

AGENDA SEPTEMBER 12, 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) ROLL CALL - MEETING BEGINS AT 5:30 P. M.
- (B) SALUTE TO THE FLAG AND PRAYER
- (C) APPROVAL OF MINUTES: August 15, 2024
- (D) MUNICIPAL BUDGET: PUBLIC HEARING - ADOPTION
 - (D)1. 2024-351 A Resolution Amending the Budget
 - (D)2. 2024-335 Municipal Budget Adoption

(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)3. 2024-0336 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Congregation Torah V'Chaim, In Connection With SD #2487 (East 4th & Cottage Pl.), For Block 247, Lots 1, 2, 3.01 & 3.02
- (E)4. 2024-0337 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Cross Equities, LLC & 590 Atlantic Cross And Drake, LLC, In Connection With ZB #4027A (Drake Rd) Block 251.02 Lot 98
- (E)5. 2024-0338 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yeshiva Ohr Yehuda, Inc., In Connection With SP #2289 (Franklin Blvd) Block 500 Lots 19, 34, 41 & 42
- (E)6. 2024-0339 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 1 In Connection With A Project Known As Intersection Improvements For Park Avenue And East 7th Street
- (E)7. 2024-0340 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "Manetta Place Drainage Improvements" Project To "S&G Paving, Inc." Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq
- (E)8. 2024-0341 Resolution Of The Township Of Lakewood, County Of Ocean,

State Of New Jersey, Voiding Resolution 2024-330 And Authorizing The Bid Award For "Rosebank Street, Leonard Street, And Park Avenue LTPF-2023 Roadway Improvements" Project To "Meco, Inc. Of Clarksburg" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

- (E)9. 2024-0342 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Creating A UEZ Second Generation Fund Project For Lakewood Student Busing
- (E)10. 2024-0343 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Amendment Of Plenary Retail Consumption License #1514-33-018-006 (CB Lakewood)
- (E)11. 2024-0344 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Extension Of Time To Close Title On The Sale Block 821, Lot 1 Pursuant To Ordinance #2023-046 Authorizing The Public Sale Of Same
- (E)12. 2024-0345 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)13. 2024-0346 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Overpayment On Block 1587 Lot 1276.01
- (E)14. 2024-0347 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Overpayment on Block 44 Lot 56
- (E)15. 2024-0348 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of Taxes Paid In Error For Block 1082 Lot 9.436
- (E)16. 2024-0349 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rejecting All Bids For Snow Plowing Services Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (E)17. 2024-0350 A Resolution Of The Township Committee Of The Township Of Lakewood Referring An Amendment To The Article IX ("Zoning Districts And Regulations") Section 18-900 ("Zoning Districts And Regulations") Of The Unified Development Ordinance Of The Revised General Ordinances Of The Township Of Lakewood To The Planning Board For Review
- (F) ORDINANCES FIRST READING - Public Hearing Date To Be Announced
- (F)18. 2024-036 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Cancel Any And All Taxes For The Tax Year 2023 Due On Block 445, Lot 9.05, Owned By Congregation Prospect Square Inc. Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c

- (F)19. 2024-037 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Article IX ("Zoning Districts And Regulations") Section 18-900 Of The Unified Development Ordinance Of The Revised General Ordinances Of The Township Of Lakewood.
- (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)20. 2024-029 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-13 (Parking Prohibited At All Times On Certain Streets) (Pawnee Road)
- (G)21. 2024-030 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public Of A Portion Of A Paper Street Known As Edgecomb Avenue, In The Township Of Lakewood
- (G)22. 2024-031 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-13 (Parking Prohibited At All Times On Certain Streets) (Sablou Drive – Hanover Way)
- (G)23. 2024-032 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Paper Street Known As Wakefield Avenue, In The Township Of Lakewood
- (G)24. 2024-033 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Changing The Name Of Streets Known As A Portion Of Halsey Street, And All Of Clyde Avenue And Argyle Avenue Between Oak Street And Turin Avenue, As Depicted On Tax Map Sheet 137 To Gorlitz Avenue Pursuant To And In Accordance With N.J.S.A. 40:67-1(K) Et Seq.
- (H) MOTION TO APPROVE BILL LIST: September 10, 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

(D)1.2024-0351

2024-351 A Resolution Amending the Budget

WHEREAS the introduction of the Local Municipal Budget for the year 2024 was approved on August 15, 2024, and

WHEREAS the Township of Lakewood's Municipal Manager and Chief Financial Officer received approval from the Local Finance Board after meeting with them on September 11, 2024 to discuss a \$12,046,876.68 appropriations cap waiver application for the 2024 Township of Lakewood Municipal Budget, and

WHEREAS the public hearing on said Budget was held, with an advertisement date of August 22, 2024, and

WHEREAS it is desired to amend the approved Township of Lakewood Budget prior to the adoption of the municipal budget on September 12, 2024, and

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, that the following amendments to the approved Township of Lakewood Budget of 2024 be made:

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for her certification of the Local Municipal budget so amended.

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

**RESOLUTION # 2024-351
TOWNSHIP OF LAKEWOOD
COUNTY OF OCEAN**

A RESOLUTION AMENDING BUDGET

WHEREAS the introduction of the Local Municipal Budget for the year 2024 was approved on August 15, 2024, and

WHEREAS the Township of Lakewood’s Municipal Manager and Chief Financial Officer received approval from the Local Finance Board after meeting with them on September 11, 2024 to discuss a \$12,046,876.68 appropriations cap waiver application for the 2024 Township of Lakewood Municipal Budget, and

WHEREAS the public hearing on said Budget was held, with an advertisement date of August 22, 2024, and

WHEREAS it is desired to amend the approved Township of Lakewood Budget prior to the adoption of the municipal budget on September 12, 2024, and

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, that the following amendments to the approved Township of Lakewood Budget of 2024 be made:

	From	To	Change
CURRENT FUND			
GENERAL REVENUES			
SUMMARY OF REVENUES			
6. Amount to be Raised by Taxes for Support of Municipal Budget:			
a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	\$87,031,508.98	\$86,988,430.57	-\$43,078.41
7. Total General Revenues	\$159,451,931.72	\$159,408,853.31	-\$43,078.41
8. GENERAL APPROPRIATIONS			
(A) Operations - within "CAPS"			
Workers Compensation Insurance (23-215 2)	\$1,257,564.59	\$1,300,643.00	\$43,078.41
Accumulated Leave Compensation (30-415 2)	\$548,477.00	\$505,398.59	-\$43,078.41
(A) Operations - Excluded from "CAPS"			
Workers Compensation Insurance	\$239,506.41	\$196,428.00	\$43,078.41
Total Other Operations - Excluded from "CAPS"	\$12,866,574.62	\$12,823,496.21	\$43,078.41
Total Operations - Excluded from "CAPS"	\$30,795,656.85	\$30,752,578.44	\$43,078.41
Detail: Other Expenses	\$25,224,297.26	\$25,181,218.85	\$43,078.41
(E) Deferred Charges - Municipal - Excluded from "CAPS"			
(H-2) Total General Appropriations for Municipal Purposes Excluded from "CAPS"	\$50,617,127.85	\$50,574,049.44	-\$43,078.41
(O) Total General Appropriations - Excluded from "CAPS"	\$50,617,127.85	\$50,574,049.44	-\$43,078.41
(L) Subtotal General Appropriations {Items (H-1) and (O)}	\$151,220,840.23	\$151,177,761.82	-\$43,078.41
9. Total General Appropriations	\$159,451,931.72	\$159,408,853.31	-\$43,078.41

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for her certification of the Local Municipal budget so amended.

RECORDED VOTE: **AYES** _____ **NAYS** _____ **ABSTAINED** _____ **ABSENT** _____

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 **September 12, 2024.**

Lauren Kirkman RMC
Township Clerk

(D)2.2024-0335

2024-335 Municipal Budget Adoption

ATTACHMENTS:

Description

(E)3.2024-0336

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Congregation Torah V'Chaim, In Connection With SD #2487 (East 4th & Cottage Pl.), For Block 247, Lots 1, 2, 3.01 & 3.02

WHEREAS, a performance guarantee was heretofore posted with the Township by Congregation Torah V'Chaim, in the form of Cashier's Check No. 11580 issued by First Commerce Bank, dated February 8, 2023, in the amount of \$95,060.00, in connection with a project known as SD #2487, Block 247, Lots 1, 2, 3.01 & 3.02 and

WHEREAS, under date of August 20, 2024, 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 \$95,060.00 to \$31,530.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$85,760.00 to \$25,730.00, the Perimeter Buffer Guarantee shall remain at \$4,300.00 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. Congregation Torah V'Chaim

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B247 L1, 2, 3.01 & 3.02

Engineer Letter B247 L1, 2, 3.01 & 3.02

RESOLUTION # 2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED BY CONGREGATION TORAH V'CHAIM, IN CONNECTION WITH SD #2487 (EAST 4TH & COTTAGE PL.), FOR BLOCK 247, LOTS 1, 2, 3.01 & 3.02

WHEREAS, a performance guarantee was heretofore posted with the Township by Congregation Torah V'Chaim, in the form of Cashier's Check No. 11580 issued by First Commerce Bank, dated February 8, 2023, in the amount of \$95,060.00, in connection with a project known as SD #2487, Block 247, Lots 1, 2, 3.01 & 3.02 and

WHEREAS, under date of August 20, 2024, 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 \$95,060.00 to \$31,530.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$85,760.00 to \$25,730.00, the Perimeter Buffer Guarantee shall remain at \$4,300.00 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. Congregation Torah V'Chaim

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 **September 12, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



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

OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

August 20, 2024
RVE Job No. 151511502

REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

DEVELOPER: Congregation Torah V'Chaim
APPLICATION #: SD 2487 (East 4th & Cottage Pl)
BLOCK: 247 **LOT:** 1, 2, 3.01 & 3.02

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:

- Performance Guarantee: Cashier's Check No. 11580
- Drawn on: First Commerce Bank
- Amount: \$95,060.00
- Date: February 8, 2023

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 **August 20, 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.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **from \$95,060.00 to \$31,530.00**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$85,760.00 to \$25,730.00, the Perimeter Buffer Guarantee shall remain at \$4,300.00 and the Safety and Stabilization Guarantee is reduced from \$5,000.00 to \$1,500.00, 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

DC: dc

cc: Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Steve Secare, Township Attorney
Congregation Torah V'Chaim – 711 Park Avenue, Lakewood, NJ 08701 (realty@armconstructionnj.com)

(E)4.2024-0337

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Cross Equities, LLC & 590 Atlantic Cross And Drake, LLC, In Connection With ZB #4027A (Drake Rd) Block 251.02 Lot 98

WHEREAS, a performance guarantee was heretofore posted with the Township by Cross Equities, LLC & 590 Atlantic Cross and Drake, LLC, in the form of a Bond #CM100908 dated October 15, 2020 in the amount of \$471,133.90 with a Reduction to \$141,339.17 on January 19, 2023 issued by First Indemnity of America Insurance Company, in connection with ZB #4027A, Block 251.02, Lot 98 and,

WHEREAS, under date of August 23, 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 \$67,920.00.
2. The Applicant shall provide a letter from a licensed Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
3. 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.
4. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
5. The Applicant shall provide payment of the Stormwater Maintenance Fee in the amount of \$9,000.00.
6. The Applicant shall maintain a balance of \$2,589.62 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. Cross Equities, LLC & 590 Atlantic Cross and Drake, 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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B251.02 L98

Engineer Letter B251.02 L98

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY CROSS EQUITIES, LLC & 590 ATLANTIC CROSS AND DRAKE, LLC,
IN CONNECTION WITH ZB #4027A (DRAKE RD) BLOCK 251.02 LOT 98**

WHEREAS, a performance guarantee was heretofore posted with the Township by Cross Equities, LLC & 590 Atlantic Cross and Drake, LLC, in the form of a Bond #CM100908 dated October 15, 2020 in the amount of \$471,133.90 with a Reduction to \$141,339.17 on January 19, 2023 issued by First Indemnity of America Insurance Company, in connection with ZB #4027A, Block 251.02, Lot 98 and,

WHEREAS, under date of August 23, 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 \$67,920.00.
2. The Applicant shall provide a letter from a licensed Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
3. 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.

4. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
5. The Applicant shall provide payment of the Stormwater Maintenance Fee in the amount of \$9,000.00.
6. The Applicant shall maintain a balance of \$2,589.62 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. Cross Equities, LLC & 590 Atlantic Cross and Drake, 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 **September 12, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



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

OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

August 23, 2024
RVE Job No. 15151024

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: Cross Equities, LLC & 590 Atlantic Cross and Drake, LLC
APPLICATION #: ZB 4027A (Drake Rd)
BLOCK: 251.02 **LOT:** 98

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 as follows:

- Performance Guarantee: No. CM100908
- Issued By: First Indemnity of America Insurance Company
- Amount: \$471,133.90 Original / \$141,339.17 1st Reduction
- Date: October 15, 2020 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 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 within the right-of-way and shade tree easement shall be maintained by the Township of Lakewood. The systems in the rear yards of Lots 98.02, 98.03 and 98.04 shall be maintained by the respective home owners.

In accordance with the approval granted the following streets shall be **public** street(s):

- Auburn Court, from cul-de-sac to Rustic Road.
- Rustic Road, from West Cross Street to Drake Road.

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 \$67,920.00, 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) 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.

- 4) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 5) Stormwater Maintenance Fee in the amount of \$9,000
- 6) Maintenance of a \$2,589.62 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.

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

Enclosure:

1. Maintenance Bond Form

JWS: jws

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Cross Equities, LLC – 210 Ocean Avenue, Lakewood, NJ 08701 (nechama@nekasolutions.com)

(E)5.2024-0338

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yeshiva Ohr Yehuda, Inc., In Connection With SP #2289 (Franklin Blvd) Block 500 Lots 19, 34, 41 & 42

WHEREAS, a performance guarantee was heretofore posted with the Township by Yeshiva Ohr Yehuda, Inc., in the form of a Bond #S321043 dated February 6, 2019 in the amount of \$220,845.96 with a 1st Reduction on December 23, 2020 in the amount of \$69,170.00 issued by NGM Insurance Company, in connection with SP #2289, Block 500, Lots 19, 34, 41 & 42

WHEREAS, under date of August 26, 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 posting of a maintenance bond is hereby waived.
2. The Applicant shall 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. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall verify that all outstanding engineering inspection escrow charges are paid.
5. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
6. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Yeshiva Ohr Yehuda, Inc.

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR

ATTACHMENTS:

Description

Resolution B500 L19, 34, 41 & 42

Engineer Letter B500 L19, 34, 41 & 42

RESOLUTION # 2024-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY YESHIVA OHR YEHUDA, INC., IN CONNECTION WITH SP #2289 (FRANKLIN BLVD)
BLOCK 500 LOTS 19, 34, 41 & 42**

WHEREAS, a performance guarantee was heretofore posted with the Township by Yeshiva Ohr Yehuda, Inc., in the form of a Bond #S321043 dated February 6, 2019 in the amount of \$220,845.96 with a 1st Reduction on December 23, 2020 in the amount of \$69,170.00 issued by NGM Insurance Company, in connection with SP #2289, Block 500, Lots 19, 34, 41 & 42

WHEREAS, under date of August 26, 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 posting of a maintenance bond is hereby waived.
2. The Applicant shall 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. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall verify that all outstanding engineering inspection escrow charges are paid.
5. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
6. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Yeshiva Ohr Yehuda, Inc.

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 **September 12, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk



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

OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

August 26, 2024
RVE Job No. 15151030

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Yeshiva Ohr Yehuda, Inc.
APPLICATION NUMBER: SP 2289 (Franklin Blvd)
BLOCK #: 500 **LOT(S) #:** 19, 34, 41 & 42

Our records indicate that we recommended release of the Performance Guarantee for the referenced project in March of 2022. Said release was granted with some conditions. Some of these conditions have been completed.. In that the two-year period for the maintenance period has passed Remington & Vernick Engineers has inspected all improvements covered by the guarantee, and we are satisfied that the bonded improvements are acceptable. Therefore, I recommend that the maintenance guarantee be waived for this project.

Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Bond No. S321043
2. Issued by: NGM Insurance Company
3. Amount of Guarantee: \$220,845.96 Original / \$69,170.00 1st Reduction
4. Date of Bond: February 6, 2019 Original / 12/23/2020 1st Reduction

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 within the right-of-way of Franklin Boulevard shall be maintained by the Township of Lakewood. The system on-site shall be maintained by the property owner.

In accordance with the approval granted the following streets shall be **public** street(s):

1. Franklin Boulevard

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee, with no maintenance guarantee being required. The release should be subject to

- 1) 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.
- 2) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.

- 3) Verification that all outstanding engineering inspection escrow charges are paid.
- 4) Provide a final release letter from Ocean County Soil Conservation District, near the date of this letter.

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

Enclosure:

1. Maintenance Bond Form

JWS: jws

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Yeshiva Ohr Yehuda, Inc. – 1839 New Central Avenue, Lakewood, NJ 08701 (mshuarman@rdnj.net)

(E)6.2024-0339

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 1 In Connection With A Project Known As Intersection Improvements For Park Avenue And East 7th Street

WHEREAS, the Township Engineer for the INTERSECTION IMPROVEMENTS FOR PARK AVENUE AND EAST 7th STREET has recommended that the Township Committee approve the following Change Order for the following costs with S. Brothers General Contractors, Inc.

Amount of Original Contract: \$ 652,653.50

WHEREAS, change order number 1 reflects the following changes as listed below:

ADDITIONS

Supplemental Quantities \$ 123,107.135

Adjusted Amount Based on Change Order \$ 775,760.63

WHEREAS, the total amount of the Change Orders is less than twenty percent of the amount of the contract awarded for such project; and,

WHEREAS, the total amount of Change Orders to date leaves the contract price at \$775,760.63; and,

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO has certified that there are sufficient funds for this purchase, not to exceed \$123,107.13 in account C-04-55-888-901-901; and

WHEREAS, the Township Committee is of the view that the Change Order in question is in the public interest.

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 and the Township Engineer (Colliers Engineering & Design) are authorized to execute and the Clerk to attest to the Change Order aforesaid.
2. That the Township Committee does hereby express its approval and authorization of such Change Order.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Mayor;
 - B. Township Manager;
 - C. Chief Financial Officer;
 - D. Collier's Engineering & Design;
 - E. Mecco, Inc.

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 **September 12, 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 CHANGE ORDER NUMBER 1 IN CONNECTION WITH A PROJECT KNOWN AS INTERSECTION IMPROVEMENTS FOR PARK AVENUE AND EAST 7th STREET

WHEREAS, the Township Engineer for the **INTERSECTION IMPROVEMENTS FOR PARK AVENUE AND EAST 7th STREET** has recommended that the Township Committee approve the following Change Order for the following costs with S. Brothers General Contractors, Inc.

Amount of Original Contract: \$ 652,653.50

WHEREAS, change order number 1 reflects the following changes as listed below:

ADDITIONS

Supplemental Quantities \$ 123,107.135

Adjusted Amount Based on Change Order \$ 775,760.63

WHEREAS, the total amount of the Change Orders is less than twenty percent of the amount of the contract awarded for such project; and,

WHEREAS, the total amount of Change Orders to date leaves the contract price at \$775,760.63; and,

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO has certified that there are sufficient funds for this purchase, not to exceed \$123,107.13 in account C-04-55-888-901-901; and

WHEREAS, the Township Committee is of the view that the Change Order in question is in the public interest.

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 and the Township Engineer (Colliers Engineering & Design) are authorized to execute and the Clerk to attest to the Change Order aforesaid.
2. That the Township Committee does hereby express its approval and authorization of such Change Order.

3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
- A. Mayor;
 - B. Township Manager;
 - C. Chief Financial Officer;
 - D. Collier's Engineering & Design;
 - E. Meco, Inc.

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 **September 12, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

I, William Rieker, Chief Financial Officer for the Township of Lakewood, do hereby certify that there are sufficient legally appropriated funds for the above purpose in the year 2024 Official Budget of the Township of Lakewood. The above funds have been certified as available in Account No. C-04-55-888-901-901.

Peter O'Reilly, Chief Financial Officer

(E)7.2024-0340

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “Manetta Place Drainage Improvements” Project To “S&G Paving, Inc.” Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq

WHEREAS, the Township of Lakewood desires to maintain its roadways; and

WHEREAS, bids were opened on July 18, 2024 at the Lakewood Township Municipal Building for the Manetta Place Drainage Improvement project; and

WHEREAS, 4 bids were received and the bid from S&G Paving, Inc., Jamesburg NJ was the lowest responsive and responsible bid for the Manetta Place Drainage Improvements project at a cost of \$430,186.90; and

WHEREAS, the Township’s Engineer, Remington & Vernick Engineers, has recommended to award said contract to S&G Paving, Inc., 224C Forsgate Drive, Jamesburg NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$430,186.90 in the 2024 budget from accounts: G-02-62-776-025-211, C-04-24-002-300-306 and C-04-24-002-400-406 and

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 a contract for the Manetta Place Drainage Improvement Improvements project for an amount not to exceed a total cost of \$430,186.90 be awarded to S&G Paving, Inc., Jamesburg NJ. Said contract award is subject to review and concurrence by the Township Attorney.
2. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the Manetta Place Drainage Improvements project.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Municipal Manager
 - B. Chief Financial Officer
 - C. Township Consulting Engineer
 - D. Purchasing Agent
 - E. S&G Paving, Inc.
 - F. Public Works

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 **September 12, 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 BID AWARD FOR “MANETTA PLACE DRAINAGE IMPROVEMENTS” PROJECT TO “S&G PAVING, INC.” PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

WHEREAS, the Township of Lakewood desires to maintain its roadways; and

WHEREAS, bids were opened on July 18, 2024 at the Lakewood Township Municipal Building for the Manetta Place Drainage Improvement project; and

WHEREAS, 4 bids were received and the bid from S&G Paving, Inc., Jamesburg NJ was the lowest responsive and responsible bid for the Manetta Place Drainage Improvements project at a cost of \$430,186.90; and

WHEREAS, the Township’s Engineer, Remington & Vernick Engineers, has recommended to award said contract to S&G Paving, Inc., 224C Forsgate Drive, Jamesburg NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$430,186.90 in the 2024 budget from accounts: G-02-62-776-025-211, C-04-24-002-300-306 and C-04-24-002-400-406 and

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 a contract for the Manetta Place Drainage Improvement Improvements project for an amount not to exceed a total cost of \$430,186.90 be awarded to S&G Paving, Inc., Jamesburg NJ. Said contract award is subject to review and concurrence by the Township Attorney.
2. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the Manetta Place Drainage Improvements project.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Municipal Manager
 - B. Chief Financial Officer
 - C. Township Consulting Engineer
 - D. Purchasing Agent
 - E. S&G Paving, Inc.
 - F. Public Works

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 **September 12, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in Bond Ordinance 2024-002, adopted on February 15, 2024, of the Township of Lakewood. The above funds have been certified as available in – Account No. C-04-24-002-300-306 and C-04-24-002-400-406.

Peter O'Reilly,
Chief Financial Officer

(E)8.2024-0341

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Voiding Resolution 2024-330 And Authorizing The Bid Award For “Rosebank Street, Leonard Street, And Park Avenue LTPF-2023 Roadway Improvements” Project To “Meco, Inc. Of Clarksburg” Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

WHEREAS, the Township of Lakewood desires to maintain its roadways; and

WHEREAS, bids were opened on August 8, 2024 at the Lakewood Township Municipal Building for the Rosebank Street, Leonard Street, and Park Avenue LTPF-2023 Roadway Improvements project; and

WHEREAS, 4 bids were received; and

WHEREAS, Resolution 2024-330 was adopted by the Township of Lakewood, awarding the contract to BLACK ROCK ENTERPRISES, LLC, OLD BRIDGE, NJ; and

WHEREAS, in accordance with N.J.S.A. 40A;11-23.3.3 a notice of withdraw of bid was received from Black Rock Enterprises, LLC due to a mistake in the bid submission; and

WHEREAS, as a result of the withdrawal the bid by MECO, INC. of Clarksburg, NJ is the lowest responsive and responsible bid for the Rosebank Street, Leonard Street, and Park Avenue LTPF-2023 Roadway Improvements project at a cost of \$984,423.50; and

WHEREAS, the Township’s Consulting Engineer, Colliers Engineering & Design, has recommended to award said contract to Meco, Inc. of Clarksburg, NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$984,423.50 in the 2024 budget, of which \$675,000.00 is sourced first from a New Jersey State Department of Transportation grant and then the remainder from account C-04-24-002-400-406 and

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

1. Resolution 2024-330 Awarding the bid to Black Rock Enterprises, LLC is void in its entirety.
2. That a contract for the Rosebank Street, Leonard Street, and Park Avenue LTPF-2023 Roadway Improvements project for an amount not to exceed a total cost of \$984,423.50 be and is awarded to Meco, Inc. of Clarksburg, NJ. Said contract award is subject to review and concurrence by the New Jersey Department of Transportation.
3. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the Rosebank Street, Leonard Street, and Park Avenue LTPF-2023 Roadway Improvements project.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Municipal Manager
 - B. Chief Financial Officer
 - C. Township Consulting Engineer
 - D. Purchasing Agent
 - E. Black Rock Enterprises, LLC

F. Meco, Inc.
G. Public Works

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 **September 12, 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, VOIDING RESOLUTION 2024-330 AND AUTHORIZING THE BID AWARD FOR “ROSEBANK STREET, LEONARD STREET, AND PARK AVENUE LTPF-2023 ROADWAY IMPROVEMENTS” PROJECT TO “MECO, INC. OF CLARKSBURG” PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

WHEREAS, the Township of Lakewood desires to maintain its roadways; and

WHEREAS, bids were opened on August 8, 2024 at the Lakewood Township Municipal Building for the Rosebank Street, Leonard Street, and Park Avenue LTPF-2023 Roadway Improvements project; and

WHEREAS, 4 bids were received; and

WHEREAS, Resolution 2024-330 was adopted by the Township of Lakewood, awarding the contract to BLACK ROCK ENTERPRISES, LLC, OLD BRIDGE, NJ; and

WHEREAS, in accordance with N.J.S.A. 40A:11-23.3.3 a notice of withdraw of bid was received from Black Rock Enterprises, LLC due to a mistake in the bid submission; and

WHEREAS, as a result of the withdrawal the bid by MECO, INC. of Clarksburg, NJ is the lowest responsive and responsible bid for the Rosebank Street, Leonard Street, and Park Avenue LTPF-2023 Roadway Improvements project at a cost of \$984,423.50; and

WHEREAS, the Township’s Consulting Engineer, Colliers Engineering & Design, has recommended to award said contract to Meco, Inc. of Clarksburg, NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$984,423.50 in the 2024 budget, of which \$675,000.00 is sourced first from a New Jersey State Department of Transportation grant and then the remainder from account C-04-24-002-400-406 and

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

1. Resolution 2024-330 Awarding the bid to Black Rock Enterprises, LLC is void in its entirety.
2. That a contract for the Rosebank Street, Leonard Street, and Park Avenue LTPF-2023 Roadway Improvements project for an amount not to exceed a total cost of \$984,423.50 be and is awarded to Meco, Inc. of Clarksburg, NJ. Said contract award is subject to review and concurrence by the New Jersey Department of

Transportation.

3. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the Rosebank Street, Leonard Street, and Park Avenue LTPF-2023 Roadway Improvements project.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Municipal Manager
 - B. Chief Financial Officer
 - C. Township Consulting Engineer
 - D. Purchasing Agent
 - E. Black Rock Enterprises, LLC
 - F. Meco, Inc.
 - G. Public Works

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 **September 12, 2024.**

Lauren Kirkman, RMC, CMR
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in Bond Ordinance 2023-010, adopted on March 16, 2023, of the Township of Lakewood. The above funds have been certified as available in – Account No. C-04-24-002-400-406.

Peter O'Reilly,
Chief Financial Officer

(E)9.2024-0342

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Creating A UEZ Second Generation Fund Project For Lakewood Student Busing

WHEREAS, the Township of Lakewood desires the operation of the safe and efficient travel of the tens of thousands of Lakewood's school children which is a basic requirement of a functioning city. Included in this need is the ability of the Township's economic resources, including its retail base and offices, especially in the downtown and industrial park areas – as well as other UEZ areas - to operate with a predictable and smooth flow of traffic; and

WHEREAS, after discussion with the Mayor, other Township officials and the Township attorney, it has been determined that there is a vital need to consider a short-term loan to the Lakewood Student Transportation Authority (LSTA) to meet a short-term cash flow challenge of the Township's primary school bus agency; and WHEREAS, on August 14th, 2023, the Lakewood Development Corporation (LDC) authorized creation of a new project titled UEZ SGF 2023-4 Lakewood Student Busing Appropriation and awarded a loan in the amount of \$2,000,000 at a 0.0% rate of interest for a repayment period of Twelve (12) months with a full payment of the loan funds by November 1, 2024 which the Township Committee approved via resolution on August 17, 2023; and

WHEREAS, the need has arisen where there is a gap in funding until funds are secured by LSTA to continue operations and the LDC wishes to authorize a recasting of this prior loan to stand at an amount of \$2,700,000 at a 0.0% rate of interest with final repayment May 2025; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c), in order to fund the Project from funds deposited in the Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the Project for funding; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood does hereby authorize the amount of \$2,700,000 and approve the project UEZ SGF 2023-4 Lakewood Student Busing Appropriation to be funded from the funds deposited in the Enterprise Zone Assistance fund; BE IT FURTHER RESOLVED, that the Mayor and/or his designee and the Township Clerk are authorized to execute any and all documentation associated with this project.

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION #2024-342

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CREATING A UEZ SECOND GENERATION FUND PROJECT FOR LAKEWOOD STUDENT BUSING

WHEREAS, the Township of Lakewood desires the operation of the safe and efficient travel of the tens of thousands of Lakewood's school children which is a basic requirement of a functioning city. Included in this need is the ability of the Township's economic resources, including its retail base and offices, especially in the downtown and industrial park areas – as well as other UEZ areas - to operate with a predictable and smooth flow of traffic; and

WHEREAS, after discussion with the Mayor, other Township officials and the Township attorney, it has been determined that there is a vital need to consider a short-term loan to the Lakewood Student Transportation Authority (LSTA) to meet a short-term cash flow challenge of the Township's primary school bus agency; and

WHEREAS, on August 14th, 2023, the Lakewood Development Corporation (LDC) authorized creation of a new project titled UEZ SGF 2023-4 Lakewood Student Busing Appropriation and awarded a loan in the amount of \$2,000,000 at a 0.0% rate of interest for a repayment period of Twelve (12) months with a full payment of the loan funds by November 1, 2024 which the Township Committee approved via resolution on August 17, 2023; and

WHEREAS, the need has arisen where there is a gap in funding until funds are secured by LSTA to continue operations and the LDC wishes to authorize a recasting of this prior loan to stand at an amount of \$2,700,000 at a 0.0% rate of interest with final repayment in May 2025; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c), in order to fund the Project from funds deposited in the Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the Project for funding; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood does hereby authorize the amount of **\$2,700,000** and approve the project **UEZ SGF 2023-4 Lakewood Student Busing Appropriation** to be funded from the funds deposited in the Enterprise Zone Assistance fund;

BE IT FURTHER RESOLVED, that the Mayor and/or his designee and the Township Clerk are authorized to execute any and all documentation associated with this project.

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 **September 12, 2024**.

Lauren Kirkman, RMC, CMR
Township Clerk

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	\$0	\$0	\$0	\$0	\$0	\$0
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	\$2,700,000	\$0	\$2,700,000	\$0	\$0	\$2,700,000
Grants	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,700,000	\$0	\$2,700,000	\$0	\$0	\$2,700,000
% of Total Project	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%

(E)10.2024-0343

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Amendment Of Plenary Retail Consumption License #1514-33-018-006 (CB Lakewood)

WHEREAS, CB Lakewood LLC doing business as Charlie Browns Steakhouse is the holder of Plenary Retail Consumption License #1514-33-018-006; and

WHEREAS, CB Lakewood LLC filed Chapter 7 Bankruptcy in the Western District of Oklahoma on July 13, 2022 and John D. Mashburn was named as the Bankruptcy Trustee; and

WHEREAS, on July 5, 2024 the United States Bankruptcy Court of the Western District of Oklahoma ordered that Liquor License 1514-33-018-006 be sold free and clear of all encumbrances; and

WHEREAS, in order to effectuate said sale an application for an amendment must be processed transferring the license from the name of CB Lakewood LLC to the bankruptcy trustee, John Mashburn; and

WHEREAS, said amendment has been filed for Plenary Retail Consumption License #1514-33-009-006 from CB Lakewood LLC doing business as Charlie Browns Steakhouse to John Mashburn, Chapter 7 Bankruptcy Trustee Estate of CB Lakewood, LLC and said license will be held in the pocket with no sited location; and

WHEREAS, as this is an amendment to a bankruptcy Trustee, no newspaper advertisement, background investigation or tax clearance is required as per the Division of Alcoholic Beverage Control; and

. WHEREAS, the time for objection in the bankruptcy court has since expired.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood that:

1. The application for the amendment of Plenary Retail Consumption License #1514-33-009-006 from CB Lakewood LLC doing business as Charlie Browns Steakhouse to John Mashburn, Chapter 7 Bankruptcy Trustee Estate of CB Lakewood, LLC with no sited location hereby is approved effective September 12, 2024.
2. A copy of this Resolution shall be forwarded 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 **September 12, 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 AN AMENDMENT OF PLENARY RETAIL CONSUMPTION LICENSE #1514-33-018-006

WHEREAS, CB Lakewood LLC doing business as Charlie Browns Steakhouse is the holder of Plenary Retail Consumption License #1514-33-018-006; and

WHEREAS, CB Lakewood LLC filed Chapter 7 Bankruptcy in the Western District of Oklahoma on July 13, 2022 and John D. Mashburn was named as the Bankruptcy Trustee; and

WHEREAS, on July 5, 2024 the United States Bankruptcy Court of the Western District of Oklahoma ordered that Liquor License 1514-33-018-006 be sold free and clear of all encumbrances; and

WHEREAS, in order to effectuate said sale an application for an amendment must be processed transferring the license from the name of CB Lakewood LLC to the bankruptcy trustee, John Mashburn; and

WHEREAS, said amendment has been filed for Plenary Retail Consumption License #1514-33-009-006 from CB Lakewood LLC doing business as Charlie Browns Steakhouse to John Mashburn, Chapter 7 Bankruptcy Trustee Estate of CB Lakewood, LLC and said license will be held in the pocket with no sited location; and

WHEREAS, as this is an amendment to a bankruptcy Trustee, no newspaper advertisement, background investigation or tax clearance is required as per the Division of Alcoholic Beverage Control; and

WHEREAS, the time for objection in the bankruptcy court has since expired.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lakewood that:

1. The application for the amendment of Plenary Retail Consumption License #1514-33-009-006 from CB Lakewood LLC doing business as Charlie Browns Steakhouse to John Mashburn, Chapter 7 Bankruptcy Trustee Estate of CB Lakewood, LLC with no sited location hereby is approved effective September 12, 2024.
2. A copy of this Resolution shall be forwarded 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 **September 12, 2024**.

Lauren Kirkman, RMC CMR
Township Clerk

(E)11.2024-0344

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Extension Of Time To Close Title On The Sale Block 821, Lot 1 Pursuant To Ordinance #2023-046 Authorizing The Public Sale Of Same

WHEREAS, by Ordinance No. 2023-046 the Township of Lakewood authorized the sale of Block 821, Lot 1; and,

WHEREAS, Ordinance No. 2023-046 provided that closing of title was to occur within thirty (30) days from the acceptance of the highest bid; and

WHEREAS, Ordinance No. 2023-046 made this condition a requirement, the failure to satisfy same allowing the Township to nullify the award of the bid; and

WHEREAS, Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, was the successful bidder, having offered a winning bid of \$2,800,000.00, which bid was accepted by the Township pursuant to Resolution # 2024-130 on February 15, 2024; and

WHEREAS, Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, has proceeded with due diligence to finalize financing, and proceeded with due diligence to obtain title searches for the parcel, but has not been able to finalize these items necessary to schedule closing of title on the parcel until now; and

WHEREAS, the Township Committee acknowledges the successful bidder has proceeded to expend time, resources and money in pursuing financing and titlework, and therefore is desirous of continuing this transaction and extending time to the successful bidder to finalize the closing of title for this parcel for additional 30 days from the date hereof.

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 Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, is hereby granted a thirty (30) day extension from the date hereof to close title and finalize this transaction.

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 **September 12, 2024.**

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION #2024-344

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXTENSION OF TIME TO CLOSE TITLE ON THE SALE BLOCK 821, LOT 1 PURSUANT TO ORDINANCE #2023-046 AUTHORIZING THE PUBLIC SALE OF SAME

WHEREAS, by Ordinance No. 2023-046 the Township of Lakewood authorized the sale of Block 821, Lot 1; and,

WHEREAS, Ordinance No. 2023-046 provided that closing of title was to occur within thirty (30) days from the acceptance of the highest bid; and

WHEREAS, Ordinance No. 2023-046 made this condition a requirement, the failure to satisfy same allowing the Township to nullify the award of the bid; and

WHEREAS, Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, was the successful bidder, having offered a winning bid of \$2,800,000.00, which bid was accepted by the Township pursuant to Resolution # 2024-130 on February 15, 2024; and

WHEREAS, Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, has proceeded with due diligence to finalize financing, and proceeded with due diligence to obtain title searches for the parcel, but has not been able to finalize these items necessary to schedule closing of title on the parcel until now; and

WHEREAS, the Township Committee acknowledges the successful bidder has proceeded to expend time, resources and money in pursuing financing and titlework, and therefore is desirous of continuing this transaction and extending time to the successful bidder to finalize the closing of title for this parcel for additional 30 days from the date hereof.

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 Rabbi Yisroel Treff, on behalf of Congregation Yeshiva Yesodei Hatorah, is hereby granted a thirty (30) day extension from the date hereof to close title and finalize this transaction.

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 **September 12, 2024**.

LAUREN KIRKMAN, RMC, CMR

(E)12.2024-0345

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 project(s):

- #LTMUA / Hatzolah of CJ American Avenue and Cedar Bridge
- #WQM003 Block 1159.01, Lot 33 Yeshiva Yaaros Devash

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2024-345

**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 project(s):

- #LTMUA / Hatzolah of CJ American Avenue and Cedar Bridge
- #WQM003 Block 1159.01, Lot 33 Yeshiva Yaaros Devash
- #22192 Block 548 Lot 6, 67, 281 & 282 742 Ocean Avenue

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

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 **September 12, 2024.**

Lauren Kirkman, RMC, CMR

Township Clerk

(E)13.2024-0346

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Overpayment On Block 1587 Lot 1276.01

WHEREAS, an over payment has been received by the Tax Office, for the parcel known as Block 1587 Lot 1276.01, address known as 1276A Shetland Drive, in the amount of \$2,314.04, and

WHEREAS, the Mortgage Company known as Corelogic has provided valid proof of payment and is requesting the overpayment in the amount of \$2,314.04 for 2023 taxes be refunded to the Taxpayer of record as follows:

Corelogic Tax Dept
3001 Hackberry Road
Irving, Texas 75063

THEREFORE BE IT RESOLVED, by the Governing Body, of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer is hereby authorized to draft a check to the Company named in the amount of \$2,314.04, and the Tax Collector to adjust her records:

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 **September 12, 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 TAX COLLECTOR TO
REFUND AN OVER PAYMENT ON BLOCK 1587 LOT 1276.01**

WHEREAS, an over payment has been received by the Tax Office, for the parcel known as Block 1587 Lot 1276.01, address known as 1276A Shetland Drive, in the amount of \$2,314.04, and

WHEREAS, the Mortgage Company known as Corelogic has provided valid proof of payment and is requesting the overpayment in the amount of \$2,314.04 for 2023 taxes be refunded to the Taxpayer of record as follows:

Corelogic Tax Dept
3001 Hackberry Road
Irving, Texas 75063

THEREFORE BE IT RESOLVED, by the Governing Body, of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer is hereby authorized to draft a check to the Company named in the amount of \$2,314.04, and the Tax Collector to adjust her records:

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 12, 2024.

Lauren Kirkman, RMC CMR
Township Clerk

(E)14.2024-0347

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Overpayment on Block 44 Lot 56

WHEREAS, an over payment has been received by the Tax Office, for the parcel known as Block 44 Lot 56, address known as 920 Forest Avenue, in the amount of \$3,752.46, and

WHEREAS, the Prior Taxpayer has provided valid proof of payment and is requesting the overpayment in the amount of \$3,752.46 for 2018 taxes be refunded to the Prior Taxpayer of record as follows:

Michael and Reizel Gress
1468 Kerry Court
Lakewood, NJ 08701

THEREFORE BE IT RESOLVED, by the Governing Body, of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer is hereby authorized to draft a check to the Prior Taxpayer named in the amount of \$3,752.46, and the Tax Collector to adjust her records:

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 **September 12, 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 TAX COLLECTOR TO
REFUND AN OVER PAYMENT ON BLOCK 44 LOT 56**

WHEREAS, an over payment has been received by the Tax Office, for the parcel known as Block 44 Lot 56, address known as 920 Forest Avenue, in the amount of \$3,752.46, and

WHEREAS, the Prior Taxpayer has provided valid proof of payment and is requesting the overpayment in the amount of \$3,752.46 for 2018 taxes be refunded to the Prior Taxpayer of record as follows:

Michael and Reizel Gress
1468 Kerry Court
Lakewood, NJ 08701

THEREFORE BE IT RESOLVED, by the Governing Body, of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer is hereby authorized to draft a check to the Prior Taxpayer named in the amount of \$3,752.46, and the Tax Collector to adjust her records:

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 12, 2024.

Lauren Kirkman, RMC CMR
Township Clerk

(E)15.2024-0348

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of Taxes Paid In Error For Block 1082 Lot 9.436

WHEREAS, Taxpayer has made payment(s) on Block 1082 Lot 9.436, address known as 436 Sophee Lane, however had sold the property on 09/08/2023; and

WHEREAS, Prior Taxpayer, has provided valid proof of payment made in error, and is hereby requesting a refund in the amount of \$878.41 to be refund to the following;

Lisa Reed
250 Roanoke Street
Woodbridge, NJ 07095

THEREFORE BE IT RESOLVED, by the Township Committee, Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be directed to draft a check in the amount of \$878.41 to the Prior Taxpayer named, and the 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 **September 12, 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 Refund Of Taxes Paid In Error For Block 1082 Lot 9.436**

WHEREAS, Taxpayer has made payment(s) on Block 1082 Lot 9.436, address known as 436 Sophee Lane, however had sold the property on 09/08/2023; and

WHEREAS, Prior Taxpayer, has provided valid proof of payment made in error, and is hereby requesting a refund in the amount of \$878.41 to be refund to the following;

Lisa Reed
250 Roanoke Street
Woodbridge, NJ 07095

THEREFORE BE IT RESOLVED, by the Township Committee, Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be directed to draft a check in the amount of \$878.41 to the Prior Taxpayer named, and the 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 September 12, 2024.

Lauren Kirkman, RMC CMR
Township Clerk

(E)16.2024-0349

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rejecting All Bids For Snow Plowing Services Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

WHEREAS, at its September 10, 2024 bid opening, two bids were received by the Township for Snow Plowing Services, pursuant to and in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, after reviewing the bids, the Public Works Director has determined that the vendors who submitted their proposals do not have sufficient equipment needed for the said service, thereby failing to meet the specifications of the bid as responsive and responsible bidders, and has, therefore, recommended to the Purchasing Agent that the bids be rejected; and

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 bids received for the Snow Plowing Services are hereby rejected
2. 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. C and J Property Management
 - E. ANS Property Management

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

Cost:

N/A

Budget Line Item:

N/A

ATTACHMENTS:

Description

resolution

RESOLUTION #2024-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REJECTING ALL BIDS FOR SNOW PLOWING SERVICES PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

WHEREAS, at its September 10, 2024 bid opening, two bids were received by the Township for Snow Plowing Services, pursuant to and in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, after reviewing the bids, the Public Works Director has determined that the vendors who submitted their proposals do not have sufficient equipment needed for the said service, thereby failing to meet the specifications of the bid as responsive and responsible bidders, and has, therefore, recommended to the Purchasing Agent that the bids be rejected; and

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 bids received for the Snow Plowing Services are hereby rejected
2. 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. C and J Property Management
 - E. ANS Property Management

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 at its meeting held on **September 12, 2024**.

Lauren Kirkman, RMC CMR
Township Clerk

(E)17.2024-0350

A Resolution Of The Township Committee Of The Township Of Lakewood Referring An Amendment To The Article IX ("Zoning Districts And Regulations") Section 18-900 ("Zoning Districts And Regulations") Of The Unified Development Ordinance Of The Revised General Ordinances Of The Township Of Lakewood To The Planning Board For Review

WHEREAS, the Township Committee wishes to amend Section 18-900 "Zoning Districts and Regulations"; and

WHEREAS, the Township Committee desires to forward the Proposed Amendment as set forth in EXHIBIT A (the "Proposed Amendment") along with the Ordinance entitled: "AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE IX ("ZONING DISTRICTS AND REGULATIONS") SECTION 18-900 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD," which was introduced on first reading at the September 12, 2024 Township Committee Meeting to the Planning Board for review pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a) of the Municipal Land Use Law.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood as follows:

1. The Township Committee hereby refers the Proposed Amendment to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a).
2. The Planning Board is authorized and directed to prepare a report of its recommendations (the "Planning Board Report") to the Proposed Amendment to the Plan within thirty-five (35) days of the date hereof.
3. The Planning Board Report shall identify any provisions within the Proposed Amendment to the Plan that are inconsistent with the Township's Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.
4. If the Planning Board Report is not transmitted to the Committee within thirty-five (35) days of the date hereof, the Committee shall be relieved of the requirement to obtain a Planning Board Report for the Proposed Amendment to the Plan in accordance with N.J.S.A. 40:55D-26(a).
5. The Clerk of the Township shall forward a copy of this Resolution to the Planning Board for review pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a).

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR

ATTACHMENTS:

Description

resolution

RESOLUTION #2024-

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD REFERRING AN AMENDMENT TO THE ARTICLE IX ("ZONING DISTRICTS AND REGULATIONS") SECTION 18-900 ("ZONING DISTRICTS AND REGULATIONS") OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD TO THE PLANNING BOARD FOR REVIEW

WHEREAS, the Township Committee wishes to amend Section 18-900 "Zoning Districts and Regulations"; and

WHEREAS, the Township Committee desires to forward the Proposed Amendment as set forth in EXHIBIT A (the "Proposed Amendment") along with the Ordinance entitled: "AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE IX ("ZONING DISTRICTS AND REGULATIONS") SECTION 18-900 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD," which was introduced on first reading at the September 12, 2024 Township Committee Meeting to the Planning Board for review pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a) of the Municipal Land Use Law.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood as follows:

1. The Township Committee hereby refers the Proposed Amendment to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a).
2. The Planning Board is authorized and directed to prepare a report of its recommendations (the "Planning Board Report") to the Proposed Amendment to the Plan within thirty-five (35) days of the date hereof.
3. The Planning Board Report shall identify any provisions within the Proposed Amendment to the Plan that are inconsistent with the Township's Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.
4. If the Planning Board Report is not transmitted to the Committee within thirty-five (35) days of the date hereof, the Committee shall be relieved of the requirement to obtain a Planning Board Report for the Proposed Amendment to the Plan in accordance with N.J.S.A. 40:55D-26(a).
5. The Clerk of the Township shall forward a copy of this Resolution to the Planning Board for review pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a).

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 **September 12, 2024.**

LAUREN KIRKMAN, CMR, RMC
Township Clerk

EXHIBIT A

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE IX ("ZONING DISTRICTS AND REGULATIONS") SECTION 18-900 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD.

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

SECTION 1. That Article IX of the Unified Development Ordinance of the Revised General Ordinances of the Township of Lakewood entitled "Zoning Districts and Regulations" Section 18-900 be and hereby is amended and supplemented with a new Paragraph O as follows:

18-900 General

* * *

O. In all residential zones and notwithstanding the definition of "Swimming Pool, Private Residential" and "Accessory Use, Structure or Building," found at § 18-200, where a property owner owns two contiguous, fully conforming residential lots, with a residential dwelling located on one of the lots and the second lot being vacant, and therefore these lots not having been merged by operation of law, the vacant lot may be utilized to permit the construction of a private residential swimming pool servicing the developed lot without the need for merger of the lots; provided, however, that should the two contiguous lots no longer be in common ownership, the lot with private residential swimming pool shall not be permitted to continue as an accessory use, unless a new residential structure is located on that lot. A private residential swimming pool located on a vacant lot pursuant to this ordinance Section shall not be recognized as a principal, primary or permitted use on that lot, nor "grandfathered" to permit its continued use in the event the lots are no longer owned by a contiguous property owner. Such private residential swimming pool must always be maintained as an accessory use to a permitted residential building. Under no circumstances shall any swimming pool constructed pursuant to this Section be recognized as a Commercial Swimming Pool as defined at Section 18-200, rather it must be maintained as an accessory use or structure to either the contiguous property or a new residence on the formerly vacant property. All other ordinances involving the construction and maintenance of private residential swimming pools, including setback and fencing requirements, shall remain in full force and effect.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby replaced 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.

(F)18.

2024-036 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Cancel Any And All Taxes For The Tax Year 2023 Due On Block 445, Lot 9.05, Owned By Congregation Prospect Square Inc. Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c

WHEREAS, N.J.S.A. 54:4-3.6c permits a municipality, upon a showing of good cause as to why a timely claim was not filed, return all taxes collected on property owned by one or more associations or corporations organized exclusively for charitable or religious purposes; and
WHEREAS, the Township of Lakewood, in order to clear title, authorizes the cancellation of any and all taxes, due on the property aforesaid for tax year 2023; and

WHEREAS, the property owner has demonstrated good cause for not filing a Deed into a non-profit entity within the required statutory time frame for the property for the tax year 2023; and

WHEREAS, the taxpayer filed the appropriate documentation to be granted a tax exemption for the tax year 2024; and

WHEREAS, the property is being used for a charitable or religious purpose as required by N.J.S.A. 54:4-3.6c to qualify for exemption; and

WHEREAS, no more than three years have passed since the last date for filing a timely application; and,

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

1. The Township Committee hereby authorizes the cancellation of any and all taxes, for the tax year 2023 due on Block 445, Lot 9.05 in the amount of \$69,679.23 plus penalty of \$4,403.17 plus any accrued interest and penalties.
2. That the Tax Collector of Lakewood Township is hereby authorized to cancel any and all reference to taxes due as set forth above.
3. This Ordinance shall take effect upon final passage and publication in accordance with all reference to taxes due as set forth above and refund any taxes paid as set forth above.

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

ORDINANCE #2024-036

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL ANY AND ALL TAXES FOR THE TAX YEAR 2023 DUE ON BLOCK 445, LOT 9.05, OWNED BY CONGREGATION PROSPECT SQUARE INC. PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 54:4-3.6C

WHEREAS, N.J.S.A. 54:4-3.6c permits a municipality, upon a showing of good cause as to why a timely claim was not filed, return all taxes collected on property owned by one or more associations or corporations organized exclusively for charitable or religious purposes; and

WHEREAS, the Township of Lakewood, in order to clear title, authorizes the cancellation of any and all taxes, due on the property aforesaid for tax year 2023; and

WHEREAS, the property owner has demonstrated good cause for not filing a Deed into a non-profit entity within the required statutory time frame for the property for the tax year 2023; and

WHEREAS, the taxpayer filed the appropriate documentation to be granted a tax exemption for the tax year 2024; and

WHEREAS, the property is being used for a charitable or religious purpose as required by N.J.S.A. 54:4-3.6c to qualify for exemption; and

WHEREAS, no more than three years have passed since the last date for filing a timely application; and,

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

1. The Township Committee hereby authorizes the cancellation of any and all taxes, for the tax year 2023 due on Block 445, Lot 9.05 in the amount of \$69,679.23 plus penalty of \$4,403.17 plus any accrued interest and penalties.

2. That the Tax Collector of Lakewood Township is hereby authorized to cancel any and all reference to taxes due as set forth above.
3. This Ordinance shall take effect upon final passage and publication in accordance with all reference to taxes due as set forth above and refund any taxes paid as set forth above.

Introduced: September 12, 2024

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 **September 12, 2024** at 5:30 P.M.,

Lauren Kirkman, RMC CMR
Township Clerk

(F)19.

2024-037 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Article IX ("Zoning Districts And Regulations") Section 18-900 Of The Unified Development Ordinance Of The Revised General Ordinances Of The Township Of Lakewood.

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

SECTION 1. That Article IX of the Unified Development Ordinance of the Revised General Ordinances of the Township of Lakewood entitled "Zoning Districts and Regulations" Section 18-900 be and hereby is amended and supplemented with a new Paragraph O as follows:

18-900 General

* * *

O. In all residential zones and notwithstanding the definition of "Swimming Pool, Private Residential" and "Accessory Use, Structure or Building," found at § 18-200, where a property owner owns two contiguous, fully conforming residential lots, with a residential dwelling located on one of the lots and the second lot being vacant, and therefore these lots not having been merged by operation of law, the vacant lot may be utilized to permit the construction of a private residential swimming pool servicing the developed lot without the need for merger of the lots; provided, however, that should the two contiguous lots no longer be in common ownership, the lot with private residential swimming pool shall not be permitted to continue as an accessory use, unless a new residential structure is located on that lot. A private residential swimming pool located on a vacant lot pursuant to this ordinance Section shall not be recognized as a principal, primary or permitted use on that lot, nor "grandfathered" to permit its continued use in the event the lots are no longer owned by a contiguous property owner. Such private residential swimming pool must always be maintained as an accessory use to a permitted residential building. Under no circumstances shall any swimming pool constructed pursuant to this Section be recognized as a Commercial Swimming Pool as defined at Section 18-200, rather it must be maintained as an accessory use or structure to either the contiguous property or a new residence on the formerly vacant property. All other ordinances involving the construction and maintenance of private residential swimming pools, including setback and fencing requirements, shall remain in full force and effect.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby replaced 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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

ORDINANCE #2024-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE IX ("ZONING DISTRICTS AND REGULATIONS") SECTION 18-900 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD.

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

SECTION 1. That Article IX of the Unified Development Ordinance of the Revised General Ordinances of the Township of Lakewood entitled "Zoning Districts and Regulations" Section 18-900 be and hereby is amended and supplemented with a new Paragraph O as follows:

18-900 General

* * *

O. In all residential zones and notwithstanding the definition of "Swimming Pool, Private Residential" and "Accessory Use, Structure or Building," found at § 18-200, where a property owner owns two contiguous, fully conforming residential lots, with a residential dwelling located on one of the lots and the second lot being vacant, and therefore these lots not having been merged by operation of law, the vacant lot may be utilized to permit the construction of a private residential swimming pool servicing the developed lot without the need for merger of the lots; provided, however, that should the two contiguous lots no longer be in common ownership, the lot with private residential swimming pool shall not be permitted to continue as an accessory use, unless a new residential structure is located on that lot. A private residential swimming pool located on a vacant lot pursuant to this ordinance Section shall not be recognized as a principal, primary or permitted use on that lot, nor "grandfathered" to permit its continued use in the event the lots are no longer owned by a contiguous property owner. Such private residential swimming pool must always be maintained as an accessory use to a permitted residential building. Under no circumstances shall any swimming pool constructed pursuant to this Section be recognized as a Commercial Swimming Pool as defined at Section 18-200, rather it must be maintained as an accessory use or structure to either the contiguous property or a new residence on the formerly vacant property. All other ordinances involving the construction and maintenance of private residential swimming pools, including setback and fencing requirements, shall remain in full force and effect.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby replaced 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: September 12, 2024

Adopted:

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 **September 12, 2024** at 5:30 P.M.,

Lauren Kirkman, RMC CMR
Township Clerk

(G)20.

2024-029 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-13 (Parking Prohibited At All Times On Certain Streets) (Pawnee 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 11-13 entitled "Parking Prohibited at All Times on Certain Streets" be and hereby is amended and supplemented as follows:

11-13 Parking Prohibited at All Times on Certain Streets

1971 Code § 11-3.4; Ord. No. 97-14; Ord. No. 97-15; Ord. No. 2000-10 § 1; Ord. No. 2010-50 § 1; Ord. No. 2012-22; Ord. No. 2014-48; Ord. No. 2014-54; Ord. No. 2016-29; Ord. No. 2017-12; Ord. No. 2018-33; Ord. No. 2018-58; Ord. No. 2019-21, 2024-

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street Sides Times Location

Pawnee Road* East All Beginning at the easterly prolonged curb lines of Pawnee Road and Mohawk Place starting at a point 67 feet north and continuing in a northerly direction until 110 feet.

(Underscoring represents new text)

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

map

ORDINANCE 2024-

ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XI ENTITLED “TRAFFIC” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD, SPECIFICALLY SECTION 11-13 (PARKIGN PROHIBITED AT ALL TIMES ON CERTAIN STREETS) (PAWNEE 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 11-13 entitled “Parking Prohibited at All Times on Certain Streets” be and hereby is amended and supplemented as follows:

11-13 Parking Prohibited at All Times on Certain Streets

1971 Code § 11-3.4; Ord. No. 97-14; Ord. No. 97-15; Ord. No. 2000-10 § 1; Ord. No. 2010-50 § 1; Ord. No. 2012-22; Ord. No. 2014-48; Ord. No. 2014-54; Ord. No. 2016-29; Ord. No. 2017-12; Ord. No. 2018-33; Ord. No. 2018-58; Ord. No. 2019-21, 2024-

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street	Sides	Times	Location
<u>Pawnee Road*</u>	<u>East</u>	<u>All</u>	<u>Beginning at the easterly prolonged curb lines of Pawnee Road and Mohawk Place starting at a point 67 feet north and continuing in a northerly direction until 110 feet.</u>

(Underscoring represents new text)

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

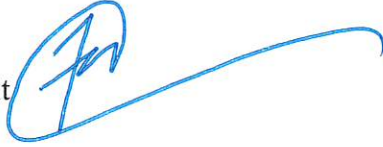
I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on _____, **2024** at 5:30 P.M.,

Lauren Kirkman, RMC CMR
Township Clerk



Lakewood Police Department

Gregory H. Meyer
CHIEF OF POLICE

Memo to: Patrick Donnelly, City Manager
From: Sergeant Frank Work, Traffic Safety Unit 
Date: July 22, 2024
Re: Request for No Parking Pawnee Road East Side

The Traffic Safety Unit has received a request from Congregation Bais Shabsi on Pawnee Road to eliminate parking on the east side of the roadway between and near their two driveways.

This Officer met with Yaakov Brisman and conducted a field survey into their request and has come up with the following recommendation below:

Schedule II No Parking

<u>Name of Street</u>	<u>Sides</u>	<u>Times</u>	<u>Location</u>
Pawnee Road	East	All	Beginning at the easterly prolonged curb lines of Pawnee Road and Mohawk Place starting at a point 67 feet north and continuing in a northerly direction until 110 feet.



ע"ש הרה"ח ר' שבת בן הרה"ח ר' יוסף פרנקל זצ"ל

Congregation Bais Shabsi

61 Pawnee Road Lakewood New Jersey

Officer Work,

We are requesting for safety concerns that there be no parking and that the area should be painted in front of the synagogue.

It would help the area be much safer with cars being able to see when exiting the parking lot.

It would also help the busses getting by Pawnee Rd at traffic times.

I will attach a google maps picture with markings.

Thank you,

Yaakov Brisman

68 Pawnee Rd

Lakewood, New Jersey

Google Street View

Jul 2022 See more dates

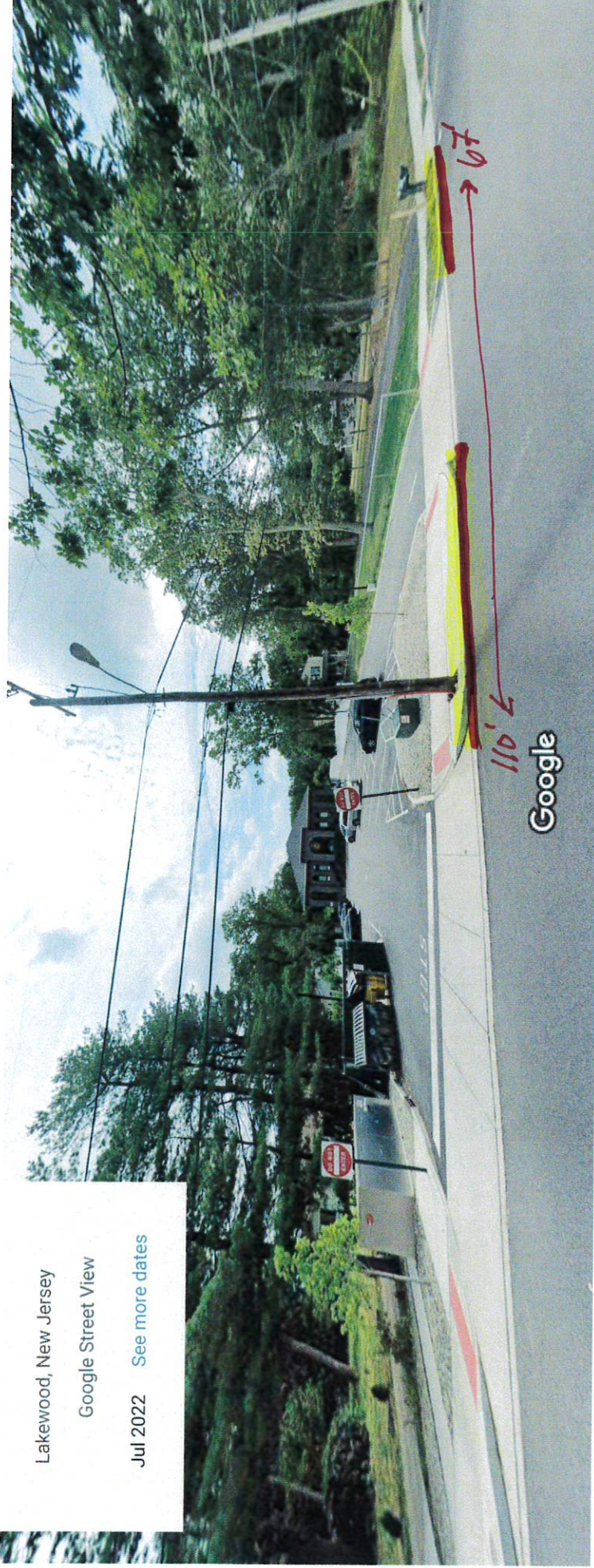


Image capture: Jul 2022 © 2024 Google



(G)21.

2024-030 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public Of A Portion Of A Paper Street Known As Edgecomb Avenue, In The Township Of Lakewood

WHEREAS, pursuant to N.J.S.A. 40:67-1b and N.J.S.A. 40:67-19, the Township Committee may, by ordinance, vacate any public street or portion thereof, dedicated to public use, but not accepted by the Township, whether or not the same, or any part, has been actually opened or improved; and

WHEREAS, a certain portion of Edgecomb Avenue in the Township of Lakewood is a paper street and remains unimproved; and

WHEREAS, this portion of Edgecomb Avenue hereinafter described and depicted on the attached maps has been determined to be unnecessary for public use; and

WHEREAS, both Ally Morris, P.P., of the Lakewood Township Planning Board Department and Jeffery Staiger, P.E., Township Engineer, support the vacation of the portion of Edgecomb Avenue hereinafter described; and

WHEREAS, Congregation Sanz of Lakewood is now the owner of all properties fronting, touching or abutting this portion of Edgecomb Avenue and has requested this street vacation; and

WHEREAS, it has been determined by the Township Committee as follows:

1. That the portion of Edgecomb Avenue described hereinbelow and as depicted on the attached maps and metes and bounds description is not needed for public road purposes; and
2. That the said portion of Edgecomb Avenue lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and

WHEREAS, pursuant to N.J.S.A. 40:67-1b, the Township Committee must, by Ordinance, preserve the right of public utilities to maintain, repair and replace their existing utility facilities, including cable television facilities, in, adjacent to, over, or under the property or right-of-way to be vacated;

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

SECTION 1. All public easements, right and interests to the portion Edgecomb Avenue as described herein below are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any Cable Television Company, as defined in the "Cable Television Act," N.J.S.A. 48:5A-1 et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

Description of a portion of Edgecomb Avenue is depicted on the attached maps and Metes and bounds description dated November 21, 2023 prepared by Christopher J. Bouffard, PLS, attached hereto.

SECTION 2. The Township Clerk shall publish, this ordinance, after being introduced and having passed a first reading, at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further

consideration for final passage, pursuant to N.J.S.A. 40:49-6.

SECTION 3. The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to N.J.S.A. 40:49-6.

SECTION 4. The Township Clerk shall within sixty (60) days after such ordinance becomes effective file a certified copy of the ordinance vacating the street with the office of the County Clerk in a special book set aside for dedications and vacations, pursuant to N.J.S.A. 40:67-21.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 6. 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 7. This Ordinance shall take effect upon final passage and publication in accordance with 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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

tax map

legal description of vacation

ORDINANCE 2024-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC OF A PORTION OF A PAPER STREET KNOWN AS EDGECOMB AVENUE, IN THE TOWNSHIP OF LAKEWOOD

WHEREAS, pursuant to N.J.S.A. 40:67-1b and N.J.S.A. 40:67-19, the Township Committee may, by ordinance, vacate any public street or portion thereof, dedicated to public use, but not accepted by the Township, whether or not the same, or any part, has been actually opened or improved; and

WHEREAS, a certain portion of Edgecomb Avenue in the Township of Lakewood is a paper street and remains unimproved; and

WHEREAS, this portion of Edgecomb Avenue hereinafter described and depicted on the attached maps has been determined to be unnecessary for public use; and

WHEREAS, both Ally Morris, P.P., of the Lakewood Township Planning Board Department and Jeffery Staiger, P.E., Township Engineer, support the vacation of the portion of Edgecomb Avenue hereinafter described; and

WHEREAS, Congregation Sanz of Lakewood is now the owner of all properties fronting, touching or abutting this portion of Edgecomb Avenue and has requested this street vacation; and

WHEREAS, it has been determined by the Township Committee as follows:

1. That the portion of Edgecomb Avenue described hereinbelow and as depicted on the attached maps and metes and bounds description is not needed for public road purposes; and
2. That the said portion of Edgecomb Avenue lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and

WHEREAS, pursuant to N.J.S.A. 40:67-1b, the Township Committee must, by Ordinance, preserve the right of public utilities to maintain, repair and replace their existing utility facilities, including cable television facilities, in, adjacent to, over, or under the property or right-of-way to be vacated;

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

SECTION 1. All public easements, right and interests to the portion Edgecomb Avenue as described herein below are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any Cable Television Company, as defined in the "Cable Television Act," N.J.S.A. 48:5A-1 et seq., to

maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

Description of a portion of Edgecomb Avenue is depicted on the attached maps and Metes and bounds description dated November 21, 2023 prepared by Christopher J. Bouffard, PLS, attached hereto.

SECTION 2. The Township Clerk shall publish, this ordinance, after being introduced and having passed a first reading, at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further consideration for final passage, pursuant to N.J.S.A. 40:49-6.

SECTION 3. The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to N.J.S.A. 40:49-6.

SECTION 4. The Township Clerk shall within sixty (60) days after such ordinance becomes effective file a certified copy of the ordinance vacating the street with the office of the County Clerk in a special book set aside for dedications and vacations, pursuant to N.J.S.A. 40:67-21.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 6. 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 7. This Ordinance shall take effect upon final passage and publication in accordance with law.

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
Township Clerk



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edgecomb road lakewood nj
ex: Museums in New York, NY

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Edgecomb Ave

Places

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Make sure 3D Buildings layer is checked
- Temporary Places

Layers

- Primary Database
- [Announcements](#)
- Borders and Labels
- Places
- Photos
- Roads
- 3D Buildings



315 Monmouth Ave., Suite 205
Lakewood, New Jersey 08701
T: 732.994.4900 • F: 732.886.2001
info@newlinesnj.com

November 21, 2023

**Description of a portion of Edgecomb Avenue to be Vacated
Township of Lakewood, County of Ocean**

All that certain tract or parcel of land being known and designated as a portion of Edgecomb Avenue as shown on a certain plan entitled "Major Site Plan, Existing Conditions & Demolition Plan, Talmud Torah Sanz Klausenburg, Block 1023, Lots 1.01 & 3, and Block 1009, Lots 1.04 & 1.05, Lakewood Township, Ocean County, New Jersey", said plan having been prepared by Newlines Engineering & Survey (Project 15160), dated May 18, 2022 and revised through September 27, 2023 and being more particularly bound and described as follows:

Beginning at a point in the existing Southerly Right-of-Way of Edgecomb Avenue (50.00 feet wide), said point being the intersection of the existing Southerly Right-of-Way of Edgecomb Avenue and the Westerly Right-of-Way of Argyle Avenue (Unimproved) (50.00 feet wide) and from said beginning point running, Thence;

- (1) Along the existing Northerly line of Block 1023 Lots 1.01 and 3 North $82^{\circ} 55' 33''$ West 260.00 feet, to a point in the existing Easterly line of Block 1023 Lot 1.01, Thence;
- (2) North $07^{\circ} 04' 27''$ East 50.00 feet, to a point in the existing Southerly line of Block 1009 Lot 1.05, Thence;
- (3) Along the existing Southerly line of Block 1009 Lots 1.05 and 1.04 South $82^{\circ} 55' 33''$ East 260.00 feet, to a point in the Westerly Right-of-Way of Argyle Avenue, Thence;
- (4) South $07^{\circ} 04' 27''$ West 50.00 feet, to the point and place of beginning;

Said above described tract or parcel of land containing within said bounds 13,000 square feet of land (0.2984 acres), more or less.

Said above described tract or parcel of land being subject to easements and/or restrictions of record.

Prepared by:
Newlines Engineering & Survey

Christopher J. Bouffard, PLS
NJ Professional Land Surveyor no. 37576

(G)22.

2024-031 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-13 (Parking Prohibited At All Times On Certain Streets) (Sablou Drive – Hanover Way)

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 11-13 entitled “Parking Prohibited at All Times on Certain Streets” be and hereby is amended and supplemented as follows:

11-13 Parking Prohibited at All Times on Certain Streets

1971 Code § 11-3.4; Ord. No. 97-14; Ord. No. 97-15; Ord. No. 2000-10 § 1; Ord. No. 2010-50 § 1; Ord. No. 2012-22; Ord. No. 2014-48; Ord. No. 2014-54; Ord. No. 2016-29; Ord. No. 2017-12; Ord. No. 2018-33; Ord. No. 2018-58; Ord. No. 2019-21, 2024-

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street Sides Times Location

Sablou Drive East All Beginning at 19 Sablou Drive and continuing until 22 Sablou Drive as depicted on the attached map..

Hanover Way East All Beginning at 66 Hanover Way and continuing until 71 Hanover Way as depicted on the attached map.

(Underscoring represents new text)

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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

memo

ORDINANCE 2024-

ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XI ENTITLED “TRAFFIC” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD, SPECIFICALLY SECTION 11-13 (PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS) (SABLOW DRIVE – HANOVER WAY)

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 11-13 entitled “Parking Prohibited at All Times on Certain Streets” be and hereby is amended and supplemented as follows:

11-13 Parking Prohibited at All Times on Certain Streets

1971 Code § 11-3.4; Ord. No. 97-14; Ord. No. 97-15; Ord. No. 2000-10 § 1; Ord. No. 2010-50 § 1; Ord. No. 2012-22; Ord. No. 2014-48; Ord. No. 2014-54; Ord. No. 2016-29; Ord. No. 2017-12; Ord. No. 2018-33; Ord. No. 2018-58; Ord. No. 2019-21, 2024-

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street	Sides	Times	Location
<u>Sablow Drive</u>	<u>East</u>	<u>All</u>	<u>Beginning at 19 Sablow Drive and continuing until 22 Sablow Drive as depicted on the attached map..</u>
<u>Hanover Way</u>	<u>East</u>	<u>All</u>	<u>Beginning at 66 Hanover Way and continuing until 71 Hanover Way as depicted on the attached map.</u>

(Underscoring represents new text)

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 _____, **2024** at 5:30 P.M.,

Lauren Kirkman, RMC CMR
Township Clerk



Lakewood Police Department

Gregory H. Meyer
CHIEF OF POLICE

Memo to: Patrick Donnelly, City Manager
From: Sergeant Frank Work, Traffic Safety Unit 
Date: July 22, 2024
Re: Request for No Parking Sablow Drive / Hanover Way

The Traffic Safety Unit has received a request from the Meadows at Locust Homeowners Association to eliminate parking in the cul-de-sacs on Sablow Drive and Hanover Way.

This Officer conducted a field survey into their request and has come up with the following recommendation below:

Schedule II No Parking

<u>Name of Street</u>	<u>Sides</u>	<u>Times</u>	<u>Location</u>
Sablow Drive	East	All	Beginning at 19 Sablow Drive and continuing until 22 Sablow Drive as depicted on the attached map.
Hanover Way	East	All	Beginning at 66 Hanover Way and continuing until 71 Hanover Way as depicted on the attached map.

Meadows at Locust Homeowners Association

06/07/2024

Dear Members of the Township Committee.

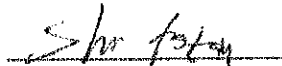
We hope this letter finds you well. The trustees of Meadows at Locust Homeowners Association are writing to express our support for the proposal to designate those three specific areas within our neighborhood as no-parking zones, particularly around bends and corners.

1. Corner of Hanover Way and Sablow Drive: Vehicles parked here severely limit visibility for both drivers and pedestrians, particularly children, creating a dangerous situation.
2. Cul-de-sac on Sablow Drive: Cars parked there impede the maneuverability of school buses, necessitating them to back up, which poses a significant risk – especially in a development full of kids.
3. Cul-de-sac on Hanover Way: This location faces similar challenges as Sablow Drive, with parked vehicles complicating bus turnarounds and compromising child safety.

We believe that implementing no-parking restrictions in these areas will enhance safety for residents and motorists alike.

Thank you for your attention to this matter.

Sincerely,



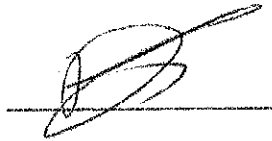
Shea Fasten



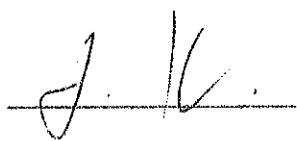
Shea Moskovits



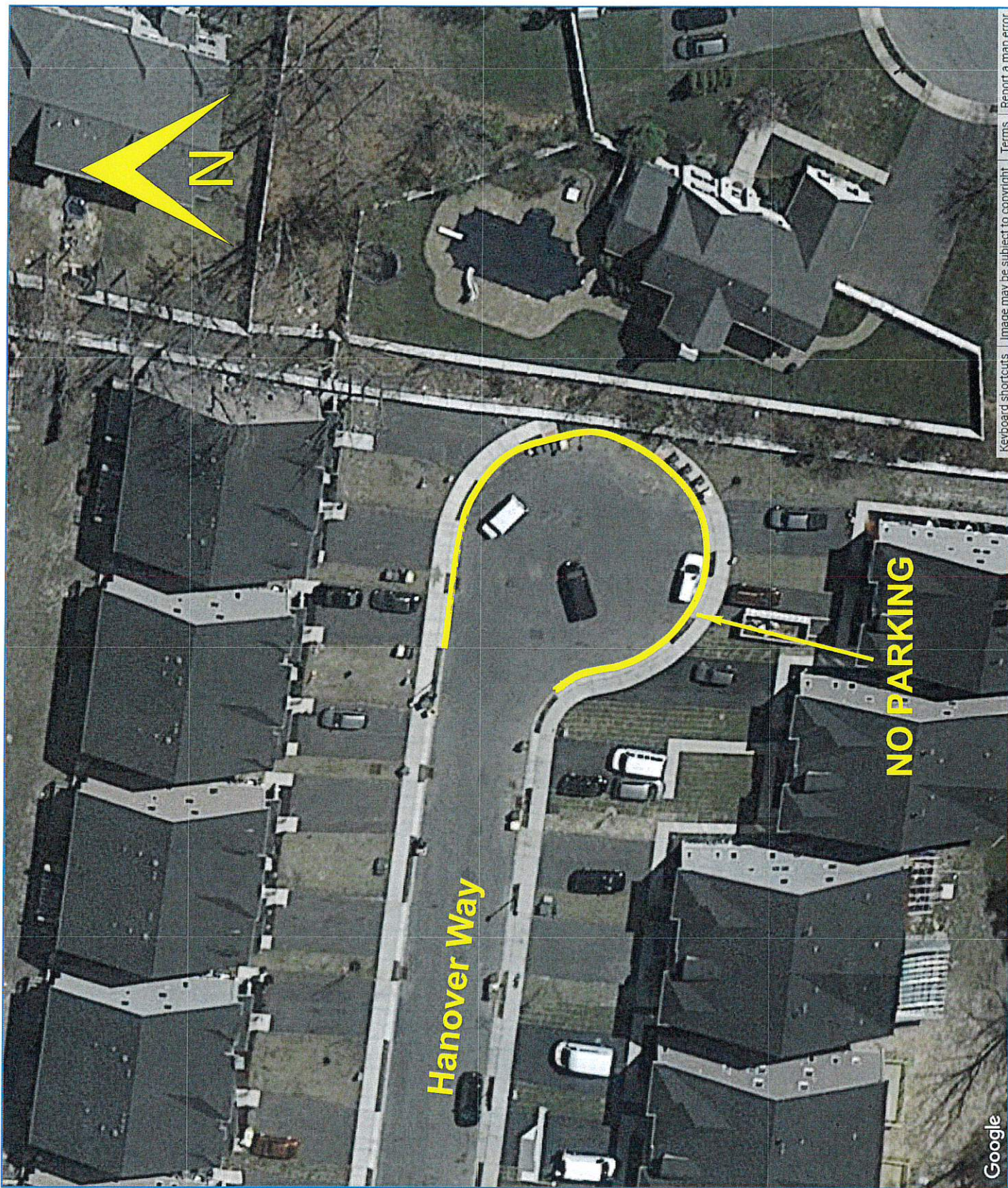
Yechiel Rosenfeld



David Edel

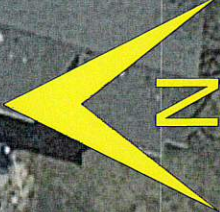


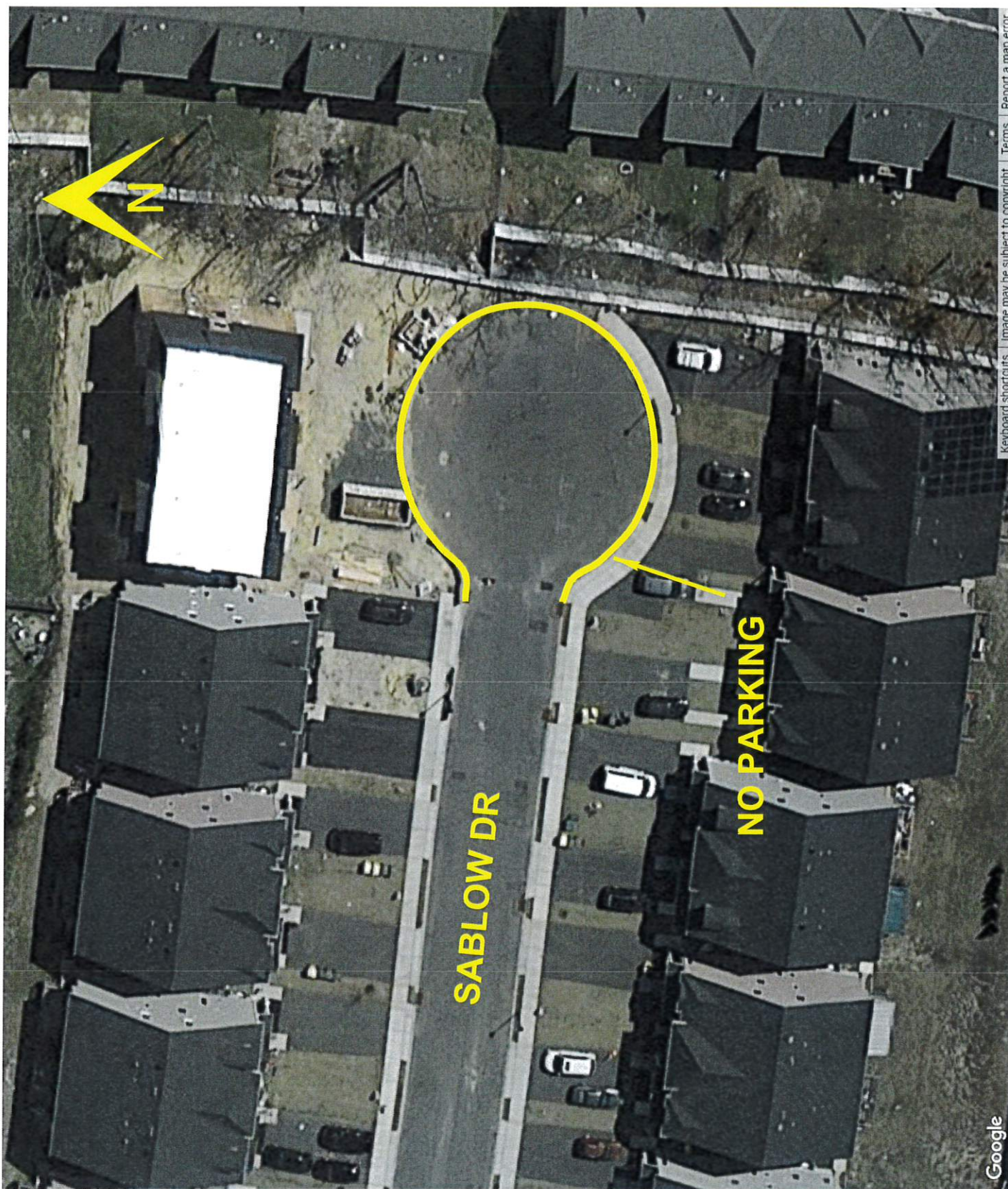
Yehoshua Klein



Hanover Way

NO PARKING





SABLOW DR

NO PARKING

(G)23.

2024-032 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Paper Street Known As Wakefield Avenue, In The Township Of Lakewood

WHEREAS, pursuant to N.J.S.A. 40:67-1b and N.J.S.A. 40:67-19, the Township Committee may, by ordinance, vacate any public street or portion thereof, dedicated to public use, but not accepted by the Township, whether or not the same, or any part, has been actually opened or improved; and

WHEREAS, Wakefield Avenue, in the Township of Lakewood, is a paper street and remains unimproved; and

WHEREAS, Wakefield Avenue hereinafter described and depicted on the attached maps has been determined to be unnecessary for public use; and

WHEREAS, Ally Morris, P.P., of the Lakewood Township Planning Board Department, supports the vacation of Wakefield Avenue hereinafter described; and

WHEREAS, the three owners of all properties fronting, touching or abutting Wakefield Avenue have requested this street vacation; and

WHEREAS, it has been determined by the Township Committee as follows:

1. That Wakefield Avenue described hereinbelow and as depicted on the attached maps and metes and bounds description is not needed for public road purposes; and
2. That Wakefield Avenue lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and

WHEREAS, pursuant to N.J.S.A. 40:67-1b, the Township Committee must, by Ordinance, preserve the right of public utilities to maintain, repair and replace their existing utility facilities, including cable television facilities, in, adjacent to, over, or under the property or right-of-way to be vacated;

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

SECTION 1. All public easements, right and interests to Wakefield Avenue as described herein below are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any Cable Television Company, as defined in the "Cable Television Act," N.J.S.A. 48:5A-1 et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

Description of Wakefield Avenue is depicted on the attached maps and Metes and bounds description dated August 5, 2024 prepared by Christopher J. Bouffard, PLS, attached hereto.

SECTION 2. The Township Clerk shall publish, this ordinance, after being introduced and having passed a first reading, at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further consideration for final passage, pursuant to N.J.S.A. 40:49-6.

SECTION 3. The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to N.J.S.A. 40:49-6.

SECTION 4. The Township Clerk shall within sixty (60) days after such ordinance becomes effective file a certified copy of the ordinance vacating the street with the office of the County Clerk in a special book set aside for dedications and vacations, pursuant to N.J.S.A. 40:67- 21.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 6. 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 7. This Ordinance shall take effect upon final passage and publication in accordance with 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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

tax sheet 82 marked up

req from all prop owners

metes and bounds

ORDINANCE #2024-032

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC TO A PAPER STREET KNOWN AS WAKEFIELD AVENUE, IN THE TOWNSHIP OF LAKEWOOD

WHEREAS, pursuant to N.J.S.A. 40:67-1b and N.J.S.A. 40:67-19, the Township Committee may, by ordinance, vacate any public street or portion thereof, dedicated to public use, but not accepted by the Township, whether or not the same, or any part, has been actually opened or improved; and

WHEREAS, Wakefield Avenue, in the Township of Lakewood, is a paper street and remains unimproved; and

WHEREAS, Wakefield Avenue hereinafter described and depicted on the attached maps has been determined to be unnecessary for public use; and

WHEREAS, Ally Morris, P.P., of the Lakewood Township Planning Board Department, supports the vacation of Wakefield Avenue hereinafter described; and

WHEREAS, the three owners of all properties fronting, touching or abutting Wakefield Avenue have requested this street vacation; and

WHEREAS, it has been determined by the Township Committee as follows:

1. That Wakefield Avenue described hereinbelow and as depicted on the attached maps and metes and bounds description is not needed for public road purposes; and
2. That Wakefield Avenue lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and

WHEREAS, pursuant to N.J.S.A. 40:67-1b, the Township Committee must, by Ordinance, preserve the right of public utilities to maintain, repair and replace their existing utility facilities, including cable television facilities, in, adjacent to, over, or under the property or right-of-way to be vacated;

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

SECTION 1. All public easements, right and interests to Wakefield Avenue as described herein below are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any Cable Television Company, as defined in the "Cable Television Act," N.J.S.A. 48:5A-1 et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

Description of Wakefield Avenue is depicted on the attached maps and Metes and bounds description dated August 5, 2024 prepared by Christopher J. Bouffard, PLS, attached hereto.

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SECTION 4. The Township Clerk shall within sixty (60) days after such ordinance becomes effective file a certified copy of the ordinance vacating the street with the office of the County Clerk in a special book set aside for dedications and vacations, pursuant to N.J.S.A. 40:67-21.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 6. 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 7. This Ordinance shall take effect upon final passage and publication in accordance with law.

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 August 15, 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 September 12, 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
Township Clerk

DATE	NAME	LIC. NO.
4-81	HARRY W. MAGER, JR.	L.S. 20810
5-81	HARRY W. MAGER, JR.	P.L.S. 20810
4-92	HARRY W. MAGER, JR.	P.L.S. 20810
9-92	HARRY W. MAGER, JR.	L.S. 20810
5-95	HARRY W. MAGER, JR.	L.S. 20810
10-95	HARRY W. MAGER, JR.	L.S. 20810
1-96	HARRY W. MAGER, JR.	L.S. 20810
12-96	HARRY W. MAGER, JR.	L.S. 20810
3-97	HARRY W. MAGER, JR.	L.S. 20810

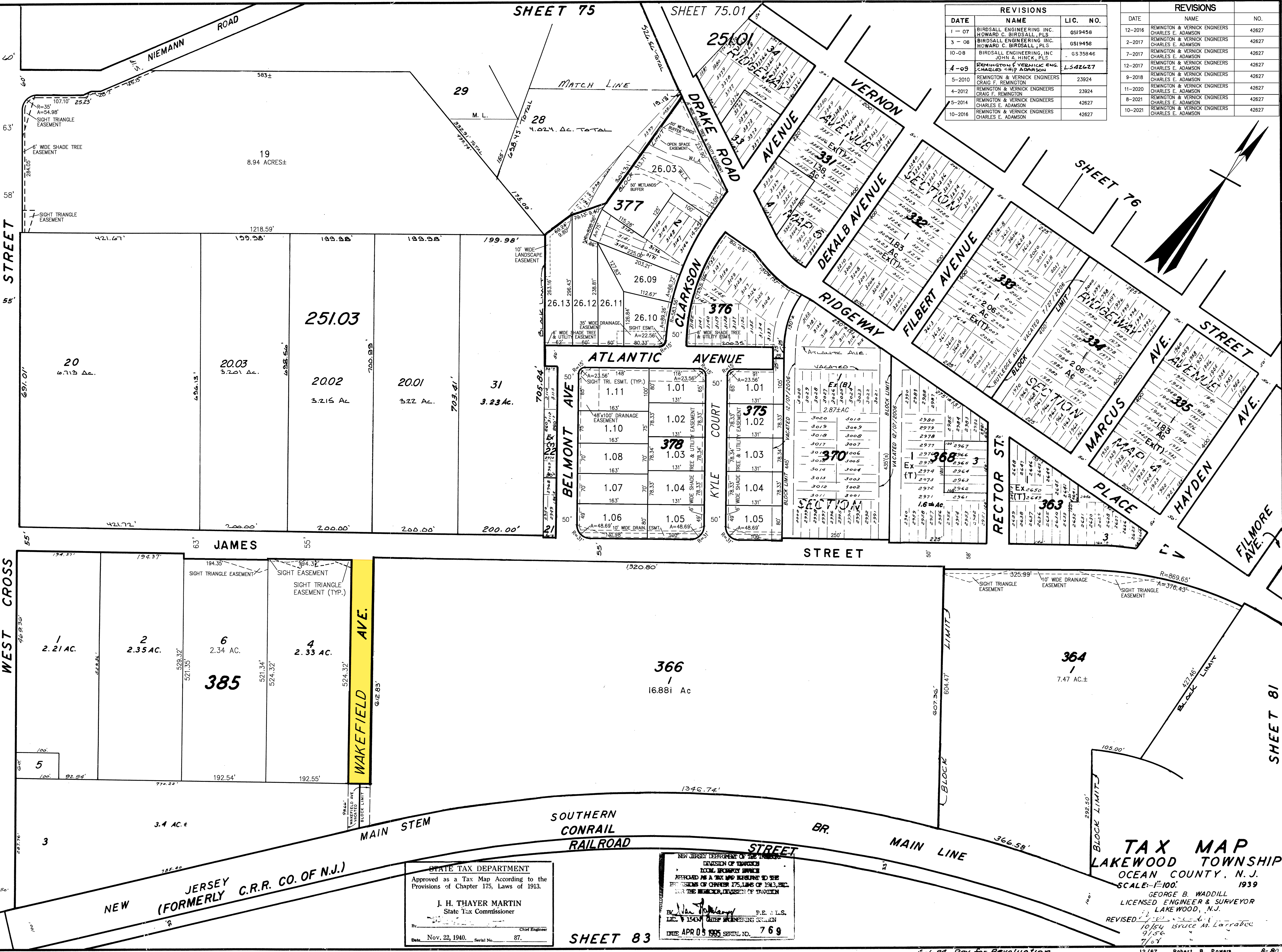
DATE	NAME	LIC. NO.
10-03	BIRDSALL ENGINEERING INC.	LS 19458
6-04	BIRDSALL ENGINEERING INC.	LS 19458
10-05	BIRDSALL ENGINEERING INC.	LS 19458
11-06	BIRDSALL ENGINEERING INC.	LS 19458

DATE	NAME	LIC. NO.
8-98	HARRY W. MAGER, JR.	P.L.S. 20810
7-99	BIRDSALL ENGINEERING INC.	L.S. 19458
12-00	BIRDSALL ENGINEERING INC.	L.S. 19458
12-01	BIRDSALL ENGINEERING INC.	L.S. 19458
7-02	BIRDSALL ENGINEERING INC.	L.S. 19458

DATE	NAME	LIC. NO.
12-17	Robert B. Powers	8-80
1/69		1/69
7/73	Daniel A. DeSessa	2-84
7/74		
1/76		

DATE	NAME	LIC. NO.
1-07	BIRDSALL ENGINEERING INC.	LS 19458
3-08	BIRDSALL ENGINEERING INC.	LS 19458
10-08	BIRDSALL ENGINEERING INC.	LS 19458
4-09	REMINGTON & VERNICK ENG. CHARLES E. ADAMSON	L.S. 42627
5-2010	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
4-2012	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
5-2014	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
10-2016	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627

DATE	NAME	NO.
12-2016	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
2-2017	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
7-2017	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
12-2017	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
9-2018	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
11-2020	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
8-2021	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627
10-2021	REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	42627



STATE TAX DEPARTMENT
 Approved as a Tax Map According to the Provisions of Chapter 175, Laws of 1913.
 J. H. THAYER MARTIN
 State Tax Commissioner
 Date: Nov. 22, 1940. Serial No. 87.

NEW JERSEY DEPARTMENT OF TREASURY
 DIVISION OF REVENUE
 LOCAL EXCESSIVE BURDEN
 APPROVED AS A TAX MAP PURSUANT TO THE PROVISIONS OF CHAPTER 175, LAWS OF 1913, ETC.
 FOR THE MUNICIPAL DIVISION OF TOWNSHIP
 BY: [Signature] P.E., L.S.
 LIC. # 15434, CREW ENGINEERING SECTION
 DATE: APR 05 1995, SERIAL NO. 769

TAX MAP
 LAKEWOOD TOWNSHIP
 OCEAN COUNTY, N.J.
 SCALE: 1"=100'
 1939
 GEORGE B. WADDILL
 LICENSED ENGINEER & SURVEYOR
 LAKEWOOD, N.J.
 REVISED: 10/54 Bruce M. Larrabee
 9/56
 7/63
 12/87 Robert B. Powers 8-80
 1/69
 7/73 Daniel A. DeSessa 2-84
 7/74
 1/76

SHEET 83

June 6, 2024

To Whom This May Concern:

We are the current the neighbors of Wakefield Ave, also known as 640 Janes and Shiras Chaim.

We are joining together in requesting that the township please vacate Wakefield Ave.

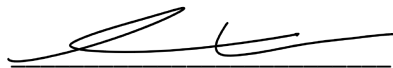
Shiras Chaim 805 Cross. Moshe D Perlstein



640 James LLC, Tzvi Y Perlstein



600 James LLC, Abraham Weinberger





315 Monmouth Ave., Suite 205
Lakewood, New Jersey 08701
T: 732.994.4900 • F: 732.886.2001
info@newlinesnj.com

August 5, 2024

**Description of Wakefield Avenue to be Vacated
Township of Lakewood, County of Ocean**

All that certain tract or parcel of land being known and designated as Wakefield Avenue as shown on a certain plan entitled "ALTA/ NSPS Land Title Survey, Prepared for 640 James Street, Lot 4, Block 385, Situated in the Township of Lakewood, Ocean County, New Jersey", said plan having been prepared by Clearpoint Services LLC (Project 22-34601-11), dated February 6, 2024 and being more particularly bound and described as follows:

Beginning at a point in the Southeasterly Right-of-Way of James Street (F.K.A. Ridge Avenue) (R.O.W. Varies), said point being the existing Northwesterly corner of Wakefield Avenue and the existing Northeasterly corner of Block 385 Lot 4, and from said beginning point running, Thence;

- (1) Along the Southeasterly Right-of-Way of James Street North $60^{\circ} 07' 00''$ East 50.00 feet, to a point in the existing Southwesterly line of Block 366 Lot 1, Thence;
- (2) South $29^{\circ} 53' 00''$ East 524.32 feet, to the point in the Northwesterly line of the same, Thence;
- (3) Along the Northwesterly line of Block 366 Lot 1 and Block 385 Lot 3 South $06^{\circ} 07' 00''$ West 50.00 feet, to a point in the existing Northeasterly line of Block 385 Lot 4, Thence;
- (4) North $29^{\circ} 53' 00''$ West 524.32 feet, to the point and place of beginning;

Said above described tract or parcel of land containing within said bounds 26,216 square feet of land (0.6018 acres), more or less.

Said above described tract or parcel of land being subject to easements and/or restrictions of record.

Prepared by
Newlines Engineering & Survey



Christopher J. Bouffard, PLS
NJ Professional Land Surveyor no. 37576

(G)24.

2024-033 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Changing The Name Of Streets Known As A Portion Of Halsey Street, And All Of Clyde Avenue And Argyle Avenue Between Oak Street And Turin Avenue, As Depicted On Tax Map Sheet 137 To Gorlitz Avenue Pursuant To And In Accordance With N.J.S.A. 40:67-1(K) Et Seq.

WHEREAS, the purpose of the within Ordinance is to change the name of portions of three streets designated as, pursuant to the request of Township officials and Rabbi Mordechai Rosenberg, on behalf of the residents of the local community.

WHEREAS, pursuant to the provisions of N.J.S.A. 40-67-1(k), et seq., the governing body of a municipality may make ordinances to provide for the changing of names of streets within the municipality, and pursuant to Lakewood Ordinance 18-814G, no street shall have a name that so nearly duplicates the name of an existing street so that confusion results; and

WHEREAS, Rabbi Rosenberg, on behalf of the local community has recognized that the portions of these three street names may conflict and cause confusion with already existing streets in Lakewood Township; and

WHEREAS, portions of these three streets are currently under construction (a copy of Sheet 137 of the Lakewood Township Tax Map is annexed hereto to illustrate the location of these streets); and

WHEREAS, Rabbi Rosenberg has asked that the street names be changes to Gorlitz Avenue, and Francine Siegal, Acting Zoning Officer, has approved the availability of the name; and

WHEREAS, the change of the name will not impact any existing developed properties; and

WHEREAS, the Township Committee of the Township of Lakewood deems it fitting and appropriate to change the name of a portion of Halsey Street, and all of Clyde Avenue and Argyle Avenue between Oak Street and Turin Avenue to Gorlitz Avenue.

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

SECTION 1. The name of a portion of Halsey Street, and all of Clyde Avenue and Argyle Avenue between Oak Street and Turin Avenue is now designated and changed to Gorlitz Avenue for the reasons set forth above.

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

SECTION 3. 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 **September 12, 2024**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

tax map

marked up tax sheet 137

ORDINANCE 2024-033

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY CHANGING THE NAME OF STREETS KNOWN AS A PORTION OF HALSEY STREET, AND ALL OF CLYDE AVENUE AND ARGYLE AVENUE BETWEEN OAK STREET AND TURIN AVENUE, AS DEPICTED ON TAX MAP SHEET 137 TO GORLITZ AVENUE PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40:67-1(K) ET SEQ.

WHEREAS, the purpose of the within Ordinance is to change the name of portions of three streets designated as, pursuant to the request of Township officials and Rabbi Mordechai Rosenberg, on behalf of the residents of the local community.

WHEREAS, pursuant to the provisions of N.J.S.A. 40-67-1(k), et seq., the governing body of a municipality may make ordinances to provide for the changing of names of streets within the municipality, and pursuant to Lakewood Ordinance 18-814G, no street shall have a name that so nearly duplicates the name of an existing street so that confusion results; and

WHEREAS, Rabbi Rosenberg, on behalf of the local community has recognized that the portions of these three street names may conflict and cause confusion with already existing streets in Lakewood Township; and

WHEREAS, portions of these three streets are currently under construction (a copy of Sheet 137 of the Lakewood Township Tax Map is annexed hereto to illustrate the location of these streets); and

WHEREAS, Rabbi Rosenberg has asked that the street names be changes to Gorlitz Avenue, and Francine Siegal, Acting Zoning Officer, has approved the availability of the name; and

WHEREAS, the change of the name will not impact any existing developed properties;
and

WHEREAS, the Township Committee of the Township of Lakewood deems it fitting and appropriate to change the name of a portion of Halsey Street, and all of Clyde Avenue and Argyle Avenue between Oak Street and Turin Avenue to Gorlitz Avenue.

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

SECTION 1. The name of a portion of Halsey Street, and all of Clyde Avenue and Argyle Avenue between Oak Street and Turin Avenue is now designated and changed to Gorlitz Avenue for the reasons set forth above.

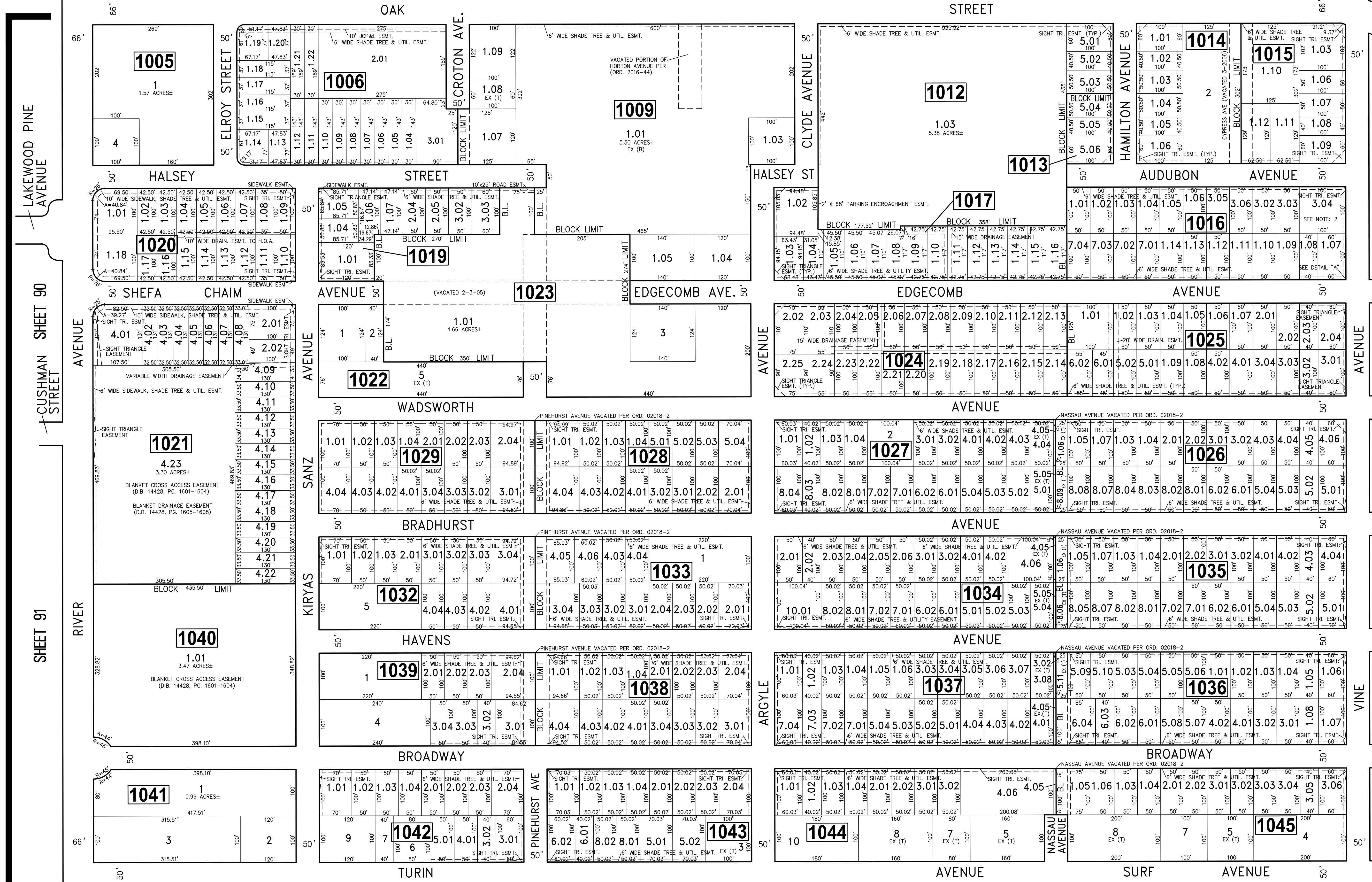
SECTION 2. That all ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. This Ordinance shall take effect immediately upon final passage and publication as required by law.

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 **August 15, 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.

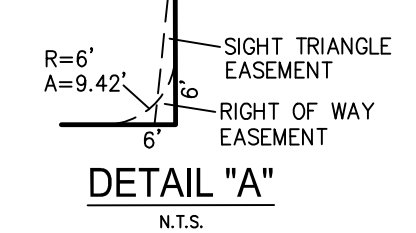
LAUREN KIRKMAN RMC, CMR
Township Clerk



REVISIONS			REVISIONS		
DATE	NAME	NO.	DATE	NAME	NO.
10-1-2017	CHARLES E. ADAMSON	42627	11-1-2020	CHARLES E. ADAMSON	42627
12-1-2017	CHARLES E. ADAMSON	42627	7-1-2021	CHARLES E. ADAMSON	42627
4-1-2018	CHARLES E. ADAMSON	42627	11-1-2021	CHARLES E. ADAMSON	42627
8-1-2018	CHARLES E. ADAMSON	42627	12-1-2021	CHARLES E. ADAMSON	42627
9-1-2018	CHARLES E. ADAMSON	42627	5-1-2022	CHARLES E. ADAMSON	42627
10-1-2018	CHARLES E. ADAMSON	42627	7-1-2022	CHARLES E. ADAMSON	42627
4-1-2019	CHARLES E. ADAMSON	42627	4-1-2023	CHARLES E. ADAMSON	42627
9-1-2019	CHARLES E. ADAMSON	42627			
10-1-2019	CHARLES E. ADAMSON	42627			
3-12-2020	CHARLES E. ADAMSON	42627			

NOTE: THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).

NOTE: 1 THE OVERLAPPING LINES & DIMENSIONS SHOWN ARE PLOTTED IN ACCORDANCE WITH THE METES & BOUNDS DESCRIPTIONS APPEARING IN THE LAST DEED OF RECORD FOR EACH PARCEL & DO NOT PURPORT TO REPRESENT TITLE OR OWNERSHIP STATUS IN ANY MANNER. THESE SITUATIONS ARE SUBJECT TO SOLUTION BY THE PROPERTY OWNERS CONCERNED.
NOTE: 2 ACCESS EASEMENT TO THE BENEFIT OF BLOCK 1016, LOT 3.04 OVER BLOCK 1016, LOT 3.03 FOR MAINTAINING PRIVATE WATER WELL. (D.B. 17212, PG. 1734)



TAX MAP
TOWNSHIP OF LAKEWOOD
 OCEAN COUNTY NEW JERSEY
 SCALE: 1" = 100' DATE: 10-1-2017
 CHARLES E. ADAMSON N.J.P.L.S. LIC. NO. 42627
REMINGTON & VERNICK ENGINEERS
 3 JOCAMA BOULEVARD-SUITE 2, OLD BRIDGE, N.J. 08857
 (732) 955-8000, FAX (732) 591-2815, WEB SITE ADDRESS: WWW.RVE.COM
 Certificate of Authorization: 24 GA 28003300
 ~ENGINEERING EXCELLENCE~

