program with the County Alliance Coordinator at the Ocean County Health Department; and

WHEREAS, the Township is in need to appoint members to newly redefined Municipal Alliance Committee. NOW, THEREFORE, BE IT RESOLVED BY THE Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Township Committee of the Township of Lakewood authorizes the Lakewood Community Services Corporation (LCSC) to undertake the municipal duties as enumerated in the Municipal Alliance Grant program with the Ocean County Board of Health with the assistance of the appointed board members to facilitate the provisions of as well as administration and programming of the Lakewood Municipal Alliance Oversight in accordance with Resolutions 2023-171 for the remaining term of fiscal year 2024 which is set to expire on June 30, 2024, in the following amounts of:

DEDR \$30,539.00

Cash Match \$ 7,634.75

In-Kind \$22,904.25

as enumerated in Resolution 2023-171. It is noted that the DEDR account has a current balance of DEDR funds of DEDR \$26,979.47.

2. Resolution 2023-232 is rescinded in its entirety. The following be and hereby are appointed as members to the Lakewood Township Municipal Alliance, each for a term effective January 1, 2024 with an expiration of June 30, 2024: Avrohom Carlebach, Elisa Kahan, Mike McNeil, Shmuel E. Milworm, LCSW LCADC, and Chava Stern, M.A. E.d.

3. The Township Clerk shall forward a copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION #2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE LAKEWOOD COMMUNITY SERVICES CORPORATION TO ACT ON BEHALF OF THE TOWNSHIP OF LAKEWOOD FOR THE PROVISION OF ADMINISTRATION OF THE LAKEWOOD MUNICIPAL ALLIANCE OVERSIGHT

WHEREAS, the Ocean County Health Department administers the County Municipal Alliance Program for the Ocean County; and

WHEREAS, the Township of Lakewood qualifies to participate in the Ocean County Municipal Alliance Program; and

WHEREAS, the Township of Lakewood entered into an agreement for the administration of the Municipal Alliance Grant Program with the Ocean County Board of Health via resolution 2023-0171 for a term to end of June 30, 2024; and

WHEREAS, the Township of Lakewood, effective January 1, 2024, wishes to reassign to the Lakewood Community Services Corporation (LCSC) the obligations of and have the LCSC act on behalf of the municipality in the administration of the Alliance Program with the County Alliance Coordinator at the Ocean County Health Department; and

WHEREAS, the Township is in need to appoint members to newly redefined Municipal Alliance Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the Township Committee of the Township of Lakewood authorizes the Lakewood Community Services Corporation (LCSC) to undertake the municipal duties as enumerated in the Municipal Alliance Grant program with the Ocean County Board of Health with the assistance of the appointed board members to facilitate the provisions of as well as administration and programming of the Lakewood Municipal Alliance Oversight in accordance with Resolutions 2023-171 for the remaining term of fiscal year 2024 which is set to expire on June 30, 2024, in the following amounts of:

DEDR	\$30,539.00
Cash Match	\$ 7,634.75
In-Kind	\$22,904.25

as enumerated in Resolution 2023-171. It is noted that the DEDR account has a current balance of DEDR funds of DEDR \$26,979.47.

2. Resolution 2023-232 is rescinded in its entirety. The following be and hereby are appointed as members to the Lakewood Township Municipal Alliance, each for a term effective January 1, 2024 with an expiration of June 30, 2024: Avrohom Carlebach, Elisa Kahan, Mike McNeil, Shmuel E. Milworm, LCSW LCADC, and Chava Stern, M.A. E.d.

3. The Township Clerk shall forward a copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman, Township Clerk

(E)22.2024-0138

Resolution Of The Township Committee Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 1609, Lot 11; Block 1609, Lot 11.01 And Block 1609, Lot 11.02

WHEREAS, 1875 Swarthmore, LLC (hereafter referred to as owner) are the owners of the properties known as Block 1609, Lot 11; Block 1609, Lot 11.01 and Block 1609, Lot 11.02; and

WHEREAS, the owner has requested that the properties be consolidated into a single new block and lot assignment; and

WHEREAS, the Tax Assessor and Township Committee has considered the request and has found it to be acceptable.

NOW, THEREFORE, LET IT BE RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that:

1. The Township Tax Assessor consolidate the properties known as Block 1609, Lot 11; Block 1609, Lot 11.01 and Block 1609, Lot 11.02 into new Block 1609, Lot 11.03 and
2. The Township Clerk forward a copy of this Resolution to the following:
 - a. Township Tax Assessor
 - b. Township Tax Collector
 - c. Township Inspections Department
 - d. All other interested parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY REQUESTING A
CONSOLIDATION OF BLOCK 1609, LOT 11; BLOCK 1609,
LOT 11.01 AND
BLOCK 1609, LOT 11.02**

WHEREAS, 1875 Swarthmore, LLC (hereafter referred to as owner) are the owners of the properties known as Block 1609, Lot 11; Block 1609, Lot 11.01 and Block 1609, Lot 11.02; and

WHEREAS, the owner has requested that the properties be consolidated into a single new block and lot assignment; and

WHEREAS, the Tax Assessor and Township Committee has considered the request and has found it to be acceptable.

NOW, THEREFORE, LET IT BE RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey that:

1. The Township Tax Assessor consolidate the properties known as Block 1609, Lot 11; Block 1609, Lot 11.01 and Block 1609, Lot 11.02 into new Block 1609, Lot 11.03 and
2. The Township Clerk forward a copy of this Resolution to the following:
 - a. Township Tax Assessor
 - b. Township Tax Collector
 - c. Township Inspections Department
 - d. All other interested parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **February 15, 2024**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)23.2024-0139

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

WHEREAS, there is a need to apply for Treatment Works Approvals (TWA) from the State of New Jersey, Department of Environmental Protection (“NJDEP”) in connection with various projects in the Township of Lakewood; and,

WHEREAS, the Township of Lakewood is desirous of authorizing Mayor Raymond G. Coles to sign all applications in connection with same for the NJDEP which may be required.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby authorizes Mayor Raymond G. Coles and/or his designee to execute and the Clerk to attest to the Statements of Consent for TWA Applications and Form WQM-003 as well as cause for the submission of same to the NJDEP for the following projects:

- #22636 – 780 Vassar Avenue, Block 1602, Lot 3
- #23325 – 39 Lapsley Lane; Block 75, Lot 2
- #21455 – Chestnut Street; Block 1077, Lots 43, 51 & 52
- #23168 – 32 Bradshaw Road – Block 80, Lot 6

BE IT FURTHER RESOLVED that a certified copy of this Resolution be appended to any such application as needed.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution



315 MONMOUTH AVENUE, SUITE 205 • LAKEWOOD, NJ 08701
T: 732.994.4900 • F: 732.994.4999 • E: info@newlinesnj.com

File No. 22636

January 15, 2024

Lakewood Municipal Clerk's Office
Attn. Lauren Kirkman
231 Third St
Lakewood, NJ 08701

Re: Form WQM003-T Endorsement Request
Multiple Lots – see below
Lakewood Township

Dear Ms. Kirkman,

Enclosed in this package please find the WQM003-T forms for properties listed below, for the Mayor's endorsement:

- **#22636 – 780 Vassar Avenue**, Block 1602, Lot 3
- **#23325 – 39 Lapsley Lane**; Block 75, Lot 2
- **#21455 – Chestnut Street**; Block 1077, Lots 43, 51 & 52
- **#23168 – 32 Bradshaw Road** – Block 80, Lot 6

Upon endorsement, please return to our office at:

Newlines NJ
Att: Raizy
315 Monmouth Ave, Suite 205
Lakewood, NJ 08701.

Should you have any questions, please reach out to our office.

Sincerely,

Raizy Drew

(E)24.2024-0140

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Use Of Enterprise Zone Assistance Funds For Lakewood UEZ Police Trucks

ATTACHMENTS:

Description

Township Resolution

RESOLUTION # 2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE USE OF ENTERPRISE ZONE ASSISTANCE FUNDS FOR LAKEWOOD UEZ POLICE TRUCKS

WHEREAS, the Township of Lakewood was awarded designation as an Urban Enterprise community effective November 1, 1994, meeting the qualifying criteria as an urban- depressed city with unemployment rates exceeding the State's averages; and

WHEREAS, the Lakewood Township Police Department (LPD) needs to fortify sensitive industries and religious institutions within the Urban Enterprise Zone (UEZ) and it requires specialized equipment to effectively execute this strategic endeavor; and

WHEREAS, LPD requires the use of a modified Marked Police Truck Unit that will provide the comprehensive advantages of utilizing these truck for the Special Response Team (SRT) and two specially fitted SUV's that will enable the LPD to carry out its mission to provide essential safety services and critical response in the event of a crisis or disaster to the Lakewood UEZ; and

WHEREAS, per the UEZ legislation signed into law on August 17, 2021, up to 25% of an Urban Enterprise Zone's Zone Assistance Fund allocation can be used for Municipal services such as Police, Fire and Emergency Services; and

WHEREAS, the Lakewood Development Corporation intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) for the acquisition of **One (1) Specially Modified Ford F-150 Pickup Truck for Lakewood Police Department's Special Response Team (SRT) and Two (2) Specially Modified Chevrolet Tahoe Trucks**; and

WHEREAS, the amount requested for the project is not to exceed **TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000)**; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee in the Township of Lakewood, State of New Jersey does hereby approve submission of a project request to the UEZA for use of \$250,000.00 to evaluate and approve funding from the funds deposited in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of

the Township of Lakewood in the County of Ocean at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk

Proposed Budget

Budget Category	Lakewood UEZ Funds	Municipal Funds	Total Budget: Lakewood UEZ and Municipal	Other Funds* Describe Below	Federal Funds	Total Budget: All Funds
Municipal Services						
Salaries/Fringe	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$250,000	\$0	\$250,000	\$0	\$0	\$250,000
Project						
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$0	\$0	\$0	\$0	\$0
Administration	\$0	\$0	\$0	\$0	\$0	\$0
Loans	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$250,000	\$0	\$250,000	\$0	\$0	\$250,000
% of Total Project	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%

(E)25.2024-0141

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting Approval For Fireworks Displays To Be Held At First Energy Park

WHEREAS, the Lakewood BlueClaws are sponsoring fireworks displays at First Energy Park on the following dates for 2024:

Friday, April 5 Friday, May 31 Friday, June 14 Friday, June 28
Thursday, July 4 Friday, July 5 Friday, July 12 Saturday, July 13
Friday, July 13 Friday, July 26 Thursday, August 15 Friday, August 16
Friday, August 30 Saturday, August 31

WHEREAS, in addition, the Lakewood BlueClaws are requesting permission to host Firework Displays on any home date for the entire 2024 season in the event of cancellations; and

WHEREAS, the Lakewood BlueClaws be and hereby are granted general approval for make-up dates in case of cancellation due to weather upon proper notice to the Township, Fire District; and County Fire Marshal; and

WHEREAS, the Lakewood Township Police Department, Ocean County Fire Marshal and the Fire District have requested that the Township Committee approve the fireworks displays; and

WHEREAS, insurance will be provided through the fireworks contractor, International Fireworks, and through the Lakewood BlueClaws; and

WHEREAS, the Township Committee approves the fireworks displays set for the dates specified above and any make-up date which the above dates may be rescheduled for.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, and State of New Jersey, does hereby approve the fireworks displays; and

BE IT FURTHER RESOLVED that the Township Clerk shall forward a certified copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
GRANTING APPROVAL FOR FIREWORKS DISPLAYS
TO BE HELD AT FIRST ENERGY PARK**

WHEREAS, the Lakewood BlueClaws are sponsoring fireworks displays at First Energy Park on the following dates for 2024:

Friday, April 5	Friday, May 31	Friday, June 14	Friday, June 28
Thursday, July 4	Friday, July 5	Friday, July 12	Saturday, July 13
Friday, July 13	Friday, July 26	Thursday, August 15	Friday, August 16
Friday, August 30	Saturday, August 31		

WHEREAS, in addition, the Lakewood BlueClaws are requesting permission to host Firework Displays on any home date for the entire 2024 season in the event of cancellations; and

WHEREAS, the Lakewood BlueClaws be and hereby are granted general approval for make-up dates in case of cancellation due to weather upon proper notice to the Township, Fire District; and County Fire Marshal; and

WHEREAS, the Lakewood Township Police Department, Ocean County Fire Marshal and the Fire District have requested that the Township Committee approve the fireworks displays; and

WHEREAS, insurance will be provided through the fireworks contractor, International Fireworks, and through the Lakewood BlueClaws; and

WHEREAS, the Township Committee approves the fireworks displays set for the dates specified above and any make-up date which the above dates may be rescheduled for.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, and State of New Jersey, does hereby approve the fireworks displays; and

BE IT FURTHER RESOLVED that the Township Clerk shall forward a certified copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on _____, **2024.**

Lauren Kirkman RMC, CMC
Township Clerk

(E)26.2024-0142

Resolution Of The Township Of Lakewood, County Of Ocean , State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Goblet Toss)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the Goblet Toss Game which is a legalized game, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the Goblet Toss Game should be granted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the Goblet Toss Game which is a legalized game, is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN , STATE OF NEW JERSEY AUTHORIZING THE ISSUANCE OF AN AMUSEMENT LICENSE TO AMERICAN BASEBALL COMPANY, LLC (GOBLET TOSS)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the Goblet Toss Game which is a legalized game, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the Goblet Toss Game should be granted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the Goblet Toss Game which is a legalized game, is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk

(E)27.2024-0143

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Ring Toss Game)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the Ring Toss Game which is a legalized game, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the Ring Toss Game should be granted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the Ring Toss Game which is a legalized game, is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION #2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE ISSUANCE OF AN AMUSEMENT LICENSE TO AMERICAN BASEBALL COMPANY, LLC (RING TOSS GAME)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the Ring Toss Game which is a legalized game, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the Ring Toss Game should be granted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the Ring Toss Game which is a legalized game, is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)28.2024-0144

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Basketball)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the legalized game of Basketball, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the game Of Basketball, should be granted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the legalized game of Basketball is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE ISSUANCE OF AN AMUSEMENT LICENSE TO AMERICAN BASEBALL COMPANY, LLC (BASKETBALL)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the legalized game of Basketball, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the game Of Basketball, should be granted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the legalized game of Basketball is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)29.2024-0145

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC. (Knock Down The Cats)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the Knock Down The Cats Game which is a legalized game, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the Knock Down The Cats Game should be granted,

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the Knock Down The Cats Game which is a legalized game, is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION #2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE ISSUANCE OF AN AMUSEMENT LICENSE TO AMERICAN BASEBALL COMPANY, LLC (Knock Down the Cats)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the Knock Down The Cats Game which is a legalized game, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the Knock Down The Cats Game should be granted,

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the Knock Down The Cats Game which is a legalized game, is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, Esq. RMC, CMR
Township Clerk

(E)30.2024-0146

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Issuance Of An Amusement License To American Baseball Company, LLC (Dart Game)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the Dart Game which is a legalized game, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the Dart Game should be granted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the Dart Game which is a legalized game, is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE ISSUANCE OF AN AMUSEMENT LICENSE TO AMERICAN BASEBALL COMPANY, LLC (DART GAME)

WHEREAS, First Energy Park, 2 Stadium Way, Lakewood, NJ has been designated by the Township Committee of the Township of Lakewood as an amusement park, and

WHEREAS, American Baseball Company, LLC has made application for an amusement license to be utilized at First Energy Park for the Dart Game which is a legalized game, and

WHEREAS, the Township Committee has reviewed the application and upon the recommendation of the Township Manager agrees that the license for the Dart Game should be granted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood, that an amusement license for the Dart Game which is a legalized game, is hereby granted to American Baseball Company.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)31.2024-0147

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure The Services Of The Government Relations Firm MAD Global Strategy Pursuant To And In Accordance With N.J.S.A. 19:44A-20.5

WHEREAS, the Township of Lakewood is in need of a government relations firm and wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the purchasing agent has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, February 15, 2024 to February 15, 2025; and

WHEREAS, MAD Global Strategy 57 South Fullerton Avenue Unit 2 Montclair, NJ 07042 has submitted a proposal indicating they will provide their service for the price not to exceed \$41,500.00; and

WHEREAS, MAD Global Strategy has completed and submitted a Business Entity Disclosure Certification which certifies that MAD Global Strategy has not made any reportable contributions to the political or candidate committees designated in the disclosure forms in the previous one year, and that the contract will prohibit the MAD Global Strategy from making any reportable contributions through the term of the contract, and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, has certified that there are sufficient legally appropriated funds not to exceed \$41,500.00 as will be noted in the municipal budget and purchase orders.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with MAD Global Strategy in an amount not to exceed \$41,500.00 as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution and that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. MAD Global Strategy

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

Cost:

not to exceed \$41,500

Budget Line Item:

TBD

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE AWARD OF CONTRACT TO PROCURE THE SERVICES OF THE GOVERNMENT RELATIONS FIRM MAD GLOBAL STRATEGY PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5

WHEREAS, the Township of Lakewood is in need of a government relations firm and wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the purchasing agent has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, February 15, 2024 to February 15, 2025; and

WHEREAS, MAD Global Strategy 57 South Fullerton Avenue Unit 2 Montclair, NJ 07042 has submitted a proposal indicating they will provide their service for the price not to exceed \$41,500.00; and

WHEREAS, MAD Global Strategy has completed and submitted a Business Entity Disclosure Certification which certifies that MAD Global Strategy has not made any reportable contributions to the political or candidate committees designated in the disclosure forms in the previous one year, and that the contract will prohibit the MAD Global Strategy from making any reportable contributions through the term of the contract, and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, has certified that there are sufficient legally appropriated funds not to exceed \$41,500.00 as will be noted in the municipal budget and purchase orders.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with MAD Global Strategy in an amount not to exceed \$41,500.00 as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution and that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. MAD Global Strategy

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on February 15, 2024.

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Peter O'Reilly, Chief Financial Officer for the Township of Lakewood, do hereby certify that no amount shall be chargeable or certified until such time as the services are ordered or rendered. Prior to incurring the liability by placing the order or receiving the services, the certification of available funds shall be issued as part of the purchase order or other such document.

Peter O'Reilly, Chief Financial Officer

(E)32.2024-0148

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Overpayment Of Subsequent Taxes Paid By A Lien Holder For Parcel Known As Block 224 Lot 21.02

WHEREAS, a payment has been received by the Tax Office, for the parcel known as Block 224 Lot 21.02, address 310 East 7th St in the amount of \$1,063.42, and

WHEREAS, the Lien Holder paid the 2022 Year End Penalty in error which created an erroneous subsequent payment on the account, and

WHEREAS, the Lien Holder has provided valid proof of payment and is hereby requesting a refund be sent to the following:

ATCF II New Jersey, LLC
P.O. Box 69239
Baltimore, MD 21264-9239

THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be authorized to issue a refund in the amount of \$1,063.42 to the Lien Holder named, and the Tax Collector to adjust her records accordingly.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Refund Lien Holder 224/21.02

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR
TO REFUND AN OVER PAYMENT OF SUBSEQUENT TAXES PAID BY A
LIEN HOLDER FOR PARCEL KNOWN AS BLOCK 224 LOT 21.02**

WHEREAS, a payment has been received by the Tax Office, for the parcel known as Block 224 Lot 21.02, address 310 East 7th St in the amount of \$1,063.42, and

WHEREAS, the Lien Holder paid the 2022 Year End Penalty in error which created an erroneous subsequent payment on the account, and

WHEREAS, the Lien Holder has provided valid proof of payment and is hereby requesting a refund be sent to the following:

ATCF II New Jersey, LLC
P.O. Box 69239
Baltimore, MD 21264-9239

THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be authorized to issue a refund in the amount of \$1,063.42 to the Lien Holder named, and the Tax Collector to adjust her records accordingly.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing Resolution was duly adopted by the Township Committee of said Township at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)33.2024-0149

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of Taxes Erroneously Paid On Block 190 Lot 151.01

WHEREAS, the Mortgage Company has paid on Block 190 Lot 151.01 in error, and has provided valid proof of payment, and is hereby requesting a refund as follows;

<u>Block/Lot</u>	<u>Address</u>	<u>Year</u>	<u>Amount</u>
190/151.01	1146 E. County Line Rd	2023/3	1,950.54
190/151.01	1146 E. County Line Rd	2023/4	<u>1,950.54</u>
		Total	3,901.08

WHEREAS, the Mortgage Company would like the refund, in the amount of \$3,901.08 to be sent to the following;

Corelogic
P.O. Box 9205
Coppell, TX 75019-9214
Attn: Recoveries Dept

THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be authorized to draft a check in the amount \$3,901.08 to the Mortgage Company named, and the Tax Collector to adjust her records accordingly.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Refund Block 190 Lot 151.01

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING A REFUND OF TAXES
ERRONEOUSLY PAID ON BLOCK 190 LOT 151.01**

WHEREAS, the Mortgage Company has paid on Block 190 Lot 151.01 in error, and has provided valid proof of payment, and is hereby requesting a refund as follows;

<u>Block/Lot</u>	<u>Address</u>	<u>Year</u>	<u>Amount</u>
190/151.01	1146 E. County Line Rd	2023/3	1,950.54
190/151.01	1146 E. County Line Rd	2023/4	<u>1,950.54</u>
		Total	3,901.08

WHEREAS, the Mortgage Company would like the refund, in the amount of \$3,901.08 to be sent to the following;

Corelogic
P.O. Box 9205
Coppell, TX 75019-9214
Attn: Recoveries Dept

THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be authorized to draft a check in the amount \$3,901.08 to the Mortgage Company named, and the Tax Collector to adjust her records accordingly.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing Resolution was duly adopted by the Township Committee of said Township at its meeting held on **February 15, 2024.**

Lauren Kirkman, RMC CMR
Township Clerk

(F)34.

2024-005 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 475 Oberlin Owner, LLC, Of 475 Oberlin Avenue, Lakewood, NJ, For Facilities Located At 465 Oberlin Avenue, Lakewood, At Block 1601, Lot 3.02 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

WHEREAS, Article VIII, Section I, Paragraph 6 of the Constitution of the State of New Jersey authorizes the Legislature to enact general laws enabling municipalities to adopt Ordinances granting tax exemption and abatement for buildings and structures in certain areas; and

WHEREAS, pursuant to said constitutional provision, the State Legislature adopted N.J.S.A. 40A:21-1 et seq. permitting the Commissioner of the Department of Community Affairs to allow qualified municipalities to grant tax abatement of real property taxes for new construction under certain circumstances; and

WHEREAS, the Township of Lakewood, upon application to the Department of Community Affairs of the State of New Jersey, has received approval to grant tax abatements under certain circumstances; and

WHEREAS, to that end, the Township of Lakewood has adopted Chapter 21 of the Revised General Ordinances of the Township of Lakewood 1971, as amended (Chapter XXIV Taxation, §24-1 et seq.) which sets forth the requirements the Township shall consider before granting or denying tax exemptions or abatements; and

WHEREAS, 475 OBERLIN OWNER, LLC, has applied for tax abatement on the building located on property known as Block 1601 Lot 3.02, known as 465 Oberlin Avenue, Lakewood; and

WHEREAS, the Township Committee finds that this project (an office building) qualifies as “construction” and as a “project” as defined in N.J.S.A. 40A:21-3(g) and 40A:21-3(p); that the project will significantly contribute to the expansion of commerce within the Township and with the eventual increase to the tax base of a substantial ratable; that the construction of these facilities will provide increased job opportunities within the Township; and that the project shall contribute toward the inducement of other projects to locate within the Township, thereby enhancing and improving the economic climate of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with 475 OBERLIN OWNER, LLC, granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all time remain at 100% assessment.
2. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by the Applicant for the time period beginning the first month following the date that the Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.
Thereafter the tax abatement will be or five annual periods (365 days) (“Annual Period”) from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain under the prior provisions.
3. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.
4. The second Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.
5. The third Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.
6. The fourth Annual Period following completion: a payment in an amount not less than 60% of the taxes

otherwise due on the project assessment for improvement value only.

7. The fifth Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.

8. Thereafter, full taxes for the project shall be paid.

BE IT FURTHER ORDAINED that this Ordinance is contingent upon the applicant agreeing that should there be any improvements to the property at a later date, that the applicant will not be entitled to tax exemption for the increased taxes resulting from the improvements.

BE IT FURTHER ORDAINED that this Ordinance and Agreement authorized hereby shall be null and void if determined to be invalid for any reason by a court of law or by an individual, body or agency of the State of New Jersey having jurisdiction thereof or in the event applicant defaults in its obligations under the Agreement, and the full taxes on said property shall be due and owing as if no tax abatement were granted.

BE IT FURTHER ORDAINED that within thirty days after the execution of the Agreement, the Township Clerk shall forward to the Township of Lakewood Tax Assessor, the Township of Lakewood Tax Collector, the Director of the Division of Local Government Services and the Director of Economic Development, a duly certified copy of the Agreement.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

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 475 OBERLIN OWNER, LLC, OF 475 OBERLIN AVENUE, LAKEWOOD, NJ, FOR FACILITIES LOCATED AT 465 OBERLIN AVENUE, LAKEWOOD, AT BLOCK 1601, LOT 3.02 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

WHEREAS, Article VIII, Section I, Paragraph 6 of the Constitution of the State of New Jersey authorizes the Legislature to enact general laws enabling municipalities to adopt Ordinances granting tax exemption and abatement for buildings and structures in certain areas; and

WHEREAS, pursuant to said constitutional provision, the State Legislature adopted N.J.S.A. 40A:21-1 et seq. permitting the Commissioner of the Department of Community Affairs to allow qualified municipalities to grant tax abatement of real property taxes for new construction under certain circumstances; and

WHEREAS, the Township of Lakewood, upon application to the Department of Community Affairs of the State of New Jersey, has received approval to grant tax abatements under certain circumstances; and

WHEREAS, to that end, the Township of Lakewood has adopted Chapter 21 of the Revised General Ordinances of the Township of Lakewood 1971, as amended (Chapter XXIV Taxation, §24-1 et seq.) which sets forth the requirements the Township shall consider before granting or denying tax exemptions or abatements; and

WHEREAS, 475 OBERLIN OWNER, LLC, has applied for tax abatement on the building located on property known as Block 1601 Lot 3.02, known as 465 Oberlin Avenue, Lakewood; and

WHEREAS, the Township Committee finds that this project (an office building) qualifies as “construction” and as a “project” as defined in N.J.S.A. 40A:21-3(g) and 40A:21-3(p); that the project will significantly contribute to the expansion of commerce within the Township and with the eventual increase to the tax base of a substantial ratable; that the construction of these facilities will provide increased job opportunities within the Township; and that the project shall contribute toward the inducement of other projects to locate within the Township, thereby enhancing and improving the economic climate of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and

Township Clerk be and hereby are authorized to execute a tax abatement with 475 OBERLIN OWNER, LLC, granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all time remain at 100% assessment.

2. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by the Applicant for the time period beginning the first month following the date that the Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.

Thereafter the tax abatement will be or five annual periods (365 days) ("Annual Period") from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain under the prior provisions.

3. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.

4. The second Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.

5. The third Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.

6. The fourth Annual Period following completion: a payment in an amount not less than 60% of the taxes otherwise due on the project assessment for improvement value only.

7. The fifth Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.

8. Thereafter, full taxes for the project shall be paid.

BE IT FURTHER ORDAINED that this Ordinance is contingent upon the applicant agreeing that should there be any improvements to the property at a later date, that the applicant will not be entitled to tax exemption for the increased taxes resulting from the improvements.

BE IT FURTHER ORDAINED that this Ordinance and Agreement authorized hereby shall be null and void if determined to be invalid for any reason by a court of law or by an individual, body or agency of the State of New Jersey having jurisdiction thereof or in the event applicant defaults in its obligations under the Agreement, and the full taxes on said property shall be due and owing as if no tax abatement were granted.

BE IT FURTHER ORDAINED that within thirty days after the execution of the Agreement, the Township Clerk shall forward to the Township of Lakewood Tax Assessor, the

Township of Lakewood Tax Collector, the Director of the Division of Local Government Services and the Director of Economic Development, a duly certified copy of the Agreement.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the ____ day of _____, 2024 and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 5:30 p.m. on _____, 2024. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said Ordinance.

**LAUREN KIRKMAN, RMC CMR
LAKEWOOD TOWNSHIP CLERK**

(F)35.

2024-006 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 11-10 (Stopping Or Standing) (Sunset Road)

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Chapter XI entitled “Traffic” of the revised general ordinances of the Township of Lakewood, specifically Section 11-10 entitled “Stopping or Standing” be and hereby is amended and supplemented as follows:

11-10.01 Stopping or Standing Prohibited

1971 Code § 11-12A; Ord. No. 96-61; Ord. No. 98-13; Ord. No. 2005-102 § 1; Ord. No. 2012-11; Ord. No. 2012-20; Ord. No. 2014-72; Ord. No. 2014-94; Ord. No. 2015-3 Ord. No. 2020-024 Ord. No. 2020-042, Ord. 2021-029, Ord. 2021-033, Ord No. 2021-40, Ord. No. 2021-45; Ord. 2021-53, Ord. 2021-61, Ord. No. 2022-007, Ord. No. 2022-008, Ord. No. 2022-009, Ord. No. 2022-038, Ord. No. 2022-048, 2023-015, 2023-031, 2023-035, 2023-044, 2024-003, 2024-

No person shall stop or stand a vehicle on any day (except Sundays and public holidays) upon any of the streets or parts of streets described.

Note: An asterisk following the street name indicates that the Sunday and public holiday exception does not apply. Stopping or standing prohibitions will apply on all days at all times.

Name of Street Sides Times Location

Sunset Road* East All Starting at a point of the Water Company driveway located at 103 Sunset Road 15 feet north and south of the driveway.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

Introduced:

Adoption:

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true

copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

ORDINANCE 2024-006

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 11-10 (STOPPING OR STANDING) (SUNSET ROAD)

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Chapter XI entitled "Traffic" of the revised general ordinances of the Township of Lakewood, specifically Section 11-10 entitled "Stopping or Standing" be and hereby is amended and supplemented as follows:

11-10.01 Stopping or Standing Prohibited

1971 Code § 11-12A; Ord. No. 96-61; Ord. No. 98-13; Ord. No. 2005-102 § 1; Ord. No. 2012-11; Ord. No. 2012-20; Ord. No. 2014-72; Ord. No. 2014-94; Ord. No. 2015-3 Ord. No. 2020-024 Ord. No. 2020-042, Ord. 2021-029, Ord. 2021-033, Ord No. 2021-40, Ord. No. 2021-45; Ord. 2021-53, Ord. 2021-61, Ord. No. 2022-007, Ord. No. 2022-008, Ord. No. 2022-009, Ord. No. 2022-038, Ord. No. 2022-048, 2023-015, 2023-031, 2023-035, 2023-044, 2024-003, 2024-

No person shall stop or stand a vehicle on any day (except Sundays and public holidays) upon any of the streets or parts of streets described.

Note: An asterisk following the street name indicates that the Sunday and public holiday exception does not apply. Stopping or standing prohibitions will apply on all days at all times.

Name of Street	Sides	Times	Location
Sunset Road*	East	All	Starting at a point of the Water Company driveway located at 103 Sunset Road 15 feet north and south of the driveway.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or

invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

Introduced:

Adoption:

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **March __, 2024** at 5:30 P.M.,

Lauren Kirkman, RMC CMR
Township Clerk

(G)36.

2024-002 Bond Ordinance Of The Township Of Lakewood, In The County Of Ocean, New Jersey Providing For Various Capital Improvements And The Acquisition Of Various Capital Equipment, Appropriating \$106,100,590 Therefor And Authorizing The Issuance Of \$97,155,650 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

BE IT ORDAINED by the TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD, IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Township of Lakewood, in the County of Ocean, New Jersey (the "Township"). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$106,100,590, said sum being inclusive of all appropriations heretofore made therefor, including \$3,831,485 grant funds expected to be received from the New Jersey Department of Transportation (NJDOT), and the sum of \$5,113,455 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of budget appropriation and provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$97,155,650, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of:

- i) improvements to the Township Department of Public Works (DPW) Complex Building #2 including, but not limited to, the acquisition and installation of overhead door retrofits, with a total appropriation and estimated cost of \$506,000, estimated maximum amount of bonds or notes therefor of \$480,700, and an average period of usefulness of five (5) years;
- ii) acquisition of various vehicles for the Township DPW, including, but not limited to, automated trucks, rear load trucks, front load trucks, tractors, small rear load trash trucks, tree bucket truck, administrative vehicles, box trucks and pick-up trucks, with a total appropriation and estimated cost of \$9,054,500, estimated maximum amount of bonds or notes therefor of \$8,601,775, and an average period of usefulness of five (5) years;
- iii) road and sidewalk improvements at various locations in the Township, including, but not limited to, Pine Avenue from New Hampshire to Route 9, path paving at Lake Carasajo, Lanes Mill sidewalk improvements, general road, sidewalk and drainage maintenance, Township congressional appropriations road request, Township road improvement program including Ridgeway Place and Drake Road improvements, sidewalk construction at various County of Ocean road locations, Ridge Avenue sidewalk improvements, East 9th Street, East 7th Street and 6th Street roadway improvements, and improvements to the Township NJ Transit Bus Terminal Pedestrian, with a total appropriation and estimated cost of \$22,005,749, including \$2,099,628 grant funds expected to be received from the NJDOT, estimated maximum amount of bonds or notes therefor of \$18,910,815, and an average period of usefulness of ten (10) years;
- iv) improvements and upgrades to the ShoreTown Ballpark located in the Township, in accordance with a shared services agreement to be entered into with the Lakewood Industrial Commission, with a total appropriation and estimated cost of \$7,200,000, estimated maximum amount of bonds or notes therefor of \$6,840,000, and an average period of usefulness of fifteen (15) years;

v) acquisition of various heavy duty equipment for the Township DPW, including, but not limited to, roll-off trucks, dumps and plows, walking floors, brine making system and a tree chipper, with a total appropriation and estimated cost of \$1,669,784, estimated maximum amount of bonds or notes therefor of \$1,586,295, and an average period of usefulness of fifteen (15) years;

vi) various improvements to Township parks, including, but not limited to, acquisition of playground, park and recreation equipment, DPW playground replacement equipment and the Sports Dome Additional Services Project, with a total appropriation and estimated cost of \$12,799,719, estimated maximum amount of bonds or notes therefor of \$12,159,733, and an average period of usefulness of fifteen (15) years;

vii) improvements to various roadways in the Township, including, but not limited to, Phase 2 of the Vine Avenue extension from Pine Street to Oak Street, cross street traffic evaluation program, general roadway improvement program, roadway improvements to August Drive and Brookfield Drive, and Forest Avenue roadway improvements, with a total appropriation and estimated cost of \$15,596,571, including \$554,554 grant funds expected to be received from the NJDOT, estimated maximum amount of bonds or notes therefor of \$14,289,916, and an average period of usefulness of twenty (20) years;

viii) traffic signal installation and improvements at various locations in the Township, including but not limited to, the NJDOT Bikeway Program at John F. Patrick Park and Township Industrial Park, the Advanced Transportation Management System Evaluation and Pilot Program, Vermont Avenue and Route 70 intersection improvement project, Park Avenue and East 7th Street and intersection improvements at 4th Street and Monmouth Avenue, with a total appropriation and estimated cost of \$5,972,063, including \$502,303 grant funds expected to be received from the NJDOT, estimated maximum amount of bonds or notes therefor of \$5,196,272, and an average period of usefulness of twenty-five (25) years;

ix) various Township-wide Class B building improvements, including, but not limited to, inspections and code enforcement, with a total appropriation and estimated cost of \$717,500, estimated maximum amount of bonds or notes therefor of \$681,625, and an average period of usefulness of thirty (30) years;

x) various Township-wide sewer, drainage and related roadway improvements, including but not limited to, Arboretum Parkway, Columbus and Nostrand Avenue Parks, Vermont Avenue roadway improvements (Oak to Essex), Vine Avenue construction (Pine to Cedar Bridge), Rosebank Street, Leonard Street and Park Avenue roadway improvements, Frances Street roadway improvements, Forest Drive and Gladiola Court dam groundwater seepage issues, Marlin Avenue and Coral Avenue drainage improvements, Manetta Place drainage and Ridge Court drainage, with a total appropriation and estimated cost of \$29,827,874, including \$675,000 grant funds expected to be received from the NJDOT, estimated maximum amount of bonds or notes therefor of \$27,695,230, and an average period of usefulness of twenty (20) years;

xi) acquisition of land in the Township, commonly known as Patrick Park, consisting of parcels described as Block 1047; Lot 1, Block 1046; Lot 1, Block 1052; Lot 1, Block 1053; Lot 1, Block 1056; Lot 1, Block 1057; Lot 1, Block 1058; Lot 1, Block 1059; Lot 1, Block 1060; Lot 1 and Block 1061; Lot 1 on the Tax Map of the Township, including all rights or interests therein, with a total appropriation and estimated cost of \$750,830, estimated maximum amount of bonds or notes therefor of \$713,289, and an average period of usefulness of forty (40) years,

together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Township Clerk, as finally approved by the governing body of the Township.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$97,155,650, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$106,100,590, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$106,100,590 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$5,113,455 down payment for said purposes, and the \$3,831,485 total grant funds expected to be received from the NJDOT.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Township, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8.

The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 16.07628 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Township Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$97,155,650 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$16,445,016 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Township are used to finance, on an interim basis, costs of said improvements or purposes, the Township reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Township Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Township for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and, unless paid from other sources, the Township shall be obligated to levy ad valorem taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

**TOWNSHIP OF LAKEWOOD
COUNTY OF OCEAN**

BOND ORDINANCE NO. 2024-002

BOND ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, IN THE COUNTY OF OCEAN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$106,100,590 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$97,155,650 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

BE IT ORDAINED by the TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD, IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Township of Lakewood, in the County of Ocean, New Jersey (the "Township"). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$106,100,590, said sum being inclusive of all appropriations heretofore made therefor, including \$3,831,485 grant funds expected to be received from the New Jersey Department of Transportation (NJDOT), and the sum of \$5,113,455 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of budget appropriation and provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$97,155,650, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of:

- i) improvements to the Township Department of Public Works (DPW) Complex Building #2 including, but not limited to, the acquisition and installation of overhead door retrofits, with a total appropriation and estimated cost of \$506,000, estimated maximum amount of bonds or notes therefor of \$480,700, and an average period of usefulness of five (5) years;
- ii) acquisition of various vehicles for the Township DPW, including, but not limited to, automated trucks, rear load trucks, front load trucks, tractors, small rear load trash trucks, tree bucket truck, administrative vehicles, box trucks and pick-up trucks, with a total appropriation and estimated cost of \$9,054,500, estimated maximum amount of bonds or notes therefor of \$8,601,775, and an average period of usefulness of five (5) years;

- iii) road and sidewalk improvements at various locations in the Township, including, but not limited to, Pine Avenue from New Hampshire to Route 9, path paving at Lake Carasaljo, Lanes Mill sidewalk improvements, general road, sidewalk and drainage maintenance, Township congressional appropriations road request, Township road improvement program including Ridgeway Place and Drake Road improvements, sidewalk construction at various County of Ocean road locations, Ridge Avenue sidewalk improvements, East 9th Street, East 7th Street and 6th Street roadway improvements, and improvements to the Township NJ Transit Bus Terminal Pedestrian, with a total appropriation and estimated cost of \$22,005,749, including \$2,099,628 grant funds expected to be received from the NJDOT, estimated maximum amount of bonds or notes therefor of \$18,910,815, and an average period of usefulness of ten (10) years;
- iv) improvements and upgrades to the ShoreTown Ballpark located in the Township, in accordance with a shared services agreement to be entered into with the Lakewood Industrial Commission, with a total appropriation and estimated cost of \$7,200,000, estimated maximum amount of bonds or notes therefor of \$6,840,000, and an average period of usefulness of fifteen (15) years;
- v) acquisition of various heavy duty equipment for the Township DPW, including, but not limited to, roll-off trucks, dumps and plows, walking floors, brine making system and a tree chipper, with a total appropriation and estimated cost of \$1,669,784, estimated maximum amount of bonds or notes therefor of \$1,586,295, and an average period of usefulness of fifteen (15) years;
- vi) various improvements to Township parks, including, but not limited to, acquisition of playground, park and recreation equipment, DPW playground replacement equipment and the Sports Dome Additional Services Project, with a total appropriation and estimated cost of \$12,799,719, estimated maximum amount of bonds or notes therefor of \$12,159,733, and an average period of usefulness of fifteen (15) years;
- vii) improvements to various roadways in the Township, including, but not limited to, Phase 2 of the Vine Avenue extension from Pine Street to Oak Street, cross street traffic evaluation program, general roadway improvement program, roadway improvements to August Drive and Brookfield Drive, and Forest Avenue roadway improvements, with a total appropriation and estimated cost of \$15,596,571, including \$554,554 grant funds expected to be received from the NJDOT, estimated maximum amount of bonds or notes therefor of \$14,289,916, and an average period of usefulness of twenty (20) years;
- viii) traffic signal installation and improvements at various locations in the Township, including but not limited to, the NJDOT Bikeway Program at John F. Patrick Park and Township Industrial Park, the Advanced Transportation Management System Evaluation and Pilot Program, Vermont Avenue and Route 70 intersection improvement project, Park Avenue and East 7th Street and intersection improvements at 4th Street and Monmouth Avenue, with a total appropriation and estimated cost of \$5,972,063, including \$502,303 grant funds expected to be received from the NJDOT, estimated maximum amount of bonds or notes therefor of \$5,196,272, and an average period of usefulness of twenty-five (25) years;

- ix) various Township-wide Class B building improvements, including, but not limited to, inspections and code enforcement, with a total appropriation and estimated cost of \$717,500, estimated maximum amount of bonds or notes therefor of \$681,625, and an average period of usefulness of thirty (30) years;
- x) various Township-wide sewer, drainage and related roadway improvements, including but not limited to, Arboretum Parkway, Columbus and Nostrand Avenue Parks, Vermont Avenue roadway improvements (Oak to Essex), Vine Avenue construction (Pine to Cedar Bridge), Rosebank Street, Leonard Street and Park Avenue roadway improvements, Frances Street roadway improvements, Forest Drive and Gladiola Court dam groundwater seepage issues, Marlin Avenue and Coral Avenue drainage improvements, Manetta Place drainage and Ridge Court drainage, with a total appropriation and estimated cost of \$29,827,874, including \$675,000 grant funds expected to be received from the NJDOT, estimated maximum amount of bonds or notes therefor of \$27,695,230, and an average period of usefulness of twenty (20) years;
- xi) acquisition of land in the Township, commonly known as Patrick Park, consisting of parcels described as Block 1047; Lot 1, Block 1046; Lot 1, Block 1052; Lot 1, Block 1053; Lot 1, Block 1056; Lot 1, Block 1057; Lot 1, Block 1058; Lot 1, Block 1059; Lot 1, Block 1060; Lot 1 and Block 1061; Lot 1 on the Tax Map of the Township, including all rights or interests therein, with a total appropriation and estimated cost of \$750,830, estimated maximum amount of bonds or notes therefor of \$713,289, and an average period of usefulness of forty (40) years,

together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Township Clerk, as finally approved by the governing body of the Township.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$97,155,650, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$106,100,590, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$106,100,590 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$5,113,455 down payment for said purposes, and the \$3,831,485 total grant funds expected to be received from the NJDOT.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Township, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body

at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 16.07628 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Township Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$97,155,650 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$16,445,016 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Township are used to finance, on an interim basis, costs of said improvements or purposes, the Township reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Township Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Township for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and, unless

paid from other sources, the Township shall be obligated to levy ad valorem taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

(G)37.

2024-003 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 11-10 (Stopping Or Standing Manetta)

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Chapter XI entitled “Traffic” of the revised general ordinances of the Township of Lakewood, specifically Section 11-10 entitled “Stopping or Standing” be and hereby is amended and supplemented as follows:

11-10.01 Stopping or Standing Prohibited

1971 Code § 11-12A; Ord. No. 96-61; Ord. No. 98-13; Ord. No. 2005-102 § 1; Ord. No. 2012-11; Ord. No. 2012-20; Ord. No. 2014-72; Ord. No. 2014-94; Ord. No. 2015-3 Ord. No. 2020-024 Ord. No. 2020-042, Ord. 2021-029, Ord. 2021-033, Ord No. 2021-40, Ord. No. 2021-45; Ord. 2021-53, Ord. 2021-61, Ord. No. 2022-007, Ord. No. 2022-008, Ord. No. 2022-009, Ord. No. 2022-038, Ord. No. 2022-048, 2023-015, 2023-031, 2023-035, 2023-044

No person shall stop or stand a vehicle on any day (except Sundays and public holidays) upon any of the streets or parts of streets described.

Note: An asterisk following the street name indicates that the Sunday and public holiday exception does not apply. Stopping or standing prohibitions will apply on all days at all times.

Name of Street Sides Times Location

Manetta Ave* East All From the southeast curb line of Ridge Avenue and Manetta Avenue and extending 253feet in a southerly direction..

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

ORDINANCE 2024-003

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 11-10 (STOPPING OR STANDING)

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Chapter XI entitled “Traffic” of the revised general ordinances of the Township of Lakewood, specifically Section 11-10 entitled “Stopping or Standing” be and hereby is amended and supplemented as follows:

11-10.01 Stopping or Standing Prohibited

1971 Code § 11-12A; Ord. No. 96-61; Ord. No. 98-13; Ord. No. 2005-102 § 1; Ord. No. 2012-11; Ord. No. 2012-20; Ord. No. 2014-72; Ord. No. 2014-94; Ord. No. 2015-3 Ord. No. 2020-024 Ord. No. 2020-042, Ord. 2021-029, Ord. 2021-033, Ord No. 2021-40, Ord. No. 2021-45; Ord. 2021-53, Ord. 2021-61, Ord. No. 2022-007, Ord. No. 2022-008, Ord. No. 2022-009, Ord. No. 2022-038, Ord. No. 2022-048, 2023-015, 2023-031, 2023-035, 2023-044

No person shall stop or stand a vehicle on any day (except Sundays and public holidays) upon any of the streets or parts of streets described.

Note: An asterisk following the street name indicates that the Sunday and public holiday exception does not apply. Stopping or standing prohibitions will apply on all days at all times.

Name of Street	Sides	Times	Location
<u>Manetta Ave*</u>	<u>East</u>	<u>All</u>	<u>From the southeast</u> <u>curb line of Ridge</u> <u>Avenue and Manetta</u> <u>Avenue and extending</u> <u>253feet in a southerly</u> <u>direction..</u>

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

(G)38.

2024-004 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 126 2nd Street, LLC., 126 2nd Street, For Facilities Located On Block 125, 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

WHEREAS, Article VIII, Section I, Paragraph 6 of the Constitution of the State of New Jersey authorizes the Legislature to enact general laws enabling municipalities to adopt Ordinances granting tax exemption and abatement for buildings and structures in certain areas; and

WHEREAS, pursuant to said constitutional provision, the State Legislature adopted N.J.S.A. 40A:21-1 et seq. permitting the Commissioner of the Department of Community Affairs to allow qualified municipalities to grant tax abatement of real property taxes for new construction under certain circumstances; and

WHEREAS, the Township of Lakewood, upon application to the Department of Community Affairs of the State of New Jersey, has received approval to grant tax abatements under certain circumstances; and

WHEREAS, to that end, the Township of Lakewood has adopted Chapter 21 of the Revised General Ordinances of the Township of Lakewood 1971, as amended (Chapter XXIV Taxation, §24-1 et seq.) which sets forth the requirements the Township shall consider before granting or denying tax exemptions or abatements; and

WHEREAS, 126 2nd Street, LLC, has applied for tax abatement on the building located on property known as Block 125 Lot 3, known as 126 Second Street, Lakewood; and

WHEREAS, the Township Committee finds that this project (office & warehouse building) qualifies as “construction” and as a “project” as defined in N.J.S.A. 40A:21-3(g) and 40A:21-3(p); that the project will significantly contribute to the expansion of commerce within the Township and with the eventual increase to the tax base of a substantial ratable; that the construction of these facilities will provide increased job opportunities within the Township; and that the project shall contribute toward the inducement of other projects to locate within the Township, thereby enhancing and improving the economic climate of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with 126 2nd Street, LLC, granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all time remain at 100% assessment.
2. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by the Applicant for the time period beginning the first month following the date that the Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.
Thereafter the tax abatement will be for five annual periods (365 days) (“Annual Period”) from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain under the prior provisions.
3. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.
4. The second Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.
5. The third Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.
6. The fourth Annual Period following completion: a payment in an amount not less than 60% of the taxes

otherwise due on the project assessment for improvement value only.

7. The fifth Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.

8. Thereafter, full taxes for the project shall be paid.

BE IT FURTHER ORDAINED that this Ordinance is contingent upon the applicant agreeing that should there be any improvements to the property at a later date, that the applicant will not be entitled to tax exemption for the increased taxes resulting from the improvements.

BE IT FURTHER ORDAINED that this Ordinance and Agreement authorized hereby shall be null and void if determined to be invalid for any reason by a court of law or by an individual, body or agency of the State of New Jersey having jurisdiction thereof or in the event applicant defaults in its obligations under the Agreement, and the full taxes on said property shall be due and owing as if no tax abatement were granted.

BE IT FURTHER ORDAINED that within thirty days after the execution of the Agreement, the Township Clerk shall forward to the Township of Lakewood Tax Assessor, the Township of Lakewood Tax Collector, the Director of the Division of Local Government Services and the Director of Economic Development, a duly certified copy of the Agreement.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **February 15, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

ORDINANCE # 2024-

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 126 2nd Street, LLC., 126 2nd Street, For Facilities Located On Block 125, 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

WHEREAS, Article VIII, Section I, Paragraph 6 of the Constitution of the State of New Jersey authorizes the Legislature to enact general laws enabling municipalities to adopt Ordinances granting tax exemption and abatement for buildings and structures in certain areas; and

WHEREAS, pursuant to said constitutional provision, the State Legislature adopted N.J.S.A. 40A:21-1 et seq. permitting the Commissioner of the Department of Community Affairs to allow qualified municipalities to grant tax abatement of real property taxes for new construction under certain circumstances; and

WHEREAS, the Township of Lakewood, upon application to the Department of Community Affairs of the State of New Jersey, has received approval to grant tax abatements under certain circumstances; and

WHEREAS, to that end, the Township of Lakewood has adopted Chapter 21 of the Revised General Ordinances of the Township of Lakewood 1971, as amended (Chapter XXIV Taxation, §24-1 et seq.) which sets forth the requirements the Township shall consider before granting or denying tax exemptions or abatements; and

WHEREAS, 126 2nd Street, LLC, has applied for tax abatement on the building located on property known as Block 125 Lot 3, known as 126 Second Street, Lakewood; and

WHEREAS, the Township Committee finds that this project (office & warehouse building) qualifies as “construction” and as a “project” as defined in N.J.S.A. 40A:21-3(g) and 40A:21-3(p); that the project will significantly contribute to the expansion of commerce within the Township and with the eventual increase to the tax base of a substantial ratable; that the construction of these facilities will provide increased job opportunities within the Township; and that the project shall contribute toward the inducement of other projects to locate within the Township, thereby enhancing and improving the economic climate of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with 126 2nd Street, LLC, granting abatement of taxes in a form approved by the Township attorney which agreement shall

provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all time remain at 100% assessment.

2. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by the Applicant for the time period beginning the first month following the date that the Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.

Thereafter the tax abatement will be for five annual periods (365 days) ("Annual Period") from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain under the prior provisions.

3. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.

4. The second Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.

5. The third Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.

6. The fourth Annual Period following completion: a payment in an amount not less than 60% of the taxes otherwise due on the project assessment for improvement value only.

7. The fifth Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.

8. Thereafter, full taxes for the project shall be paid.

BE IT FURTHER ORDAINED that this Ordinance is contingent upon the applicant agreeing that should there be any improvements to the property at a later date, that the applicant will not be entitled to tax exemption for the increased taxes resulting from the improvements.

BE IT FURTHER ORDAINED that this Ordinance and Agreement authorized hereby shall be null and void if determined to be invalid for any reason by a court of law or by an individual, body or agency of the State of New Jersey having jurisdiction thereof or in the event applicant defaults in its obligations under the Agreement, and the full taxes on said property shall be due and owing as if no tax abatement were granted.

BE IT FURTHER ORDAINED that within thirty days after the execution of the Agreement, the Township Clerk shall forward to the Township of Lakewood Tax Assessor, the Township of Lakewood Tax Collector, the Director of the Division of Local Government Services and the Director of Economic Development, a duly certified copy of the Agreement.

Introduced:

Adoption:

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on, **January __, 2024**, at 5:30 P.M.

Lauren Kirkman, RMC CMR
Lakewood Township Clerk