

AGENDA JANUARY 16, 2025
LAKEWOOD TOWNSHIP COMMITTEE MEETING
REGULAR MEETING 5:30 P.M.

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published in the Star Ledger on January 7, 2025.

(A) ROLL CALL - MEETING BEGINS AT 5:30 P. M. The public is welcome to participate using Web-Ex either by computer (audio/visual) <https://signin.webex.com/join> or by phone (audio only). The phone number is (408) 418-9388. The Meeting ID#/Password is: 26303382722. All participants will be muted upon entry but may participate by using the *3 key on the phone to raise your hand or by clicking the raise hand button to be recognized via computer. Comments may also be emailed to comments@lakewoodnj.gov. This meeting is live-streamed & recorded on Townhall Streams at <https://townhallstreams.com>

(B) SALUTE TO THE FLAG AND PRAYER

(C) APPROVAL OF MINUTES: December 5, 2024, January 2, 2025

(D) CONSENT AGENDA

The items listed below are considered to be routine by the Township of Lakewood and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

- (D)1. 2025-0068 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Lakewood Business, LLC In Connection With SP #2240 (Cross St), Block 524, Lots 3.01 & 3.02
- (D)2. 2025-0069 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By The House On Forest, LLC In Connection With ZB# 4119 (Forest Dr) Block 12, Lot 206
- (D)3. 2025-0070 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Shmuel Schwartz In Connection With 101 Coleman Ave Block 104.01, Lot 12
- (D)4. 2025-0071 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Simchas Kallah, Inc., In Connection With ZB# 4172 (West County Line Rd) Block 2.05 Lot 8
- (D)5. 2025-0072 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee,

- Monuments, Posted By 570 Ocean, LLC, In Connection With ZB #4090A (Ocean Ave) Block 538 Lots 13, 14 & 42
- (D)6. 2025-0073 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By K-Lakewood Associates, LLC In Connection With ZB #4057A (Route 70), Block 1077, Lot 21
- (D)7. 2025-0074 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By TMV 70, LLC In Connection With SP #2314 (Route 70 & Airport Rd), Block 1160.01, Lot 253
- (D)8. 2025-0075 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By CBRC Holdings Urban Renewal, LLC, In Connection With SP 2315 (Cedarbridge Ave) Block 961.02 Lot 1.04
- (D)9. 2025-0076 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Arm Land Group, LLC. In Connection With ZB #3710B (Lanes Mill Rd), Block 189.04, Lots 68, 197 & 201
- (D)10. 2025-0077 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By B.M. Of Pine St, Inc. In Connection With ZB #4147A (Pine St-Shul) Block 774.04 Lot 13
- (D)11. 2025-0078 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Silverline Construction In Connection With ZB 4238 (185 Pine St) Block 774.04, Lot 13.01
- (D)12. 2025-0079 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Miriam Schustal In Connection With SD 2380 (403 Ridge Ave) Block 223, Lot 90.01
- (D)13. 2025-0080 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Toras Imecha, Inc., In Connection With SP #1904- New High School (E. County Line Road) Block 194 Lots 2 & 3
- (D)14. 2025-0081 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Kikar Shabbos, LLC In Connection With SP #2413 (Monmouth Ave & 4th St) Blocks 160; 161, Lots 1.03-1.05; 2 & 6
- (D)15. 2025-0082 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Yeshiva Ohr Moshe, Inc. In Connection With 21 4th Street Block 159, Lot 20
- (D)16. 2025-0083 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted

By 519 Arlington, LLC, In Connection With SD 2475 (Vine Ave)
Block 763 Lot 8

- (D)17. 2025-0084 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Mesivta Ahavas Hatorah D'Lakewood, Inc., In Connection With SP #2344 (Chestnut St), For Block 1096, Lots 1 & 2
- (D)18. 2025-0085 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By 60 Drake Road, LLC., In Connection With ZB #4252 (60 Drake Road), For Block 251.02, Lot 95
- (D)19. 2025-0086 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Casa Nova Today, LLC, In Connection With SP #2409 (River Ave) Block 1077 Lot 39.58
- (D)20. 2025-0087 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Khal Meor Chaim, In Connection With SP 2244 (Miller Rd) Block 9 Lot 3.01
- (D)21. 2025-0088 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Kollal Kinyan Torah, Inc. In Connection With SP #2336 (Whitesville Rd), Block 251, Lot 1.04
- (D)22. 2025-0089 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yeruchem Gelb In Connection With SD #2418 (Ocean Ave) Block 539, Lots 3, 4, 5 & 6
- (D)23. 2025-0090 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Ellis Lewenstein-ELL Sterling Construction, LLC In Connection With 1125 Central Ave, Block 12.04, Lot 75
- (D)24. 2025-0091 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Chana Neger In Connection With 104 East 8th Street Block 231, Lot 2
- (D)25. 2025-0092 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By BSDS Investments NA, LLC In Connection With SD #2537 (Laurel Ave) Block 539, Lots 13, 14 & 15
- (D)26. 2025-0093 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The Prosecutor's Program Formerly Known As "Fatal Accident Support Team (F.A.S.T.) 2025"

- (D)27. 2025-0094 Resolution Of The Township Of Lakewood Requesting An Authorizing The Submission Of A Scope Modification For The Roadway Improvements To Sections Of E 9th, E 7th And E 6th Street Project With The New Jersey Department Of Transportation
- (D)28. 2025-0095 Resolution Of The Township Committee Of The Township Of Lakewood Authorizing The Mayor To Sign A Revocable License Agreement With Marianna Seidenfeld For Installation Of A Radiant Heat Sidewalk At 1430 East Spruce Street, Lakewood
- (D)29. 2025-0096 A Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Submission Of A Project Request To The UEZA For A Stabilization And Growth Loan Program
- (D)30. 2025-0097 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting Approval For Fireworks Displays To Be Held At First Energy Park
- (D)31. 2025-0098 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Participation In The State Development And Redevelopment Plan (State Plan) Cross-Acceptance Process
- (D)32. 2025-0099 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding Professional Services Contracts To And Authorizing The Appointment Bathgate, Wegner & Wolf PC As Special Township Counsel For The Township Of Lakewood
- (D)33. 2025-0100 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Contract For Chiller Replacement At DPW Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)34. 2025-0101 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Procurement Of Safety Sign Materials For The Township Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq.
- (D)35. 2025-0102 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Electrical Service For Various Projects Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq
- (D)36. 2025-0103 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure An Employee Assistance Program From Preferred Behavioral Health Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5
- (D)37. 2025-0104 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Upgrade To The Pine Park Handball Court Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq
- (D)38. 2025-0105 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure A Government Relations Firm Pursuant To And In

- Accordance With N.J.S.A. 19:44a-20.5
- (D)39. 2025-0106 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Professional Services Contract For Special Projects Engineers & Planners Pursuant To And In Accordance With N.J.S.A. 40a:11-5
- (D)40. 2025-0107 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure Outdoor Equipment Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5
- (D)41. 2025-0108 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rejecting All Bids For The RFP For The Study Of Lakewood Board Of Education's Non-Public Pupil Transportation Program Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)42. 2025-0109 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Tax Collector To Void And Cancel The Taxes Due On Block 251.05, Lot 29
- (D)43. 2025-0110 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Release Of Funds Received For Redemption Of Tax Sale Certificates To Lienholders
- (D)44. 2025-0111 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of 2024 Taxes Pursuant To N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 Et Seq. For Block 1440 Lot 2.18
- (D)45. 2025-0112 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 251 Lot 1.27
- (D)46. 2025-0113 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 1082 Lot 9.325
- (D)47. 2025-0114 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 1081 Lot 4.24
- (E) ORDINANCES FIRST READING - Public Hearing Scheduled For February 20, 2025
- (E)48. 2025-001 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing An Ordinance Entitled "Ordinance Establishing The Annual Minimum And Maximum Salary Ranges For The Offices And Positions Of Persons Employed By The Township Of Lakewood In The County Of Ocean And State Of New Jersey And Providing For An Effective Date 20 Days After Publication After Final Adoption"
- (E)49. 2025-002 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And

Vacating A Drainage Easement Previously Granted To The Township By The Filing Of A Major Subdivision Map Recorded In The Ocean County Clerk's Office On September 10, 2004 As Map J3345

- (E)50. 2025-003 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Amending And Supplementing Chapter 12 "Building And Construction" Specifically Section 12-2.16 ("Exceptions; Miscellaneous Fees") Of The Revised General Ordinances Of The Township Of Lakewood
- (E)51. 2025-004 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-21.1 Entitled "Four-Way Stops" (Linden Ave. And Stirling Ave.)
- (E)52. 2025-005 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement Of Local Property Taxes To 650 James L.L.C., For Facilities Located At Block 385, Lot 6 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement
- (E)53. 2025-006 Bond Ordinance Amending In Part Bond Ordinance No. 2024-002 Adopted On February 15, 2024 And Providing For Various Capital Improvements And The Acquisition Of Various Capital Equipment, In Order To Amend One Of The Purposes Thereof, Authorized In And By The Township Of Lakewood, In The County Of Ocean, New Jersey
- (E)54. 2025-007 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement To Local Property Taxes To 1875 Swarthmore LLC, For Facilities Located At Block 1609, Lot 11.03, And Authorizing The Mayor And Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement
- (E)55. 2025-008 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Lease Of Block 1248.32, Lot 63, Block 1280 Lot 1, Block 1279, Lot 1, Block 1278 Lot 1, And Block 1248.32 Lot 61 Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:12-14, And 12-15 Et. Seq., To The Lakewood Township Municipal Utilities Authority For Nominal Consideration. (Shorrock Street & Haeberle Avenue).
- (E)56. 2025-009 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale And Conveyance Of Block 191, Lot 8 Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To

N.J.S.A. 40a:12-21, Et Seq., To Hatzolah EMS, Lakewood, New Jersey

- (F) ORDINANCES SECOND READING: None
- (G) MOTION TO APPROVE BILL LIST: January 15, 2025
- (H) PUBLIC COMMENT: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at premeetingcomments@lakewoodnj.gov or during the meeting via comments@lakewoodnj.gov. Please include your name and address for the record.
- (I) COMMENTS FROM COMMITTEE MEMBERS
- (J) CLOSED SESSION - IF NECESSARY
- (K) ADJOURNMENT

(D)1.2025-0068

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Lakewood Business, LLC In Connection With SP #2240 (Cross St), Block 524, Lots 3.01 & 3.02

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Lakewood Business, LLC., in the form of Bond #FP0025667, issued by First Indemnity of America Insurance Company on July 28, 2022 in the amount of \$21,240.00 in connection with SP #2240, Block 524, Lots 3.01 & 3.02

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Engineer and Ocean County Soil Conservation District are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Lakewood Business, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B524 L3.01 & 3.02
Engineer Letter B524 L3.01 & 3.02

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
RELEASING THE MAINTENANCE GUARANTEE
POSTED BY LAKEWOOD BUSINESS, LLC IN
CONNECTION WITH SP #2240 (CROSS ST), BLOCK 524,
LOTS 3.01 & 3.02**

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Lakewood Business, LLC., in the form of Bond #FP0025667, issued by First Indemnity of America Insurance Company on July 28, 2022 in the amount of \$21,240.00 in connection with SP #2240, Block 524, Lots 3.01 & 3.02

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

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

- A. Township Engineer;
- B. Chief Financial Officer
- C. Lakewood Business, 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 **January 16, 2025.**

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

December 6, 2024
RVE Job No. 15151956

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: Lakewood Business, LLC
APPLICATION #: SP 2240 (Cross St)
BLOCK: 524 **LOT:** 3.01 & 3.02

Per our records, the Maintenance Guarantees for the captioned application is about to expire. Based upon the performance bond release resolved by the Township Committee on August 18, 2022, the Applicant posted a maintenance guarantee as follows:

- Maintenance Guarantee: Bond No. FP0025667
- Issued by: First Indemnity of America Insurance Company
- Amount: \$21,240.00
- Date: July 28, 2022

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

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

- 1) Provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements including but not limited to the shade tree and utility easement, along with two (2) paper prints, as per 18-705.A.
- 2) Provide a final release letter from Ocean County Soil Conservation District dated after or near the time of the release of the Maintenance Guarantee recommendation.
- 3) Provide a letter of final release from the Ocean County Engineering Department dated after or near the time of the release of the Maintenance Guarantee recommendation for all road improvements along county roads.
- 4) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
Ocean County Soil Conservation District
John N. Ernst, P.E., P.P., Ocean County Engineer
Lakewood Business, LLC – 242 Route 79, Suite 9, Morganville, NJ 07751 (andrew@regalhomesnj.com)

(D)2.2025-0069

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By The House On Forest, LLC In Connection With ZB# 4119 (Forest Dr) Block 12, Lot 206

WHEREAS, a performance guarantee was heretofore posted with the Township by The House on Forest, LLC, in the form of Check #1745 dated February 3, 2020, in the amount of \$7,760.00 issued by TD Bank, in connection with ZB #4119, Block 12 Lot 206 and,

WHEREAS, under date of December 4, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the performance guarantee aforesaid be and hereby is released.
2. The applicant shall verify that all outstanding engineering inspection escrow charges are paid.
3. The posting of a maintenance bond is hereby waived.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer;
 - C. The House on Forest, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B12 L206

Engineer Letter B12 L206

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY THE HOUSE ON
FOREST, LLC IN CONNECTION WITH ZB# 4119
(FOREST DR) BLOCK 12, LOT 206**

WHEREAS, a performance guarantee was heretofore posted with the Township by The House on Forest, LLC, in the form of Check #1745 dated February 3, 2020, in the amount of \$7,760.00 issued by TD Bank, in connection with ZB #4119, Block 12 Lot 206 and,

WHEREAS, under date of December 4, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the performance guarantee aforesaid be and hereby is released.
2. The applicant shall verify that all outstanding engineering inspection escrow charges are paid.
3. The posting of a maintenance bond is hereby waived.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer;
 - C. The House on Forest, 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 **January 16, 2025.**

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

December 4, 2024
RVE Job No. 15151189

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: The House on Forest, LLC
APPLICATION #: ZB 4119 (Forest Dr)
BLOCK: 12 **LOT:** 206

A 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: Check No. 1745
- Drawn on: TD Bank
- Amount: \$7,760.00
- Dated: February 3, 2020

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.

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. 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) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:slf

cc: Phil Roux, Director of Public Works; Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts; Lauren Kirkman, Township Clerk; Steven Secare, Township Attorney
The House on Forest, LLC – 212 2nd St, Ste 103, Lakewood, NJ 08701 (chava@gefconstruction.com)

(D)3.2025-0070

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Shmuel Schwartz In Connection With 101 Coleman Ave Block 104.01, Lot 12

WHEREAS, a performance guarantee was heretofore posted with the Township by Shmuel Schwartz in the form of Check #518149317-6 dated May 23, 2023, in the amount of \$13,160.00 issued by Citizens Bank, in connection with 101 Coleman Ave, Block 104.01 Lot 12 and,

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B104.01 L12

Engineer Letter B104.01 L12

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY SHMUEL
SCHWARTZ IN CONNECTION WITH 101
COLEMAN AVE BLOCK 104.01, LOT 12**

WHEREAS, a performance guarantee was heretofore posted with the Township by Shmuel Schwartz in the form of Check #518149317-6 dated May 23, 2023, in the amount of \$13,160.00 issued by Citizens Bank, in connection with 101 Coleman Ave, Block 104.01 Lot 12 and,

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025**.

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

December 6, 2024
RVE Job No. 151511510

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Shmuel Schwartz
APPLICATION #: N/A (101 Coleman Ave)
BLOCK: 104.01 **LOT:** 12

A 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: Official Check No. 518149317-6
- Drawn on: Citizens Bank
- Amount of Check: \$13,160.00
- Dated: May 23, 2023

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.

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. 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) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

cc: Phil Roux, Director of Public Works; Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts; Lauren Kirkman, Township Clerk; Steven Secare, Township Attorney; Shmuel Schwartz – 101 Coleman Avenue, Lakewood, NJ 08701 (101colemengmail.com)

(D)4.2025-0071

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Simchas Kallah, Inc., In Connection With ZB# 4172 (West County Line Rd) Block 2.05 Lot 8

WHEREAS, a performance guarantee was heretofore posted with the Township by Simchas Kallah, Inc., in the form of a Bond # 621-101973-6 dated October 5, 2021 in the amount of \$39,270.00 issued by United States Fire Insurance Company, in connection with ZB # 4172, Block 2.05, Lot 8 and,

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. The Applicant shall replace dead bushes along west side of building.
2. The Applicant shall install the missing stop sign at west side exit.
3. The Applicant shall address the Storm as-built comments from the RVE email dated April 26, 2023.
4. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 16,670.00.
5. The Applicant shall provide a proof of filing and recording of the various easements and ROW dedication, 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
6. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
7. The Applicant shall maintain a balance of \$972.46 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
8. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
9. Provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.
10. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Simchas Kallah, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B2.05 L8

Engineer Letter B2.05 L8

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY SIMCHAS KALLAH, INC., IN CONNECTION WITH ZB# 4172 (WEST COUNTY
LINE RD) BLOCK 2.05 LOT 8**

WHEREAS, a performance guarantee was heretofore posted with the Township by Simchas Kallah, Inc., in the form of a Bond # 621-101973-6 dated October 5, 2021 in the amount of \$39,270.00 issued by United States Fire Insurance Company, in connection with ZB # 4172, Block 2.05, Lot 8 and,

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. The Applicant shall replace dead bushes along west side of building.
2. The Applicant shall install the missing stop sign at west side exit.
3. The Applicant shall address the Storm as-built comments from the RVE email dated April 26, 2023.
4. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 16,670.00.
5. The Applicant shall provide a proof of filing and recording of the various easements and ROW dedication, 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
6. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
7. The Applicant shall maintain a balance of \$972.46 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
8. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
9. Provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.

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

- a. Township Engineer;
- b. Chief Financial Officer
- c. Simchas Kallah, 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 **January 16, 2025.**

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

December 6, 2024
RVE Job No. 15151343

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: Simchas Kallah, Inc.
APPLICATION #: ZB 4172 (West County Line Rd)
BLOCK: 2.05 **LOT:** 8

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:

1. Performance Guarantee: Bond No. 621-101973-6
2. Issued By: United States Fire Insurance Company
3. Amount: \$39,270.00
4. Date: October 5, 2021

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

As per the approval the stormwater management system shall be maintained by the individual lot owners.

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) Inspection:
 - A. Replace dead bushes along west side of building.
 - B. Install missing stop sign at west side exit.
- 2) Addressing the Storm As-built comments from the RVE email dated April 26, 2023.
- 3) Posting a two-year Maintenance Guarantee in the amount of \$16,670.00, with attached Maintenance Bond Form.
- 4) Provide proof of filing and recording of the various easements and ROW dedication, 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.
- 5) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 6) Maintenance of a \$972.46 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.
- 8) Provide a letter of final acceptance from the Ocean County Engineer's Office for all road improvements along county roads.

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: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Mark Jehnke, P.E., Ocean County Engineer
Simchas Kallah, Inc. – 25 13th Street, Lakewood, NJ 08701

(D)5.2025-0072

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee, Monuments, Posted By 570 Ocean, LLC, In Connection With ZB #4090A (Ocean Ave) Block 538 Lots 13, 14 & 42

WHEREAS, a performance guarantee was heretofore posted with the Township by 570 Ocean, LLC, in the form of Bond No. 76189653, issued by The Guarantee Company of North America USA in the amount of \$2,760.00, in connection with ZB #4090A, Monuments, Block 538, Lots 13, 14 & 42; and

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. 570 Ocean, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B538 L13, 14 & 42

Engineer Letter B538 L13, 14 & 42

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING A PERFORMANCE
GUARANTEE, MONUMENTS, POSTED BY 570
OCEAN, LLC, IN CONNECTION WITH
ZB #4090A (OCEAN AVE) BLOCK 538 LOTS 13, 14
& 42**

WHEREAS, a performance guarantee was heretofore posted with the Township by 570 Ocean, LLC, in the form of Bond No. 76189653, issued by The Guarantee Company of North America USA in the amount of \$2,760.00, in connection with ZB #4090A, Monuments, Block 538, Lots 13, 14 & 42; and

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. 570 Ocean, 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 **January 16, 2025.**

Lauren Kirkman RMC, CMR

Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

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

To: Patrick Donnelly, Municipal Manager

December 6, 2024
RVE Job No. 151511401

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
MONUMENTS

DEVELOPER: 570 Ocean, LLC
APPLICATION #: ZB 4090A (Ocean Ave)
BLOCK: 538 **LOT:** 13, 14 & 42

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

1. Performance Guarantee: Bond No. 76189653
2. Issued By: The Guarantee Company of North America USA
3. Amount: \$2,760.00
4. Date: July 10, 2020

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

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS/PD:slf

cc: Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
570 Ocean, LLC – 40 Clifton Avenue, Suite 202, Lakewood, NJ 08701 (mkeller@dubincontracting.com)

(D)6.2025-0073

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By K-Lakewood Associates, LLC In Connection With ZB #4057A (Route 70), Block 1077, Lot 21

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by K-Lakewood Associates, LLC., in the form of Public Improvement Maintenance Guarantee Check No. 474105 issued by Lakeland Bank on December 16, 2021 in the amount of \$50.00 and Stormwater Maintenance Guarantee Bond No. FP0025403 issued by First Indemnity of America Insurance Company on December 6, 2021 in the amount of \$28,900.00 in connection with ZB #4057A, Block 1077, Lot 21

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The Applicant shall repair the faded stripping in several areas.
3. The Applicant shall repair the broken sidewalk near the handicap ramps on the south side of the parking lot.
4. The Applicant shall replace several rails on the fence around the retention pond.
5. The Applicant shall replace two (2) trees that are missing on the south side of the exit at Wawa.
6. The Applicant shall replace various dead trees and shrubs on the site.
7. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Soil Conservation District and New Jersey Department of Transportation are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action as well as all road improvements for all road improvements along state roads.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. K-Lakewood Associates, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1077 L21

Engineer Letter B1077 L21

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
RELEASING THE MAINTENANCE GUARANTEE
POSTED BY K-LAKEWOOD ASSOCIATES, LLC IN
CONNECTION WITH ZB #4057A (ROUTE 70), BLOCK
1077, LOT 21**

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by K-Lakewood Associates, LLC., in the form of Public Improvement Maintenance Guarantee Check No. 474105 issued by Lakeland Bank on December 16, 2021 in the amount of \$50.00 and Stormwater Maintenance Guarantee Bond No. FP0025403 issued by First Indemnity of America Insurance Company on December 6, 2021 in the amount of \$28,900.00 in connection with ZB #4057A, Block 1077, Lot 21

WHEREAS, under date of December 6, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The Applicant shall repair the faded stripping in several areas.
3. The Applicant shall repair the broken sidewalk near the handicap ramps on the south side of the parking lot.
4. The Applicant shall replace several rails on the fence around the retention pond.
5. The Applicant shall replace two (2) trees that are missing on the south side of the exit at Wawa.
6. The Applicant shall replace various dead trees and shrubs on the site.
7. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Soil Conservation District and New Jersey Department of

Transportation are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action as well as all road improvements for all road improvements along state roads.

3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. K-Lakewood Associates, 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 **January 16, 2025.**

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

December 6, 2024
RVE Job No. 151511140

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: K-Lakewood Associates, LLC

APPLICATION #: ZB 4057A (Route 70)

BLOCK: 1077 **LOT:** 21

A written request has been received from the applicant for the release of Maintenance Guarantees in regard to the captioned application. Based upon the performance bond release resolved by the Township Committee on December 9, 2021, the Applicant posted a maintenance guarantee as follows:

Public Improvement Maintenance Guarantee:

1. Maintenance Guarantee: Check No. 474105
2. Drawn on: Lakeland Bank
3. Amount: \$50.00
4. Date: December 16, 2021

Stormwater Maintenance Guarantee:

1. Maintenance Guarantee: Bond No. FP0025403
2. Issued by: First Indemnity of America Insurance Co.
3. Amount: \$28,900.00
4. Date: December 6, 2021

The obligor may request a release of this maintenance guarantee once the required maintenance period has lapsed and all conditions for the release of the guarantee have been met. Remington & Vernick Engineers has inspected all improvements covered by the guarantee, and we are satisfied that the bonded improvements are acceptable.

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

- 1) Open inspection items:
 - A. Faded striping needs to be redone in several areas.
 - B. Repair the broken sidewalk near the handicap ramps on the south side of the parking lot.
 - C. Several rails on the fence around the retention pond need to be replaced.
 - D. Two (2) trees are missing on the south side of the exit at Wawa.
 - E. Replace various dead trees and shrubs on the site.
- 2) Provide a final release letter from Ocean County Soil Conservation District dated after or near the time of the release of the Maintenance Guarantee recommendation.

- 3) Provide a letter of final release from the New Jersey Department of Transportation dated after or near the time of the release of the Maintenance Guarantee recommendation for all road improvements along state roads.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.



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

JWS: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Ocean County Soil Conservation District
John N. Ernst, P.E., P.P.,
Liza Glazner (lizag@thinkkaplan.com)

(D)7.2025-0074

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By TMV 70, LLC In Connection With SP #2314 (Route 70 & Airport Rd), Block 1160.01, Lot 253

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by TMV 70, LLC, in the form of Check #1199, issued by TD Bank on July 12, 2022, in the amount of \$2,070.00 in connection with SP #2314, Block 1160.01, Lot 253

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The Applicant shall repaint faded striping.
3. The Applicant shall mark ADA parking stalls.
4. The Applicant shall install (4) missing ADA parking signs.
5. The Applicant shall install (12) missing concrete wheel stops.
6. The Applicant shall raise all stop signs to height of 7 feet from ground to bottom of sign.
7. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Soil Conservation District is dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
8. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
9. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Township Engineer;
- B. Chief Financial Officer
- C. TMV 70, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1160.01 L253

Engineer Letter B1160.01 L253

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
RELEASING THE MAINTENANCE GUARANTEE
POSTED BY TMV 70, LLC IN CONNECTION WITH SP
#2314 (ROUTE 70 & AIRPORT RD), BLOCK 1160.01, LOT
253**

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by TMV 70, LLC, in the form of Check #1199, issued by TD Bank on July 12, 2022, in the amount of \$2,070.00 in connection with SP #2314, Block 1160.01, Lot 253

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The Applicant shall repaint faded striping.
3. The Applicant shall mark ADA parking stalls.
4. The Applicant shall install (4) missing ADA parking signs.
5. The Applicant shall install (12) missing concrete wheel stops.
6. The Applicant shall raise all stop signs to height of 7 feet from ground to bottom of sign.
7. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Soil Conservation District is dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.

8. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
9. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. TMV 70, 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 **January 16, 2025.**

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

December 16, 2024
RVE Job No. 151511271

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: TMV 70, LLC
APPLICATION #: SP 2314 (Route 70 & Airport Rd)
BLOCK: 1160.01 **LOT:** 253

A written request has been received from the applicant for the release of Maintenance Guarantees in regard to the captioned application. Per our records, the Maintenance Guarantees for the captioned application is about to expire. Based upon the performance bond release resolved by the Township Committee on June 23, 2022, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Check No. 1199
2. Issued by: TD Bank
3. Amount: \$2,070.00
4. Date: July 12, 2022

The obligor may request a release of this maintenance guarantee once the required maintenance period has lapsed and all conditions for the release of the guarantee have been met. Remington & Vernick Engineers has inspected all improvements covered by the guarantee, and we are satisfied that the bonded improvements are acceptable.

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

- 1) Inspection:
 - A. Repaint faded striping.
 - B. Properly mark ADA parking stalls.
 - C. Install (4) missing ADA parking signs.
 - D. Install (12) missing concrete wheel stops.
 - E. Raise all Stop signs to height of 7 feet from ground to bottom of sign.
- 2) Provide a final release letter from Ocean County Soil Conservation District dated after or near the time of the release of the Maintenance Guarantee recommendation.
- 3) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.



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

JWS: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Ocean County Soil Conservation District
TMV 70, LLC – 1255 Route 70, Lakewood, NJ 08701 (mbasa88@yahoo.com)

(D)8.2025-0075

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By CBRC Holdings Urban Renewal, LLC, In Connection With SP 2315 (Cedarbridge Ave) Block 961.02 Lot 1.04

WHEREAS, a performance guarantee was heretofore posted with the Township by CBRC Holdings Urban Renewal, LLC, in the form of a Bond # 76189643 dated July 6, 2020 in the amount of \$63,640.00 issued by The Guarantee Company of North America USA, in connection with SP # 2315, Block 961.02, Lot 1.04 and,

WHEREAS, under date of December 16, 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 \$ 25,300.00 (\$7,330.00 Public Improvements and \$17,970.00 Stormwater).
2. The Applicant shall adjust the driveway and/or the inlet near the building northern front door (at Mike's Chicken) to provide drainage of stormwater and eliminate the ponding.
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 reviewed and approved by the Township Engineer's office.
5. The Applicant shall maintain a balance of \$3,122.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
6. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
7. Provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. CBRC Holdings Urban Renewal, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B961.02 L1.04

Engineer Letter B961.02 L1.04

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY CBRC HOLDINGS URBAN RENEWAL, LLC, IN CONNECTION WITH SP 2315
(CEDARBRIDGE AVE) BLOCK 961.02 LOT 1.04**

WHEREAS, a performance guarantee was heretofore posted with the Township by CBRC Holdings Urban Renewal, LLC, in the form of a Bond # 76189643 dated July 6, 2020 in the amount of \$63,640.00 issued by The Guarantee Company of North America USA, in connection with SP # 2315, Block 961.02, Lot 1.04 and,

WHEREAS, under date of December 16, 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 \$ 25,300.00 (\$7,330.00 Public Improvements and \$17,970.00 Stormwater).
2. The Applicant shall adjust the driveway and/or the inlet near the building northern front door (at Mike's Chicken) to provide drainage of stormwater and eliminate the ponding.
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 reviewed and approved by the Township Engineer's office.
5. The Applicant shall maintain a balance of \$3,122.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
6. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.

7. Provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. CBRC Holdings Urban Renewal, 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 **January 16, 2025.**

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

December 16, 2024
RVE Job No. 15151213

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: CBRC Holdings Urban Renewal, LLC

APPLICATION #: SP 2315 (Cedarbridge Ave)

BLOCK: 961.02 **LOT:** 1.04

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

1. Performance Guarantee: Bond No. 76189643
2. Issued By: The Guarantee Company of North America USA
3. Amount: \$63,640.00
4. Date: July 6, 2020

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

As per the approval the stormwater management system shall be maintained by the individual lot owners.

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 \$25,300.00 (\$7,330.00 Public Improvements + \$17,970.00 Stormwater), with attached Maintenance Bond Form.
- 2) Adjust the driveway and/or the inlet near the building northern front door (at Mike's Chicken) to provide drainage of stormwater and eliminate the ponding.
- 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) Maintenance of a \$3,122.00 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.

- 6) Provide a final release letter from Ocean County Soil Conservation District.
- 7) Provide a letter of final acceptance from the Ocean County Engineer's Office for all road improvements along county roads.

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

Very truly yours,
Remington & Vernick Engineers, Inc.



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

JWS: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Mark Jehnke, P.E., Ocean County Engineer
CBRC Holdings Urban Renewal, LLC – 15 America Avenue, Suite 101, Lakewood, NJ 08701
(ed@empirestateholdings.com)

(D)9.2025-0076

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Arm Land Group, LLC. In Connection With ZB #3710B (Lanes Mill Rd), Block 189.04, Lots 68, 197 & 201

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Arm Land Group, LLC., in the form of Bond #S315458-M, issued by NGM Insurance Company on January 18, 2023 in the amount of \$85,310.00 in connection with ZB #3710B, Block 189.04, Lots 68, 197 & 201

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The Applicant shall paint the stop bar and cross walk.
3. The Applicant shall straighten the speed limit sign.
4. The Applicant shall install (3) missing trees along Lanes Mill Road.
5. The Applicant shall install (4) missing shrubs at the basin entrance.
6. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Engineer and Ocean County Soil Conservation District are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
7. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
8. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Arm Land Group, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B189.04 L68, 197 & 201

Engineer Letter B189.04 L68, 197 & 201

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
RELEASING THE MAINTENANCE GUARANTEE
POSTED BY ARM LAND GROUP, LLC. IN CONNECTION
WITH ZB #3710B (LANES MILL RD), BLOCK 189.04, LOTS
68, 197 & 201**

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Arm Land Group, LLC., in the form of Bond #S315458-M, issued by NGM Insurance Company on January 18, 2023 in the amount of \$85,310.00 in connection with ZB #3710B, Block 189.04, Lots 68, 197 & 201

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The Applicant shall paint the stop bar and cross walk.
3. The Applicant shall straighten the speed limit sign.
4. The Applicant shall install (3) missing trees along Lanes Mill Road.
5. The Applicant shall install (4) missing shrubs at the basin entrance.
6. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Engineer and Ocean County Soil Conservation District are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.

7. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.

8. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Arm Land Group, 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 **January 16, 2025.**

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

December 16, 2024
RVE Job No. 15151764

RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE

DEVELOPER: Arm Land Group, LLC
APPLICATION #: ZB 3710B (Lanes Mill Rd)
BLOCK: 189.04 **LOT:** 68, 197 & 201

A written request has been received from the applicant for the release of Maintenance Guarantees in regard to the captioned application. Per our records, the Maintenance Guarantees for the captioned application is about to expire. Based upon the performance bond release resolved by the Township Committee on May 12, 2022, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond # S315458-M
2. Issued by: NGM Insurance Company
3. Amount: \$85,310.00
4. Date: January 18, 2023

The obligor may request a release of this maintenance guarantee once the required maintenance period has lapsed and all conditions for the release of the guarantee have been met. Remington & Vernick Engineers has inspected all improvements covered by the guarantee, and we are satisfied that the bonded improvements are acceptable.

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

- 1) Inspection:
 - A. Painting the stop bar and cross walk.
 - B. Straighten the speed limit sign.
 - C. Installation of (3) missing trees along Lanes Mill Road.
 - D. Installation of (4) missing shrubs at the basin entrance.
 - E. Maintenance of the shrubs along the retaining wall near the playground.
- 2) Provide a final release letter from Ocean County Soil Conservation District dated after or near the time of the release of the Maintenance Guarantee recommendation.
- 3) Provide a letter of final release from the Ocean County Engineering Department dated after or near the time of the release of the Maintenance Guarantee recommendation for all road improvements along county roads.
- 4) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.



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

JWS: pd

CC: Phil Roux, Director of Public Works; Lauren Kirkman, Township Clerk; Steve Secare, Township Attorney;
Ocean County Soil Conservation District; John N. Ernst, P.E., P.P., Ocean County Engineer;
Arm Land Group, LLC – 128 Coles Way, Lakewood, NJ 08701
Platinum Developers – cgewirtzman@platinumdevelopers.com

(D)10.2025-0077

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By B.M. Of Pine St, Inc. In Connection With ZB #4147A (Pine St-Shul) Block 774.04 Lot 13

WHEREAS, a performance guarantee was heretofore posted with the Township by B.M of Pine St, Inc., in the form of a Bond # 621-107971-8 dated January 21, 2022 in the amount of \$28,100.00 issued by Insurance Company, in connection with ZB #4147A, Block 774.04, Lot 13 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 16,040.00.
2. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by the Township Engineer's office.
3. The Applicant shall maintain a balance of \$861.92 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.
4. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
5. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. B.M of Pine St, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B774.04 L13

Engineer Letter B774.04 L13

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY B.M. OF PINE ST, INC. IN CONNECTION WITH ZB #4147A (PINE ST-SHUL) BLOCK
774.04 LOT 13**

WHEREAS, a performance guarantee was heretofore posted with the Township by B.M of Pine St, Inc., in the form of a Bond # 621-107971-8 dated January 21, 2022 in the amount of \$28,100.00 issued by Insurance Company, in connection with ZB #4147A, Block 774.04, Lot 13 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 16,040.00.
2. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by the Township Engineer's office.
3. The Applicant shall maintain a balance of \$861.92 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.
4. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
5. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. B.M of Pine St, 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 **January 16, 2025.**

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

December 16, 2024
RVE Job No. 15151351

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: B.M. of Pine St, Inc.
APPLICATION #: ZB 4147A (Pine St – Shul)
BLOCK: 774.04 **LOT:** 13

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:

1. Performance Guarantee: Bond No. 621-101971-8
2. Issued By: United States Fire Company
3. Amount: \$28,100.00
4. Date: January 21, 2022

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

As per the approval the stormwater management system shall be maintained by the individual lot owners.

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

- 1) Posting a two-year Maintenance Guarantee in the amount of \$16,040.00, with attached Maintenance Bond Form.
- 2) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 3) Maintenance of a \$861.92 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.
- 4) 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: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
B.M. of Pine St, Inc - 395 Warren Ave, Lakewood, NJ 08701 (office@builderssupreme.com)

(D)11.2025-0078

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Silverline Construction In Connection With ZB 4238 (185 Pine St) Block 774.04, Lot 13.01

WHEREAS, a performance guarantee was heretofore posted with the Township by Silverline Construction, in the form of Cashier's Check #6779201944 dated September 13, 2022, in the amount of \$11,700.00 issued by Wells Fargo Bank, N.A., in connection with ZB #4238, Block 774.04 Lot 13.01 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B774.04 L13.01

Engineer Letter B774.04 L13.01



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

OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

December 16, 2024
RVE Job No. 15151454

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Silverline Construction

APPLICATION NUMBER: ZB 4238 (185 Pine St)

BLOCK #: 774.04 **LOT(S) #:** 13.01

A 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:

1. Performance Guarantee: Cashier's Check No. 6779201944
2. Drawn On: Wells Fargo Bank, N.A.
3. Amount: \$11,700.00
4. Date: September 13, 2022

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

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. 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) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Ocean County Soil Conservation District
Steven Secare, Township Attorney
Applicant (charlie@silverlinehomes.com)

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

212 FOURTH STREET, LAKEWOOD, NEW JERSEY 08701

(732) 364-2500 LAKEWOODNJ.GOV

JEFFREY W. STAIGER, P.E., P.P., C.M.E.

WILLIAM J. SCHWARZ JR., P.E.

ASSISTANT TOWNSHIP ENGINEER
WSCHWARZ@LAKEWOODNJ.GOV

TOWNSHIP ENGINEER

JEFFSTAIGER@LAKEWOODNJ.GOV

ALLY MORRIS

PLANNING BOARD ADMINISTRATOR
AMORRIS@LAKEWOODNJ.GOV

RVE Job No: 1515-I-1454

REQUEST FOR RELEASE OF EXCESS ENGINEERING ESCROW

DATE:

APPLICANT:

APPLICATION NUMBER:

BLOCK(S) #:

LOT(S) #:

TO: Remington & Vernick Engineers, Inc., Township Engineer

In accordance with the requirements of the Lakewood Township Escrow Ordinance, I hereby request that the balance of the engineering inspection and administration escrow account be returned to me. Please return the balance of the account to the address indicated below:

(Signature of Developer)

(Date)

Name: Silverline Construction

Address: _____

City, State, Zip Code: _____

Email Address: _____

Please return by mail or email to sforsyth@lakewoodnj.gov. A purchase order will be sent to the email address provided.

TO: Megan Nixon, Supervisor of Accounts

I have reviewed the developer's request regarding the release of the balance of engineering inspection and administration escrow account moneys, and recommend that the moneys be released. According to my records, the balance of the subject account is \$_____.

Please prepare a check for the balance of the funds and return them to the developer at your earliest convenience.

Very truly yours,

Remington & Vernick Engineers, Inc.

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

Township Engineer



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

OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

December 16, 2024
RVE Job No. 151511454

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Silverline Construction

APPLICATION NUMBER: ZB 4238 (185 Pine St)

BLOCK #: 774.04 **LOT(S) #:** 13.01

A 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:

1. Performance Guarantee: Cashier's Check No. 6779201944
2. Drawn On: Wells Fargo Bank, N.A.
3. Amount: \$11,700.00
4. Date: September 13, 2022

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

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. 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) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Ocean County Soil Conservation District
Steven Secare, Township Attorney
Applicant (charlie@silverlinehomes.com)

(D)12.2025-0079

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Miriam Schustal In Connection With SD 2380 (403 Ridge Ave) Block 223, Lot 90.01

WHEREAS, a performance guarantee was heretofore posted with the Township by Miriam Schustal, in the form of Check #2848229 dated May 11, 2021, in the amount of \$6,770.00 issued by Santander Bank, in connection with SD #2380, Block 223 Lot 90.01 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B223 L90.01

Engineer Letter B223 L90.01

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY MIRIAM SCHUSTAL
IN CONNECTION WITH SD 2380 (403 RIDGE
AVE) BLOCK 223, LOT 90.01**

WHEREAS, a performance guarantee was heretofore posted with the Township by Miriam Schustal, in the form of Check #2848229 dated May 11, 2021, in the amount of \$6,770.00 issued by Santander Bank, in connection with SD #2380, Block 223 Lot 90.01 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025.**

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

December 16, 2024
RVE Job No. 15151307

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Miriam Schustal
APPLICATION #: SD 2380 (403 Ridge Ave)
BLOCK: 223 **LOT:** 90.01

A 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: Official Check No. 2848229
- Drawn on: Santander Bank
- Amount: \$6,770.00
- Dated: May 11, 2021

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.

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. 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) Verification that all outstanding engineering inspection escrow charges are paid.
- 2) Repair pavement seam cracking.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS/PD:sif

cc: Phil Roux, Director of Public Works
Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts;
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Miriam Schustal – 128 Coles Way, Lakewood, NJ 08701 (judyschustal@gmail.com)

(D)13.2025-0080

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Toras Imecha, Inc., In Connection With SP #1904- New High School (E. County Line Road) Block 194 Lots 2 & 3

WHEREAS, a performance guarantee was heretofore posted with the Township by Toras Imecha Inc., in the form of a Irrevocable Standy Letter of Credit No. S040451 dated October 21, 2009 in the amount of \$27,490.00 with a 1st Reduction on November 30, 2010 in the amount of \$8,247.00 issued by Fulton Bank, in connection with SP #1904-New High School, Block 194, Lots 2 & 3

WHEREAS, under the date of July of 2015, the Township Engineer did approve to release the existing letter of credit performance guarantee to be replaced by a letter of credit performance guarantee posted with the Township for the same amount of \$8,247.00 in the form of Letter of Credit No. #2015-003 dated July 15, 2015, issued by First Commerce Bank; and;

WHEREAS, under date of December 16, 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 \$3,433.75.
2. The Applicant shall provide proof of title transfer for properties dedicated to the County as per the Board approval, including but not limited to the 5.25 ft wide roadway dedication
3. 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
4. The Applicant shall provide as per 18.705A “as built” plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to “T” or “V” connections from manholes.
5. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
6. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
7. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.

8. The Applicant shall provide a letter of final acceptance from the Ocean County Engineer's office for all road improvements along county roads.

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

- a. Township Engineer;
- b. Chief Financial Officer
- c. Toras Imecha, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B94 L2 & 3

Engineer Letter B94 L2 & 3

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY TORAS IMECHA, INC., IN CONNECTION WITH SP #1904- NEW HIGH
SCHOOL (E. COUNTY LINE ROAD) BLOCK 194 LOTS 2 & 3**

WHEREAS, a performance guarantee was heretofore posted with the Township by Toras Imecha Inc., in the form of a Irrevocable Standy Letter of Credit No. S040451 dated October 21, 2009 in the amount of \$27,490.00 with a 1st Reduction on November 30, 2010 in the amount of \$8,247.00 issued by Fulton Bank, in connection with SP #1904-New High School, Block 194, Lots 2 & 3

WHEREAS, under the date of July of 2015, the Township Engineer did approve to release the existing letter of credit performance guarantee to be replaced by a letter of credit performance guarantee posted with the Township for the same amount of \$8,247.00 in the form of Letter of Credit No. #2015-003 dated July 15, 2015, issued by First Commerce Bank; and;

WHEREAS, under date of December 16, 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 \$3,433.75.
2. The Applicant shall provide proof of title transfer for properties dedicated to the County as per the Board approval, including but not limited to the 5.25 ft wide roadway dedication
3. 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
4. The Applicant shall provide as per 18.705A “as built” plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to “T” or “V” connections from manholes.
5. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.

6. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
7. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
8. The Applicant shall provide a letter of final acceptance from the Ocean County Engineer's office for all road improvements along county roads.
9. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Toras Imecha, 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 **January 16, 2025.**

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

December 16, 2024
RVE Job No. 1515120

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: Toras Imecha, Inc.
APPLICATION #: SP# 1904 – New High School (E. County Line Road)
BLOCK: 194 **LOT:** 2 & 3

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

1. Performance Guarantee: Irrevocable Standby Letter of Credit No. S040451
2. Issued By: Fulton Bank
3. Amount: \$27,490.00 Original / \$8,247.00 1st Reduction
4. Date: October 21, 2009 Original / November 30, 2010

The above guarantee was then replaced in July of 2015. The replacement performance guarantee is identified as follows:

5. Performance Guarantee: Letter of Credit # 2015-003
6. Drawn on/Issued By: First Commerce Bank
7. Amount of Guarantee: \$8,247.00
8. Date: July 15, 2015

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

As per the approval the stormwater management system shall be maintained by the individual lot owners.

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 \$3,435.75, with attached Maintenance Bond Form.
- 2) Provide proof of title transfer for properties dedicated to the County as per the Board approval, including but not limited to the 5.25 ft wide roadway dedication.
- 3) 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, including but not limited to the sidewalk easement, the shade tree easement and the sight triangle easement, as per 18-705.A.

- 4) As per 18-705.A “as-built” plans and profiles of the streets. Said plans shall comply with the requirements of section 18-705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to “T” or “V” connections from manholes.
- 5) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 6) Maintenance of a \$500.00 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 7) Provide a final release letter from Ocean County Soil Conservation District.
- 8) Provide a letter of final acceptance from the Ocean County Engineer’s Office for all road improvements along county roads.

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: pd

cc: Phil Roux, Director of Public Works
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Mark Jehnke, P.E., Ocean County Engineer
Toras Imecha, Inc. – 1 East 13th Street, Lakewood, NJ 08701
(yossi@benchmarkbldr.com)

(D)14.2025-0081

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Kikar Shabbos, LLC In Connection With SP #2413 (Monmouth Ave & 4th St) Blocks 160; 161, Lots 1.03-1.05; 2 & 6

WHEREAS, a temporary certificate of occupancy (TCO) performance guarantee was heretofore posted with the Township by Kikar Shabbos, LLC in the form of Check No. 624173 dated January 24, 2024, issued by Lakeland Bank, in the amount of \$12,230.00, in connection with SP# 2413, Blocks 160; 161, Lots 1.03-1.05; 2 & 6; and

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the TCO performance guarantee aforesaid; and

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

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

1. That the TCO Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. Kikar Shabbos, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B160;161 L1.03-1.05;2 & 6

Engineer Letter B160;161 L1.03-1.05;2 & 6

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING A TEMPORARY
CERTIFICATE OF OCCUPANCY PERFORMANCE
GUARANTEE POSTED BY KIKAR SHABBOS, LLC
IN CONNECTION WITH SP #2413 (MONMOUTH
AVE & 4TH ST) BLOCKS 160; 161, LOTS 1.03-1.05; 2
& 6**

WHEREAS, a temporary certificate of occupancy (TCO) performance guarantee was heretofore posted with the Township by Kikar Shabbos, LLC in the form of Check No. 624173 dated January 24, 2024, issued by Lakeland Bank, in the amount of \$12,230.00, in connection with SP# 2413, Blocks 160; 161, Lots 1.03-1.05; 2 & 6; and

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the TCO performance guarantee aforesaid; and

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

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

1. That the TCO Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. Kikar Shabbos, 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 **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

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

To: Patrick Donnelly, Municipal Manager

December 16, 2024
RVE Job No. 151511369

RELEASE OF TCO PERFORMANCE GUARANTEE

DEVELOPER: Kikar Shabbos, LLC
APPLICATION #: SP 2413 (Monmouth Ave & 4th St)
BLOCK: 160; 161 **LOT:** 1.03-1.05; 2 & 6

A Certificate of Occupancy has been issued for this project and the Temporary Certificate of Occupancy (TCO) guarantee is no longer needed. Based upon a TCO performance bond estimate by the Township Engineer, the applicant posted a TCO performance guarantee as follows:

- Performance Guarantee: Treasurer's Check No. 624173
- Drawn on: Lakeland Bank
- Amount of Check: \$12,230.00
- Dated: January 24, 2024

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

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:

cc: Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer (if cash)
Megan Nixon, Supervisor of Accounts (if cash)
Steven Secare, Township Attorney
Kikar Shabbos, LLC – 285 River Avenue, Lakewood, NJ 08701 (y.appelbaum@rdnj.net)

(D)15.2025-0082

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Yeshiva Ohr Moshe, Inc. In Connection With 21 4th Street Block 159, Lot 20

WHEREAS, a performance guarantee was heretofore posted with the Township by Yeshiva Ohr Moshe, Inc., in the form of Check #9891 dated September 23, 2020, in the amount of \$7,760.00 issued by First Commerce Bank, in connection with 21 4th Street, Block 159 Lot 20 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the performance guarantee aforesaid be and hereby is released.
2. The applicant shall verify that all outstanding engineering inspection escrow charges are paid.
3. The posting of a maintenance bond is hereby waived.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer;
 - C. Yeshiva Ohr Moshe, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B159 L20

Engineer Letter B159 L20

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY YESHIVA OHR
MOSHE, INC. IN CONNECTION WITH 21 4TH
STREET BLOCK 159, LOT 20**

WHEREAS, a performance guarantee was heretofore posted with the Township by Yeshiva Ohr Moshe, Inc., in the form of Check #9891 dated September 23, 2020, in the amount of \$7,760.00 issued by First Commerce Bank, in connection with 21 4th Street, Block 159 Lot 20 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the performance guarantee aforesaid be and hereby is released.
2. The applicant shall verify that all outstanding engineering inspection escrow charges are paid.
3. The posting of a maintenance bond is hereby waived.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer;
 - C. Yeshiva Ohr Moshe, 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 **January 16, 2025.**

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

December 16, 2024
RVE Job No. 15151237

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Yeshiva Ohr Moshe, Inc.

APPLICATION #: N/A (21 4th Street)

BLOCK: 159 **LOT:** 20

A 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: Cashier's Check No. 9891
- Drawn on: First Commerce Bank
- Amount: \$7,760.00
- Dated: September 23, 2020

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.

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. 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) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS/PD:slf

cc: Phil Roux, Director of Public Works
Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts;
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Yeshiva Ohr Moshe, Inc. – 201 East 5th Street, Lakewood, NJ 08701 (yeshivaom@gmail.com)

(D)16.2025-0083

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 519 Arlington, LLC, In Connection With SD 2475 (Vine Ave) Block 763 Lot 8

WHEREAS, a performance guarantee was heretofore posted with the Township by 519 Arlington, LLC, in the form of a Bond No. GM 200389 dated August 28, 2020 in the amount of \$30,380.00 issued by Great Midwest Insurance Company, in connection with SD # 2475, Block 763, Lot 8 and,

WHEREAS, under date of December 17, 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 \$ 3,170.00.
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 proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Applicant shall replenish their escrow account in the amount of \$1,000.00.
6. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
7. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. 519 Arlington, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B763 L8

Engineer letter 763 Lot 8

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY 519 ARLINGTON, LLC, IN CONNECTION WITH SD 2475 (VINE AVE)
BLOCK 763 LOT 8**

WHEREAS, a performance guarantee was heretofore posted with the Township by 519 Arlington, LLC, in the form of a Bond No. GM 200389 dated August 28, 2020 in the amount of \$30,380.00 issued by Great Midwest Insurance Company, in connection with SD # 2475, Block 763, Lot 8 and,

WHEREAS, under date of December 17, 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 \$ 3,170.00.
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 proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Applicant shall replenish their escrow account in the amount of \$1,000.00.

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

7. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. 519 Arlington, 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 **January 16, 2025.**

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

December 17, 2024
RVE Job No. 15151208

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: 519 Arlington, LLC
APPLICATION #: SD 2475 (Vine Avenue)
BLOCK: 763 **LOT:** 8

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:

1. Performance Guarantee: Bond No. GM 200389
2. Issued By: Great Midwest Insurance Company
3. Amount: \$30,380.00
4. Date: August 28, 2020

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

As per the approval the stormwater management system shall be maintained by the individual lot owners.

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 \$3,170.00, 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) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 4) Maintenance of a \$500.00 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 5) Provide a final release letter from Ocean County Soil Conservation District.

Also, please note that the engineering inspection escrow for this project is depleted. Please forward additional escrow in the amount of \$1,000.00 to this office to replenish your account.

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: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Benchmark Builders yossi@benchmarkblldr.com

(D)17.2025-0084

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Mesivta Ahavas Hatorah D'Lakewood, Inc., In Connection With SP #2344 (Chestnut St), For Block 1096, Lots 1 & 2

WHEREAS, a performance guarantee was heretofore posted with the Township by Mesivta Ahavas Hatorah D'Lakewood, Inc. in the form of Bond No. S322647 issued by NGM Insurance Company, dated December 9, 2020, in the amount of \$181,329.54, in connection with a project known as SP #2344, Block 1096, Lots 1 & 2 and

WHEREAS, under date of December 17, 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 \$181,329.54 to \$54,394.86. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$175,180.00 to \$52,550.00 and the Safety and Stabilization Guarantee is reduced from \$6,149.54 to \$1,844.86 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. Mesivta Ahavas Hatorah D'Lakewood, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1096 L1 & 2

Engineer Letter B1096 L1 & 2

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED BY MESIVTA AHAVAS HATORAH D'LAKEWOOD, INC., IN CONNECTION WITH SP #2344 (CHESTNUT ST), FOR BLOCK 1096, LOTS 1 & 2

WHEREAS, a performance guarantee was heretofore posted with the Township by Mesivta Ahavas Hatorah D'Lakewood, Inc. in the form of Bond No. S322647 issued by NGM Insurance Company, dated December 9, 2020, in the amount of \$181,329.54, in connection with a project known as SP #2344, Block 1096, Lots 1 & 2 and

WHEREAS, under date of December 17, 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 \$181,329.54 to \$54,394.86. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$175,180.00 to \$52,550.00 and the Safety and Stabilization Guarantee is reduced from \$6,149.54 to \$1,844.86 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. Mesivta Ahavas Hatorah D'Lakewood, 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 **January 16, 2025.**

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

December 17, 2024
RVE Job No. 151511246

REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

DEVELOPER: Mesivta Ahavas Hatorah D'Lakewood, Inc.

APPLICATION #: SP 2344 (Chestnut St)

BLOCK: 1096 **LOT:** 1 & 2

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

- Performance Guarantee: Bond No. S322647
- Issued By: NGM Insurance Company
- Amount: \$181,329.54
- Date: December 9, 2020

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 **December 17, 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 \$181,329.54 to \$54,394.86**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$175,180.00 to \$52,550.00, and the Safety and Stabilization Guarantee is reduced from \$6,149.54 to \$1,844.86, 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 jeffstaiger@lakewoodnj.gov.

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS: pd

cc: Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
Applicant (office@builderssupreme.com)

(D)18.2025-0085

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By 60 Drake Road, LLC., In Connection With ZB #4252 (60 Drake Road), For Block 251.02, Lot 95

WHEREAS, a performance guarantee was heretofore posted with the Township by 60 Drake Road, LLC, in the form of Bond No. CM101143 issued by First Indemnity of America Insurance Company, dated April 26, 2023, in the amount of \$366,998.39, in connection with a project known as ZB #4252, Block 251.02, Lot 95 and

WHEREAS, under date of December 17, 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 \$366,998.39 to \$122,463.52. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$339,760.00 to \$101,930.00, the Perimeter Buffer Guarantee will remain at \$17,660.00 and the Safety and Stabilization Guarantee is reduced from \$9,578.39 to \$2,873.52 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. 60 Drake Road, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B251.02 L95

Engineer Letter B251.02 L95

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED BY 60 DRAKE ROAD, LLC., IN CONNECTION WITH ZB #4252 (60 DRAKE ROAD), FOR BLOCK 251.02, LOT 95

WHEREAS, a performance guarantee was heretofore posted with the Township by 60 Drake Road, LLC, in the form of Bond No. CM101143 issued by First Indemnity of America Insurance Company, dated April 26, 2023, in the amount of \$366,998.39, in connection with a project known as ZB #4252, Block 251.02, Lot 95 and

WHEREAS, under date of December 17, 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 \$366,998.39 to \$122,463.52. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$339,760.00 to \$101,930.00, the Perimeter Buffer Guarantee will remain at \$17,660.00 and the Safety and Stabilization Guarantee is reduced from \$9,578.39 to \$2,873.52 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. 60 Drake Road, LLC

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025.**

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

December 17, 2024
RVE Job No. 151511512

REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

DEVELOPER: 60 Drake Road, LLC
APPLICATION #: ZB 4252 (60 Drake Rd)
BLOCK: 251.02 **LOT:** 95

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

- Performance Guarantee: Bond No. CM101143
- Issued By: First Indemnity of America Insurance Company
- Amount: \$366,998.39
- Date: April 26, 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 **December 17, 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 \$366,998.39 to \$122,463.52**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$339,760.00 to \$101,930.00, the Perimeter Buffer Guarantee will remain at \$17,660.00 and the Safety and Stabilization Guarantee is reduced from \$9,578.39 to \$2,873.52, 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 jeffstaiger@lakewoodnj.gov.

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS: pd

cc: Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
Applicant (ycpkatz@gmail.com)

(D)19.2025-0086

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Casa Nova Today, LLC, In Connection With SP #2409 (River Ave) Block 1077 Lot 39.58

WHEREAS, a performance guarantee was heretofore posted with the Township by Casa Nova Today, LLC, in the form of a Letter of Credit No. 2144 dated August 5, 2022 in the amount of \$76,820.00 issued by Ocean First Bank, in connection with SP # 2409, Block 1077, Lot 39.58 and,

WHEREAS, under date of December 16, 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 \$ 30,330.00.
2. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
3. The Applicant shall maintain a balance of \$2,021.59 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.
4. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
5. Provide a letter of final acceptance from the NJDOT's Office for all road improvements along state roads.
6. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Casa Nova Today, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR

ATTACHMENTS:

Description

Resolution B1077 L39.58

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY CASA NOVA TODAY, LLC, IN CONNECTION WITH SP #2409 (RIVER AVE) BLOCK
1077 LOT 39.58**

WHEREAS, a performance guarantee was heretofore posted with the Township by Casa Nova Today, LLC, in the form of a Letter of Credit No. 2144 dated August 5, 2022 in the amount of \$76,820.00 issued by Ocean First Bank, in connection with SP # 2409, Block 1077, Lot 39.58 and,

WHEREAS, under date of December 16, 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 \$ 30,330.00.
2. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
3. The Applicant shall maintain a balance of \$2,021.59 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.
4. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
5. Provide a letter of final acceptance from the NJDOT's Office for all road improvements along state roads.
6. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Casa Nova Today, 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 **January 16, 2025.**

Lauren Kirkman RMC, CMR
Township Clerk

(D)20.2025-0087

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Khal Meor Chaim, In Connection With SP 2244 (Miller Rd) Block 9 Lot 3.01

WHEREAS, a performance guarantee was heretofore posted with the Township by Khal Meor Chaim, in the form of a Bond No. CM 100604 dated August 30, 2018 in the amount of \$66,510.00 with a Rider increase in the amount of \$71,510.00 on January 23, 2019 issued by First Indemnity of America Insurance Company, in connection with SP # 2244, Block 9, Lot 3.01 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 16,880.00.
2. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints as per 18-705.A.
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 maintain a balance of \$797.35 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.
5. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
6. Provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.
7. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Khal Meor 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B9 L3.01

Engineer Letter B9 L3.01

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY KHAL MEOR CHAIM, IN CONNECTION WITH SP 2244 (MILLER RD)
BLOCK 9 LOT 3.01**

WHEREAS, a performance guarantee was heretofore posted with the Township by Khal Meor Chaim, in the form of a Bond No. CM 100604 dated August 30, 2018 in the amount of \$66,510.00 with a Rider increase in the amount of \$71,510.00 on January 23, 2019 issued by First Indemnity of America Insurance Company, in connection with SP # 2244, Block 9, Lot 3.01 and,

WHEREAS, under date of December 16, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 16,880.00.
2. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints as per 18-705.A.
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 maintain a balance of \$797.35 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.
5. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.

6. Provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.

7. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Khal Meor 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 **January 16, 2025.**

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

December 16, 2024
RVE Job No. 15151011

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: Khal Meor Chaim
APPLICATION #: SP 2244 (Miller Rd)
BLOCK: 9 **LOT:** 3.01

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:

1. Performance Guarantee: Bond No. CM 100604
2. Issued By: First Indemnity of America Insurance Company
3. Amount: \$66,510.00 Original / Rider increase to \$71,510.00
4. Date: August 30, 2018 / January 23, 2019

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

As per the approval the stormwater management system shall be maintained by the individual lot owners.

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

- 1) Posting a two-year Maintenance Guarantee in the amount of \$16,880.00, with attached Maintenance Bond Form.
- 2) Provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A.
- 3) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 4) Maintenance of a \$797.35 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.
- 5) Provide a final release letter from Ocean County Soil Conservation District.
- 6) Provide a letter of final acceptance from the Ocean County Engineer's Office for all road improvements along county roads.

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: pd

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney Ocean County Soil Conservation District
Mark Jehnke, P.E., Ocean County Engineer
Khal Meor Chaim (mshapiro@questpack.com)

(D)21.2025-0088

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Kollel Kinyan Torah, Inc. In Connection With SP #2336 (Whitesville Rd), Block 251, Lot 1.04

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Kollel Kinyan Torah, Inc., in the form of Check #1032 which was converted from the performance guarantee, issued by Lakeland Bank on September 25, 2023, in the amount of \$19,400.00 in connection with SP #2336, Block 251, Lot 1.04

WHEREAS, under date of January 7, 2025, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Engineer and Ocean County Soil Conservation District are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. The Applicant shall repaint all pavement markings.
5. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Kollel Kinyan Torah, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR

ATTACHMENTS:

Description

resolution

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF
OCEAN, STATE OF NEW JERSEY, RELEASING THE
MAINTENANCE GUARANTEE POSTED BY KOLLEL KINYAN
TORAH, INC. IN CONNECTION WITH SP #2336 (WHITESVILLE RD),
BLOCK 251, LOT 1.04**

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by Kollel Kinyan Torah, Inc., in the form of Check #1032 which was converted from the performance guarantee, issued by Lakeland Bank on September 25, 2023, in the amount of \$19,400.00 in connection with SP #2336, Block 251, Lot 1.04

WHEREAS, under date of January 7, 2025, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Engineer and Ocean County Soil Conservation District are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. The Applicant shall repaint all pavement markings.
5. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer
 - C. Kollel Kinyan Torah, 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 **January 16, 2025.**

Lauren Kirkman RMC, CMR
Township Clerk

(D)22.2025-0089

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yeruchem Gelb In Connection With SD #2418 (Ocean Ave) Block 539, Lots 3, 4, 5 & 6

WHEREAS, a performance guarantee was heretofore posted with the Township by Yeruchem Gelb in the form of Bond No. 65334155 dated February 4, 2021, issued by The Western Surety Company, in the amount of \$30,000.00, in connection with SD 2418, Demolition of Structure, Block 539, Lots 3, 4, 5 & 6; and

WHEREAS, under date of December 24, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B539 L3-6

Engineer Letter B539 L3-6

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING A PERFORMANCE
GUARANTEE POSTED BY YERUCHEM GELB IN
CONNECTION WITH SD #2418 (OCEAN AVE)
BLOCK 539, LOTS 3, 4, 5 & 6**

WHEREAS, a performance guarantee was heretofore posted with the Township by Yeruchem Gelb in the form of Bond No. 65334155 dated February 4, 2021, issued by The Western Surety Company, in the amount of \$30,000.00, in connection with SD 2418, Demolition of Structure, Block 539, Lots 3, 4, 5 & 6; and

WHEREAS, under date of December 24, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025.**

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

December 24, 2024
RVE Job No. 1515I002

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
DEMOLITION OF STRUCTURE

DEVELOPER: Yeruchem Gelb
APPLICATION NUMBER: SD 2418 (Ocean Ave)
BLOCK #: 539 **LOT(S) #:** 3, 4, 5 & 6

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

1. Performance Guarantee: Bond No. 65334155
2. Issued By: Western Surety Company
3. Amount: \$30,000.00 Original
4. Date: February 4, 2021 Original

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

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

Enclosure:
JWS: sc

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Yeruchem Gelb – 26 Gefen Drive, Lakewood NJ 08701

(D)23.2025-0090

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Ellis Lewenstein-ELL Sterling Construction, LLC In Connection With 1125 Central Ave, Block 12.04, Lot 75

WHEREAS, a performance guarantee was heretofore posted with the Township by Ellis Lewenstein-ELL Sterling Construction, LLC, in the form of Cashier's Check #9646101911 dated February 3, 2021, in the amount of \$8,400.00 issued by JP Morgan Bank and Check No. 8544 dated May 4, 2021 in the amount of \$20.00 issued by Santander Bank in connection with 1125 Central Ave, Block 12.04 Lot 75 and,

WHEREAS, under date of December 24, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the performance guarantee aforesaid be and hereby is released.
2. The applicant shall verify that all outstanding engineering inspection escrow charges are paid.
3. The posting of a maintenance bond is hereby waived.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer;
 - C. Ellis Lewenstein-ELL Sterling Construction, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B12.04 L75

Engineer Letter B12.04 L75

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY ELLIS LEWENSTEIN-
ELL STERLING CONSTRUCTION, LLC IN
CONNECTION WITH 1125 CENTRAL AVE,
BLOCK 12.04, LOT 75**

WHEREAS, a performance guarantee was heretofore posted with the Township by Ellis Lewenstein-ELL Sterling Construction, LLC, in the form of Cashier's Check #9646101911 dated February 3, 2021, in the amount of \$8,400.00 issued by JP Morgan Bank and Check No. 8544 dated May 4, 2021 in the amount of \$20.00 issued by Santander Bank in connection with 1125 Central Ave, Block 12.04 Lot 75 and,

WHEREAS, under date of December 24, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the performance guarantee aforesaid be and hereby is released.
2. The applicant shall verify that all outstanding engineering inspection escrow charges are paid.
3. The posting of a maintenance bond is hereby waived.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer;
 - C. Ellis Lewenstein-ELL Sterling Construction, 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 **January 16, 2025.**

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

December 24, 2024
RVE Job No. 15151282

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Ellis Lewenstein – ELL Sterling Construction, LLC

APPLICATION NUMBER: N/A (1125 Central Ave)

BLOCK #: 12.04 **LOT(S) #:** 75

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

1. Performance Guarantee: Cashier's Check No. 9646101911; Check No. 8544
2. Drawn on: JPMorgan Chase Bank; Santander Bank
3. Amount of Check: \$8,400.00; \$20.00
4. Dated: February 3, 2021; May 4, 2021

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.

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. 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) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:

cc: Phil Roux, Director of Public Works; Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts; Lauren Kirkman, Township Clerk; Steven Secare, Township Attorney; Ellis Lewenstein – 105 Van Buren Avenue, Lakewood, NJ 08701 (sterling08701@gmail.com)

(D)24.2025-0091

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Chana Neger In Connection With 104 East 8th Street Block 231, Lot 2

WHEREAS, a performance guarantee was heretofore posted with the Township by Chana Neger, in the form of Cashier's Check No. 9729119869 dated August 8, 2019, in the amount of \$7,760.00 issued by Chase Bank, in connection with 104 East 8th Street, Block 231 Lot 2 and,

WHEREAS, under date of January 7, 2025 the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B231 L2

Engineer Letter B231 L2

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY CHANA NEGER IN
CONNECTION WITH 104 EAST 8TH STREET
BLOCK 231, LOT 2**

WHEREAS, a performance guarantee was heretofore posted with the Township by Chana Neger, in the form of Cashier's Check No. 9729119869 dated August 8, 2019, in the amount of \$7,760.00 issued by Chase Bank, in connection with 104 East 8th Street, Block 231 Lot 2 and,

WHEREAS, under date of January 7, 2025 the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

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 **January 16, 2025.**

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

January 7, 2025
RVE Job No. 15151145

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Chana Neger
APPLICATION #: N/A (104 East 8th St)
BLOCK: 231 **LOT:** 2

A 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: Cashier's Check No. 9729119869
- Drawn on: Chase Bank
- Amount: \$7,760.00
- Dated: August 8, 2019

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.

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. 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) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:slf

cc: Phil Roux, Director of Public Works; Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts;
Lauren Kirkman, Township Clerk; Steven Secare, Township Attorney
Chana Neger – 104 East 8th Street, Lakewood, NJ 08701 (cneger81@gmail.com)

(D)25.2025-0092

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By BSDS Investments NA, LLC In Connection With SD #2537 (Laurel Ave) Block 539, Lots 13, 14 & 15

WHEREAS, a performance guarantee was heretofore posted with the Township by BSDS Investments NA, LLC in the form of Cashier's Check No. 2112930 date January 23, 2024, issued by PNC Bank, in the amount of \$50,000.00, in connection with SD 3870, Demolition of Structure, Block 539, Lots 13, 14 & 15; and

WHEREAS, under date of January 7, 2025, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. BSDS Investments NA, 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B539 L13, 14 & 15

Engineer Letter B539 L13, 14 & 15

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING A PERFORMANCE
GUARANTEE POSTED BY BSDS INVESTMENTS
NA, LLC IN CONNECTION WITH SD #2537
(LAUREL AVE) BLOCK 539, LOTS 13, 14 & 15**

WHEREAS, a performance guarantee was heretofore posted with the Township by BSDS Investments NA, LLC in the form of Cashier's Check No. 2112930 date January 23, 2024, issued by PNC Bank, in the amount of \$50,000.00, in connection with SD 3870, Demolition of Structure, Block 539, Lots 13, 14 & 15; and

WHEREAS, under date of January 7, 2025, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

1. That the Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer;
 - B. Chief Financial Officer; and
 - C. BSDS Investments NA, 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 **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk



OFFICE OF THE MUNICIPAL ENGINEER

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

To: Patrick Donnelly, Municipal Manager

January 7, 2025
RVE Job No. 151511589

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
DEMOLITION OF STRUCTURE

DEVELOPER: BSDS Investments NA, LLC
APPLICATION #: SD 2537 (Laurel Ave)
BLOCK: 539 **LOT:** 13, 14 & 15

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

1. Performance Guarantee: Cashier's Check No. 2112930
2. Drawn on: PNC Bank
3. Amount: \$50,000.00
4. Date: January 23, 2024

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

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:sf

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Steven Secare, Township Attorney
BSDS Investments NA, LLC – 516 Stirling Avenue, Lakewood, NJ 08701 (tzviasmoke@gmail.com)

(D)26.2025-0093

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The Prosecutor's Program Formerly Known As "Fatal Accident Support Team (F.A.S.T.) 2025"

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

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

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

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

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

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

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

1. That the Mayor and/or his designee is hereby authorized to execute and the Township Clerk to attest to a Shared Services Agreement between the Township of Lakewood and the County of Ocean for the Prosecutor's Program 2025.
2. That the term of this agreement shall be retroactive to January 1, 2025 through December 31, 2025.
3. The Township Clerk shall forward a copy of this Resolution to all parties in interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF LAKEWOOD AND THE COUNTY OF OCEAN FOR THE PROSECUTOR’S PROGRAM FORMERLY KNOWN AS “FATAL ACCIDENT SUPPORT TEAM (F.A.S.T.) 2025”

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

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

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

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

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

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

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

1. That the Mayor and/or his designee is hereby authorized to execute and the Township Clerk to attest to a Shared Services Agreement between the Township of Lakewood and the County of Ocean for the Prosecutor’s Program 2025.
2. That the term of this agreement shall be retroactive to January 1, 2025 through December 31, 2025.

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(D)27.2025-0094

Resolution Of The Township Of Lakewood Requesting An Authorizing The Submission Of A Scope Modification For The Roadway Improvements To Sections Of E 9th, E 7th And E 6th Street Project With The New Jersey Department Of Transportation

NOW, THEREFORE, BE IT RESOLVED that the Committee of the Township of Lakewood formally approves Colliers Engineering & Design, Inc. (DBA Maser Consulting) submission of a scope modification for the LA-2024 MA Lakewood Township E 9th St, E 7th St and 6th St Improvements 15 project.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Inc. (DBA Maser Consulting), Mayor Raymond Coles, Deputy Mayor Menashe Miller, Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to submit said modification for the project identified as LA-2024 MA Lakewood Township E 9th St, E 7th St and 6th St Improvements 15 project to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Inc. (DBA Maser Consulting, Mayor Raymond Coles, Deputy Mayor Menashe Miller, Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to sign the scope modification on behalf of the Township of Lakewood and that their signature constitutes acceptance of the terms and conditions of same.

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD REQUESTING AN
AUTHORIZING THE SUBMISSION OF A SCOPE MODIFICATION FOR THE
ROADWAY IMPROVEMENTS TO SECTIONS OF E 9TH, E 7TH AND E 6TH STREET
PROJECT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION**

NOW, THEREFORE, BE IT RESOLVED that the Committee of the Township of Lakewood formally approves Colliers Engineering & Design, Inc. (DBA Maser Consulting) submission of a scope modification for the LA-2024 MA Lakewood Township E 9th St, E 7th St and 6th St Improvements 15 project.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Inc. (DBA Maser Consulting), Mayor Raymond Coles, Deputy Mayor Menashe Miller, Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to submit said modification for the project identified as LA-2024 MA Lakewood Township E 9th St, E 7th St and 6th St Improvements 15 project to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Inc. (DBA Maser Consulting, Mayor Raymond Coles, Deputy Mayor Menashe Miller, Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to sign the scope modification on behalf of the Township of Lakewood and that their signature constitutes acceptance of the terms and conditions of same.

CERTIFICATION

I, Lauren Kirkman, Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify the forging to be true and correct copy of a Resolution adopted by the Township Committee of said Township at a meeting held on **January 16, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

(D)28.2025-0095

Resolution Of The Township Committee Of The Township Of Lakewood Authorizing The Mayor To Sign A Revocable License Agreement With Marianna Seidenfeld For Installation Of A Radiant Heat Sidewalk At 1430 East Spruce Street, Lakewood

WHEREAS, MARIANNA SEIDENFELD residing at 5807 12th Avenue, Brooklyn, New York 11219 , owns Block 855.02 Lot 30.02 on the tax map of the Township of Lakewood; and

WHEREAS, MARIANNA SEIDENFELD seeks to install a radiant heat sidewalk within the public Right of Way immediately adjacent to his property located at Block 855.02 Lot 30.02 in lieu of a standard sidewalk, but built in accordance with the township's codes and standards; and

WHEREAS, Township engineer Jeffrey W. Staiger, P.E., P.P., C.M.E. has reviewed various plans and recommended the issuance of a Temporary Certificate of Occupancy contingent upon the owner obtaining authorization for the installation of radiant heat sidewalk infrastructure in conjunction with the request to install radiant heat in the sidewalk in the right of way in front of Ms. Seidenfeld's property, and has thus recommended the proposed revocable license therefor; and

WHEREAS MARIANNA SEIDENFELD has negotiated a revocable License Agreement with the Township whereby she would be solely and exclusively responsible for said installation and maintenance thereof, and would provide sufficient liability insurance on this portion of the Right of Way serviced by this radiant heat sidewalk with appropriate endorsements in favor of the Township of Lakewood; and

WHEREAS, the Township Committee of the Township of Lakewood has agreed to grant MARIANNA SEIDENFELD a revocable license to permit this installation with the licensee responsible for maintenance and insurance.

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

1. That the Mayor is hereby authorized to sign, and the municipal clerk to attest to a revocable License Agreement between the Township of Lakewood and MARIANNA SEIDENFELD to install a radiant heat sidewalk within the public Right of Way immediately adjacent to its property located at Block 855.02 Lot 30.02 in lieu of a standard sidewalk, in the form annexed hereto.

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD AUTHORIZING THE MAYOR TO SIGN A REVOCABLE LICENSE AGREEMENT WITH MARIANNA SEIDENFELD FOR INSTALLATION OF A RADIANT HEAT SIDEWALK AT 1430 EAST SPRUCE STREET, LAKEWOOD

WHEREAS, MARIANNA SEIDENFELD residing at 5807 12th Avenue, Brooklyn, New York 11219 , owns Block 855.02 Lot 30.02 on the tax map of the Township of Lakewood; and

WHEREAS, MARIANNA SEIDENFELD seeks to install a radiant heat sidewalk within the public Right of Way immediately adjacent to his property located at Block 855.02 Lot 30.02 in lieu of a standard sidewalk, but built in accordance with the township's codes and standards; and

WHEREAS, Township engineer Jeffrey W. Staiger, P.E., P.P., C.M.E. has reviewed various plans and recommended the issuance of a Temporary Certificate of Occupancy contingent upon the owner obtaining authorization for the installation of radiant heat sidewalk infrastructure in conjunction with the request to install radiant heat in the sidewalk in the right of way in front of Ms. Seidenfeld's property, and has thus recommended the proposed revocable license therefor; and

WHEREAS MARIANNA SEIDENFELD has negotiated a revocable License Agreement with the Township whereby she would be solely and exclusively responsible for said installation and maintenance thereof, and would provide sufficient liability insurance on this portion of the Right of Way serviced by this radiant heat sidewalk with appropriate endorsements in favor of the Township of Lakewood; and

WHEREAS, the Township Committee of the Township of Lakewood has agreed to grant **MARIANNA SEIDENFELD** a revocable license to permit this installation with the licensee responsible for maintenance and insurance.

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

1. That the Mayor is hereby authorized to sign, and the municipal clerk to attest to a revocable License Agreement between the Township of Lakewood and **MARIANNA SEIDENFELD** to install a radiant heat sidewalk within the public Right of Way immediately adjacent to its property located at Block 855.02 Lot 30.02 in lieu of a standard sidewalk, in the form annexed hereto.

2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. All Interested Parties

CERTIFICATION

I, Lauren Kirkman, Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee of said Township at a meeting held on **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(D)29.2025-0096

A Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Submission Of A Project Request To The UEZA For A Stabilization And Growth Loan Program

WHEREAS, Lakewood Township wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the Lakewood Urban Enterprise Zone desires to strengthen its business community by assisting in stimulating local economic growth so that its businesses can create jobs and generate greater revenues; and

WHEREAS, the Lakewood Urban Enterprise Zone desires to create a new loan program that will help UEZ businesses by providing Capital to assist with financial stabilization and provide Technical Assistance which will provide mentoring and guidance to UEZ borrowers that will enable them to grow their businesses and create jobs in the UEZ coverage area; and

WHEREAS, the Lakewood UEZ will partner with an organization called Ripple Effect Entrepreneurs Fund (REEF) established in 2018 and is a Certified Development Financial Institution (CDFI); REEF provides capital and development services (DS) to area small businesses that were unable to access capital needed to grow from traditional sources, REEF will provide these same services to Lakewood UEZ businesses; and

WHEREAS, a UEZ project: “UEZ-REEF STABILIZATION AND GROWTH LOAN PROGRAM” will provide funds to struggling Lakewood UEZ businesses that have been vetted by a committee of finance professionals and have been deemed viable and prospective for success if they receive the proper intervention via capital funds and professional guidance through Technical Assistance (TA) provided by the REEF TA professionals; and

WHEREAS, the project is consistent with the Lakewood Development Corporation’s UEZ Zone Five Year Development Plan; and

WHEREAS, the following loan products will be offered and fall under the banner of UEZ-REEF Stabilization And Growth Loan Program with loan product details described in the UEZ-REEF Stabilization And Growth Loan Program project proposal write-up:

1. Microloan
2. Bridge to Bank Loan
3. Special Circumstances Loan
4. Non-profit Org Jobs loan

WHEREAS, it is expected that this investment of \$1,000,000 of UEZ Zone Assistance funding (drawn from First Generation ZAF funds) will foster economic development by providing increased incentives to build up and further expand businesses located in its vicinity; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in Lakewood Township’s Zone Assistance Fund account, the Lakewood Development Corporation governing body must adopt a resolution approving the program and authorizing the submission of the application for funding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Lakewood Development Corporation that it does hereby authorize submission to the NJ Urban Enterprise Zone Authority for use of ZAF in the amount of \$1,000,000 to facilitate the project to be entitled, “UEZ-REEF Stabilization And

Growth Loan Program”; and

BE IT FURTHER RESOLVED that the Executive Director of the LDC is authorized to execute any and all documents relating to the facilitation of the purposes of 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

township resolution

LDC resolution

RESOLUTION #2025-

A RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING SUBMISSION OF A PROJECT REQUEST TO THE UEZA FOR A STABILIZATION AND GROWTH LOAN PROGRAM

WHEREAS, Lakewood Township wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the Lakewood Urban Enterprise Zone desires to strengthen its business community by assisting in stimulating local economic growth so that its businesses can create jobs and generate greater revenues; and

WHEREAS, the Lakewood Urban Enterprise Zone desires to create a new loan program that will help UEZ businesses by providing Capital to assist with financial stabilization and provide Technical Assistance which will provide mentoring and guidance to UEZ borrowers that will enable them to grow their businesses and create jobs in the UEZ coverage area; and

WHEREAS, the Lakewood UEZ will partner with an organization called Ripple Effect Entrepreneurs Fund (REEF) established in 2018 and is a Certified Development Financial Institution (CDFI); REEF provides capital and development services (DS) to area small businesses that were unable to access capital needed to grow from traditional sources, REEF will provide these same services to Lakewood UEZ businesses; and

WHEREAS, a UEZ project: **“UEZ-REEF STABILIZATION AND GROWTH LOAN PROGRAM”** will provide funds to struggling Lakewood UEZ businesses that have been vetted by a committee of finance professionals and have been deemed viable and prospective for success if they receive the proper intervention via capital funds and professional guidance through Technical Assistance (TA) provided by the REEF TA professionals; and

WHEREAS, the project is consistent with the Lakewood Development Corporation’s UEZ Zone Five Year Development Plan; and

WHEREAS, the following loan products will be offered and fall under the banner of UEZ-REEF Stabilization And Growth Loan Program with loan product details described in the UEZ-REEF Stabilization And Growth Loan Program project proposal write-up:

1. Microloan
2. Bridge to Bank Loan
3. Special Circumstances Loan
4. Non-profit Org Jobs loan

WHEREAS, it is expected that this investment of **\$1,000,000** of UEZ Zone Assistance funding (drawn from First Generation ZAF funds) will foster economic development by providing increased incentives to build up and further expand businesses located in its vicinity; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in Lakewood Township’s Zone Assistance Fund account, the Lakewood Development

Corporation governing body must adopt a resolution approving the program and authorizing the submission of the application for funding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Lakewood Development Corporation that it does hereby authorize submission to the NJ Urban Enterprise Zone Authority for use of ZAF in the amount of **\$1,000,000** to facilitate the project to be entitled, **“UEZ-REEF Stabilization And Growth Loan Program”**; and

BE IT FURTHER RESOLVED that the Executive Director of the LDC is authorized to execute any and all documents relating to the facilitation of the purposes of 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

RESOLUTION 24-12-2

A Resolution of the Lakewood Development Corporation Authorizing Submission of a Project Request to the UEZA for a Stabilization and Growth Loan Program

WHEREAS, Lakewood Township wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the Lakewood Urban Enterprise Zone desires to strengthen its business community by assisting in stimulating local economic growth so that its businesses can create jobs and generate greater revenues; and

WHEREAS, the Lakewood Urban Enterprise Zone desires to create a new loan program that will help UEZ businesses by providing Capital to assist with financial stabilization and provide Technical Assistance which will provide mentoring and guidance to UEZ borrowers that will enable them to grow their businesses and create jobs in the UEZ coverage area; and

WHEREAS, the Lakewood UEZ will partner with an organization called Ripple Effect Entrepreneurs Fund (REEF) established in 2018 and is a Certified Development Financial Institution (CDFI); REEF provides capital and development services (DS) to area small businesses that were unable to access capital needed to grow from traditional sources, REEF will provide these same services to Lakewood UEZ businesses; and

WHEREAS, a UEZ project: **“UEZ-REEF STABILIZATION AND GROWTH LOAN PROGRAM”** will provide funds to struggling Lakewood UEZ businesses that have been vetted by a committee of finance professionals and have been deemed viable and prospective for success if they receive the proper intervention via capital funds and professional guidance through Technical Assistance (TA) provided by the REEF TA professionals; and

WHEREAS, the project is consistent with the Lakewood Development Corporation’s UEZ Zone Five Year Development Plan; and

WHEREAS, the following loan products will be offered and fall under the banner of UEZ-REEF Stabilization And Growth Loan Program with loan product details described in the UEZ-REEF Stabilization And Growth Loan Program project proposal write-up:

1. Microloan
2. Bridge to Bank Loan
3. Special Circumstances Loan
4. Non-profit Org Jobs loan

WHEREAS, it is expected that this investment of **\$1,000,000** of UEZ Zone Assistance funding (drawn from First Generation ZAF funds) will foster economic development by providing increased incentives to build up and further expand businesses located in its vicinity; and

WHEREAS, pursuant to N.J.S.52:27H-88(c), in order to fund this project from funds deposited in Lakewood Township’s Zone Assistance Fund account, the Lakewood Development Corporation governing body must adopt a resolution approving the program and authorizing the submission of the application for funding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Lakewood Development Corporation that it does hereby authorize submission to the NJ Urban Enterprise Zone Authority for use of ZAF in the amount of **\$1,000,000** to facilitate the project to be entitled, **“UEZ-REEF Stabilization And Growth Loan Program”**; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute any and all documents relating to the facilitation of the purposes of this project.

I HEREBY CERTIFY that the above is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation Lakewood, County of Ocean, at its meeting held on the 23 day of December 2024.



Moshe Zev Weisberg, Secretary/Treasurer
David Klein, Secretary Designee

(D)30.2025-0097

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

WHEREAS, the Lakewood BlueClaws are sponsoring fireworks displays at First Energy Park on the following dates for 2025:

Tuesday, April 8 Friday, May 9 Friday, May 23 Friday, June 13
Friday, June 20 Thursday, July 3 Friday, July 18 Saturday, July 19
Friday, July 25 Friday, August 8 Thursday, August 21 Friday, August 22
Friday, September 5 Saturday, September 6

WHEREAS, in addition, the Lakewood BlueClaws are requesting permission to host Firework Displays on any home date for the entire 2025 season in the event of cancellations; and

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

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

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

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

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION # 2025-

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

WHEREAS, the Lakewood BlueClaws are sponsoring fireworks displays at First Energy Park on the following dates for 2025:

Tuesday, April 8 Friday, May 9 Friday, May 23 Friday, June 13
Friday, June 20 Thursday, July 3 Friday, July 18 Saturday, July 19
Friday, July 25 Friday, August 8 Thursday, August 21 Friday, August 22
Friday, September 5 Saturday, September 6

WHEREAS, in addition, the Lakewood BlueClaws are requesting permission to host Firework Displays on any home date for the entire 2025 season in the event of cancellations; and

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

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

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

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

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025.**

Lauren Kirkman RMC, CMC
Township Clerk

(D)31.2025-0098

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Participation In The State Development And Redevelopment Plan (State Plan) Cross-Acceptance Process

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Planning Advocacy for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross- acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of County Commissioners of Ocean County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of the Township of Lakewood has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

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

1. That the Township Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 15:30 and any other rules promulgated by the State Planning Commission for this purpose;
2. That the Township Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Planning Advocacy by ;
3. That the Township Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Response Template and successfully complete the Cross-acceptance process;
4. That all other Township Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required;;

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING PARTICIPATION IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (STATE PLAN) CROSS-ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Planning Advocacy for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross- acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of County Commissioners of Ocean County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of the Township of Lakewood has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of

the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

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

1. That the Township Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 15:30 and any other rules promulgated by the State Planning Commission for this purpose:
2. That the Township Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Planning Advocacy by ;
3. That the Township Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Response Template and successfully complete the Cross-acceptance process;
4. That all other Township Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required;;

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 **January 16, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

EXHIBIT A

A.7 Technical Mapping Guidelines

Any qualified negotiating entity may submit mapping to help correct a technical error found in the 2023 Preliminary State Plan Policy Map. They are encouraged to submit ESRI GIS compatible digital files. OPA uses

E.S.R.I. Arc/Info for maintaining digital map files. Contact Naomi Barnes at the OPA, 609-292-3160, or Naomi.barnes@sos.nj.gov or the Office of Planning Advocacy at OSGplanner@sos.nj.gov for details concerning

submission of digital map files.

All proposed map changes must be accompanied by supporting documentation, which should be cross-referenced to a Map Amendment Document (see the sample on the following pages). All redrawn maps and Map Amendment Documents must be appended to the negotiating entity's or municipality's Cross-acceptance Response Template.

▶ Each Map should be labeled as to its U.S.G.S. quadrangle name in the lower right corner. The OPA quadrangle reference number should appear under the name. The name of the county, and the date of the proposal should be placed in the lower left corner.

▶ All maps should edge match with adjacent maps. Lines should meet closely, and adjoining polygons should have the same area designation.

What should be labeled?

▶ Planning Areas: These areas should be labeled with the appropriate number (listed below) and placed in a centralized location within the each area. A large or unusually shaped area may be labeled more than once. Also label amended planning areas with a number in a circle, which refers to the reason or reasons listed for the amendment in the Map Amendment Document. Label all planning areas in red.

■ Metropolitan Planning Area -1 (to be defined once definitions are final)

■ Suburban Planning Area - 2

■ Fringe Planning Area - 3

■ Rural Planning Area - 4

■ Environmentally Sensitive Planning Area – 5

▶ Critical Environmental Sites: Label all critical environmental sites "CES" with a cross-reference number in a circle adjacent to the "CES" designation that cross-references the documentation in the Map Amendment Document. Each of these sites should be labeled in green. (to be redefined once definitions are final)

- ▶ Fill out a Map Amendment Document for each proposed amendment. State in detail the reason for new, eliminated or amended planning area or CES.
- ▶ (Insert that if other than a technical correction to the State Plan Policy Map – that the rules at 15:30 must be met -)

(D)32.2025-0099

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding Professional Services Contracts To And Authorizing The Appointment Bathgate, Wegner & Wolf PC As Special Township Counsel For The Township Of Lakewood

WHEREAS, the Township Committee desires to appoint Bathgate, Wegner & Wolf as Special Township Counsel; and,

WHEREAS, the maximum amount of each contract to be awarded under this resolution is as set forth in the year 2025 Municipal Budget for legal services; and

WHEREAS, the Township Treasurer has certified that funds are available in the year 2025 temporary budget and will be available in the final budget when adopted under:

Line Item # 5-01-20-155-155-234 / Special Township Counsel – Legal Department.

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 Bathgate, Wegner & Wolf is hereby appointed Special Township Counsels.
2. This Resolution shall be effective on January 16, 2025 and hereby authorizes the execution of a contract for Professional Services, in form and substance acceptable to the Township Committee that shall expire on December 31, 2025.
3. That the Mayor and/or Deputy Mayor are hereby authorized to execute and the Township Clerk to attest to contracts for Professional Services with Bathgate, Wegner & Wolf.
4. That the contract for Professional Services to be entered into is awarded through the “fair and open process” as a "Professional Service".
5. This appointment of Bathgate, Wegner & Wolf are professional appointments and therefore exempt from the bidding requirements as set forth in the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.
6. That a notice of this action shall be printed once in the official newspaper of the Township of Lakewood.
7. That this Resolution shall be effective January 16, 2025.
8. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Municipal Manager;
 - B. Township Treasurer;
 - C. Special Township Counsels
 - D. Township Attorney

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING PROFESSIONAL SERVICES CONTRACTS TO AND AUTHORIZING THE APPOINTMENT BATHGATE, WEGNER & WOLF PC AS SPECIAL TOWNSHIP COUNSEL FOR THE TOWNSHIP OF LAKEWOOD.

WHEREAS, the Township Committee desires to appoint Bathgate, Wegner & Wolf as Special Township Counsel; and,

WHEREAS, the maximum amount of each contract to be awarded under this resolution is as set forth in the year 2025 Municipal Budget for legal services; and

WHEREAS, the Township Treasurer has certified that funds are available in the year 2025 temporary budget and will be available in the final budget when adopted under:

Line Item # 5-01-20-155-155-234 / Special Township Counsel – Legal Department.

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 **Bathgate, Wegner & Wolf** is hereby appointed Special Township Counsels.
2. This Resolution shall be effective on January 16, 2025 and hereby authorizes the execution of a contract for Professional Services, in form and substance acceptable to the Township Committee that shall expire on December 31, 2025.
3. That the Mayor and/or Deputy Mayor are hereby authorized to execute and the Township Clerk to attest to contracts for Professional Services with **Bathgate, Wegner & Wolf**.
4. That the contract for Professional Services to be entered into is awarded through the “fair and open process” as a "Professional Service".
5. This appointment of **Bathgate, Wegner & Wolf** are professional appointments and therefore exempt from the bidding requirements as set forth in the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.
6. That a notice of this action shall be printed once in the official newspaper of the Township of Lakewood.
7. That this Resolution shall be effective January 16, 2025.

8. That the Township Clerk shall forward a certified copy of this Resolution to the following:
- A. Municipal Manager;
 - B. Township Treasurer;
 - C. Special Township Counsels
 - D. Township Attorney

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the above to be 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 **January 16, 2025**.

Lauren Kirkman, RMC CMR
Township Clerk

I, Peter O'Reilly, Chief Financial Officer of the Township of Lakewood, hereby certify that there are sufficient legally appropriated funds for the above purpose in the year 2025 Official Temporary Budget of the Township of Lakewood. Line item to be charged is #5-01-20-155-155-234 /Special Township Counsel - Legal Department. The above funds have not been certified as available for another pending contract.

Peter O'Reilly
Chief Financial Officer

(D)33.2025-0100

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Contract For Chiller Replacement At DPW Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

WHEREAS, the Township's Public Works department has a need for the replacement of the chillers;and

WHEREAS, bids were opened on December 10, 2024 at the Lakewood Township Municipal Building for the Chiller Replacement Project

WHEREAS, three (3) bids were received; and

WHEREAS, the bid from Kaser Mechanical, LLC was the lowest responsive and responsible bid for the chiller replacement project at a cost of \$167,000.00; and

WHEREAS, the Township's Consulting Engineer, Colliers Engineering & Design, has recommended to award said contract to Kaser Mechanical, LLC; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$167,000.00 in the 2025 budget 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. That a contract for the chiller replacement project for an amount not to exceed a total cost of \$167,000.00 be awarded to Kaser Mechanical, LLC., 1150 East Broad Street, Burlington, NJ 08106.

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 chiller replacement 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. Kaser Mechanical, LLC
 - 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT FOR CHILLER REPLACEMENT AT DPW PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

WHEREAS, the Township's Public Works department has a need for the replacement of the chillers; and

WHEREAS, bids were opened on December 10, 2024 at the Lakewood Township Municipal Building for the Chiller Replacement Project

WHEREAS, three (3) bids were received; and

WHEREAS, the bid from Kaser Mechanical, LLC was the lowest responsive and responsible bid for the chiller replacement project at a cost of \$167,000.00; and

WHEREAS, the Township's Consulting Engineer, Colliers Engineering & Design, has recommended to award said contract to Kaser Mechanical, LLC; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$167,000.00 in the 2025 budget 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. That a contract for the chiller replacement project for an amount not to exceed a total cost of \$167,000.00 be awarded to Kaser Mechanical, LLC., 1150 East Broad Street, Burlington, NJ 08106.
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 chiller replacement 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. Kaser Mechanical, LLC
- 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 **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in the temporary **2025 Budget 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

(D)34.2025-0101

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Procurement Of Safety Sign Materials For The Township Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq.

WHEREAS, the Township has a need for safety signs material as a non-fair and open contract pursuant to the provisions of N.J.S.A.19:44A-20.5; and

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

WHEREAS, the anticipated term of this contract for the aforementioned service is from the date of award, January 16, 2025, to January 15, 2026; and

WHEREAS, Glenco Supply Inc. POB 638 Oakhurst, NJ 07755 has completed and submitted a Business Entity Disclosure Certification which certifies that Glenco has not made any reportable contributions to a political or candidate committee detailed in the forms attached to the Business Entity Disclosure Certification in the previous one (1) year, and that the contract will prohibit Glenco from making any reportable contributions through the term of the contract; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Chief Financial Officer will certify the availability of sufficient funds when required.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby authorizes Raymond Coles, the Township mayor, or his designee, to enter into a contract with Glenco as described herein; and

BE IT FURTHER RESOLVED that total payments for this service shall not exceed \$42,000.00 and that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Purchasing Agent;
- D. Glenco

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE PROCUREMENT OF SAFETY SIGN MATERIALS FOR THE TOWNSHIP PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ.

WHEREAS, the Township has a need for safety signs material as a non-fair and open contract pursuant to the provisions of N.J.S.A.19:44A-20.5; and

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

WHEREAS, the anticipated term of this contract for the aforementioned service is from the date of award, January 16, 2025, to January 15, 2026; and

WHEREAS, Glenco Supply Inc. POB 638 Oakhurst, NJ 07755 has completed and submitted a Business Entity Disclosure Certification which certifies that Glenco has not made any reportable contributions to a political or candidate committee detailed in the forms attached to the Business Entity Disclosure Certification in the previous one (1) year, and that the contract will prohibit Glenco from making any reportable contributions through the term of the contract; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Chief Financial Officer will certify the availability of sufficient funds when required.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby authorizes Raymond Coles, the Township mayor, or his designee, to enter into a contract with Glenco as described herein; and

BE IT FURTHER RESOLVED that total payments for this service shall not exceed \$42,000.00 and that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager;
- B. Chief Financial Officer;
- C. Purchasing Agent;
- D. Glenco

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 January 16, 2025.

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

(D)35.2025-0102

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Electrical Service For Various Projects Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq

WHEREAS, the Township has a need for electrical services for various projects as a non-fair and open purchase pursuant to the provisions of N.J.S.A.19:44A-20.5; and

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

WHEREAS, South Lake Electrical LLC 316 First Street Lakewood, NJ 08701 provides such services; and

WHEREAS, South Lake has completed and submitted a Business Entity Disclosure Certification which certifies that South Lake has not made any reportable contributions to a political or candidate committee detailed in the forms attached to the Business Entity Disclosure Certification in the previous one (1) year, and that the contract will prohibit South Lake from making any reportable contributions through the term of the contract, that term beginning January 16, 2025 and ending January 16, 2026; and

WHEREAS, the Chief Financial Officer has certified that no purchase will be authorized before sufficient funds are verified, and not to exceed \$35,000 as needed, for the contract term.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, authorizes Raymond Coles, the Township mayor, or his designee, to enter into a contract with South Lake as described herein; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED 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. South Lake Electrical 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

memo

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY AUTHORIZING AN ELECTRICAL SERVICE FOR
VARIOUS PROJECTS PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A.
19:44A-20.5 ET SEQ**

WHEREAS, the Township has a need for electrical services for various projects as a non-fair and open purchase pursuant to the provisions of N.J.S.A.19:44A-20.5; and

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

WHEREAS, South Lake Electrical LLC 316 First Street Lakewood, NJ 08701 provides such services; and

WHEREAS, South Lake has completed and submitted a Business Entity Disclosure Certification which certifies that South Lake has not made any reportable contributions to a political or candidate committee detailed in the forms attached to the Business Entity Disclosure Certification in the previous one (1) year, and that the contract will prohibit South Lake from making any reportable contributions through the term of the contract, that term beginning January 16, 2025 and ending January 16, 2026; and

WHEREAS, the Chief Financial Officer has certified that no purchase will be authorized before sufficient funds are verified, and not to exceed \$35,000 as needed, for the contract term.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, authorizes Raymond Coles, the Township mayor, or his designee, to enter into a contract with South Lake as described herein; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED 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. South Lake Electrical LLC

CERTIFICATION

I, Lauren Kirkman, Township Deputy 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 the **January 16, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

MEMO

TO FILE: Electrical Work for Township Projects

FROM: Yehuda Abraham, Purchasing Agent

DATE: January 3, 2025

SUBJECT: 2025 Non-Fair and Open memo

The purpose of this memo is to certify that, based on my knowledge of the scope of the goods or services needed by the Township, the estimated amount of this contract will most definitely exceed the Pay to Play threshold of \$17,500.00,

The term of this contract will be for the purchase of said goods or services. The anticipated cost for this award is not to exceed \$35,000.00.

This determination, along with the appropriate Non-Fair and Open documentation, will be kept on file and also made part of the resolution which awards this contract.

Yehuda Abraham, QPA

(D)36.2025-0103

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure An Employee Assistance Program From Preferred Behavioral Health Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5

WHEREAS, the Township of Lakewood is in need of a service designed to assist employees with any difficulties they may be having arising from personal, mental health, substance abuse and/or workplace-related problems and wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

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

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, January 16, 2025 to January 15, 2026; and

WHEREAS, Preferred Behavioral Health Group 700 Airport Road Lakewood NJ 08701 has submitted a proposal indicating they will provide the employee assistance program for the price of \$17,770; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, has certified that there are sufficient legally appropriated funds not to exceed \$17,770 in account #5-01-20-120-105-211.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Preferred Behavioral Health Group in an amount not to exceed \$17,770 as described herein; and, BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution and that the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Preferred Behavioral Health Group

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE AWARD OF CONTRACT TO PROCURE AN EMPLOYEE ASSISTANCE PROGRAM FROM PREFERRED BEHAVIORAL HEALTH PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5

WHEREAS, the Township of Lakewood is in need of a service designed to assist employees with any difficulties they may be having arising from personal, mental health, substance abuse and/or workplace-related problems and wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

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

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, January 16, 2025 to January 15, 2026; and

WHEREAS, Preferred Behavioral Health Group 700 Airport Road Lakewood NJ 08701 has submitted a proposal indicating they will provide the employee assistance program for the price of \$17,770; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, has certified that there are sufficient legally appropriated funds not to exceed \$17,770 in account #5-01-20-120-105-211.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Preferred Behavioral Health Group in an amount not to exceed \$17,770 as described herein; and,

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Preferred Behavioral Health Group

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 **January 16, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

(D)37.2025-0104

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Upgrade To The Pine Park Handball Court Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq

WHEREAS, the Township has a need to upgrade the Pine Park handball court as a non-fair and open purchase pursuant to the provisions of N.J.S.A.19:44A-20.5; and

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

WHEREAS, NJPS Court Builders at 95 Robbinsville Allentown Road Robbinsville NJ 08691 provides such services; and

WHEREAS, NJPS has completed and submitted a Business Entity Disclosure Certification which certifies that NJPS has not made any reportable contributions to a political or candidate committee detailed in the forms attached to the Business Entity Disclosure Certification in the previous one (1) year, and that the contract will prohibit NJPS from making any reportable contributions through the term of the contract, that term beginning January 16, 2025 and ending January 16, 2026; and

WHEREAS, the Chief Financial Officer has certified that no purchase will be authorized before sufficient funds are verified, and not to exceed \$32,750.00 as needed, for the contract term.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, authorizes Raymond Coles, the Township mayor, or his designee, to enter into a contract with NJPS as described herein; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED 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. NJPS

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY AUTHORIZING AN UPGRADE TO THE PINE PARK
HANDBALL COURT PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A.
19:44A-20.5 ET SEQ**

WHEREAS, the Township has a need to upgrade the Pine Park handball court as a non-fair and open purchase pursuant to the provisions of N.J.S.A.19:44A-20.5; and

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

WHEREAS, NJPS Court Builders at 95 Robbinsville Allentown Road Robbinsville NJ 08691 provides such services; and

WHEREAS, NJPS has completed and submitted a Business Entity Disclosure Certification which certifies that NJPS has not made any reportable contributions to a political or candidate committee detailed in the forms attached to the Business Entity Disclosure Certification in the previous one (1) year, and that the contract will prohibit NJPS from making any reportable contributions through the term of the contract, that term beginning January 16, 2025 and ending January 16, 2026; and

WHEREAS, the Chief Financial Officer has certified that no purchase will be authorized before sufficient funds are verified, and not to exceed \$32,750.00 as needed, for the contract term.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, authorizes Raymond Coles, the Township mayor, or his designee, to enter into a contract with NJPS as described herein; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED 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. NJPS

CERTIFICATION

I, Lauren Kirkman, Township Deputy 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 the **January 16, 2025.**

Lauren Kirkman, RMC, CMC
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly
Chief Financial Officer

(D)38.2025-0105

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

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

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

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, January 16, 2025 to January 15, 2026; and

WHEREAS, and MAD Global Strategy 57 South Fullerton Avenue Unit 2 Montclair, NJ has indicated that they will provide this service for the price not to exceed \$43,500.00; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, has certified that there will be sufficient legally appropriated funds not to exceed \$43,500.00 for this service.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with MAD Global Strategy in an amount not to exceed \$43,500.00 as described herein; and,

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

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

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

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

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, January 16, 2025 to January 15, 2026; and

WHEREAS, and MAD Global Strategy 57 South Fullerton Avenue Unit 2 Montclair, NJ has indicated that they will provide this service for the price not to exceed \$43,500.00; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, has certified that there will be sufficient legally appropriated funds not to exceed \$43,500.00 for this service.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with MAD Global Strategy in an amount not to exceed \$43,500.00 as described herein; and,

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on January 16, 2025.

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

(D)39.2025-0106

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Professional Services Contract For Special Projects Engineers & Planners Pursuant To And In Accordance With N.J.S.A. 40a:11-5

WHEREAS, the Township of Lakewood is in need, from time to time, of special projects and therefore has is in need of a Special Projects Engineers and Planners; and

WHEREAS, Newlines Engineering & Survey is qualified firms to perform said services; and

WHEREAS, the Township Attorney recommends that Newlines Engineering & Survey be eligible for the position of Special Projects Engineers and Planners as the need arises; and

WHEREAS, N.J.S.A. 40A:11-5 permits the award of professional services contract without the need for formal bidding; and,

WHEREAS, it is required that the resolution authorizing the award of a Contract for Special Projects Engineer and Planners and the contract itself must be made available for public inspection; 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 Newlines Engineering & Survey is hereby appointed for the position of Special Projects Engineer and Planners.
2. That the Mayor and/or Deputy Mayor are hereby authorized to execute and the Township Clerk to attest to the subject Contract for Professional Services.
3. The professional service is exempt from the bidding requirements as set forth in the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-5, et seq.
4. That a notice of this action shall be printed once in an official newspaper of the Township.
5. That the Township Clerk shall forward a certified copy of this Resolution to all interested parties.
6. That this Resolution shall go into effect as of January 1, 2025.

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION # 2025-0

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A PROFESSIONAL SERVICES CONTRACT FOR SPECIAL PROJECTS ENGINEERS & PLANNERS PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-5

WHEREAS, the Township of Lakewood is in need, from time to time, of special projects and therefore has is in need of a Special Projects Engineers and Planners; and

WHEREAS, Newlines Engineering & Survey is qualified firms to perform said services; and

WHEREAS, the Township Attorney recommends that Newlines Engineering & Survey be eligible for the position of Special Projects Engineers and Planners as the need arises; and

WHEREAS, N.J.S.A. 40A:11-5 permits the award of professional services contract without the need for formal bidding; and,

WHEREAS, it is required that the resolution authorizing the award of a Contract for Special Projects Engineer and Planners and the contract itself must be made available for public inspection; 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 Newlines Engineering & Survey is hereby appointed for the position of Special Projects Engineer and Planners.
2. That the Mayor and/or Deputy Mayor are hereby authorized to execute and the Township Clerk to attest to the subject Contract for Professional Services.
3. The professional service is exempt from the bidding requirements as set forth in the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-5, et seq.
4. That a notice of this action shall be printed once in an official newspaper of the Township.
5. That the Township Clerk shall forward a certified copy of this Resolution to all interested

parties.

6. That this Resolution shall go into effect as of January 1, 2025.

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 **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

I, Peter O'Reilly, Chief Financial Officer of the Township of Lakewood, hereby certify that there are sufficient legally appropriated funds for the above purpose in the year 2025 Official Temporary Budget of the Township of Lakewood. Line item to be charged is Engineering Special Projects. The above funds have not been certified as available for another pending contract.

Peter O'Reilly
Chief Financial Officer

(D)40.2025-0107

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure Outdoor Equipment Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5

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

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

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, January 16, 2025 to January 15, 2026; and

WHEREAS, Ace Outdoor Power at 395 Route 9 Bayville NJ 08724 indicate that they will provide the necessary equipment; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, will certify that there will be sufficient legally appropriated funds for each purchase.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Ace Outdoor Power; and,

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Ace Outdoor Power

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE AWARD OF CONTRACT TO PROCURE OUTDOOR EQUIPMENT PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5

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

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

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, January 16, 2025 to January 15, 2026; and

WHEREAS, Ace Outdoor Power at 395 Route 9 Bayville NJ 08724 indicate that they will provide the necessary equipment; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, will certify that there will be sufficient legally appropriated funds for each purchase.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Ace Outdoor Power; and,

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Ace Outdoor Power

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 **January 16, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

(D)41.2025-0108

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rejecting All Bids For The RFP For The Study Of Lakewood Board Of Education's Non-Public Pupil Transportation Program Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

WHEREAS, at its December 18, 2024 bid opening, two bids were received by the Township for RFP for Study of Lakewood Board of Education's Non-Public Pupil Transportation Program, 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 Township Manager has determined to reject all bids based on N.J.S.A 40A:11-13.2. "A contracting unit may reject all bids for any of the following reasons: a. The lowest bid substantially exceeds the cost estimates for the goods or services". The Township Manager has, therefore, recommended to the Purchasing Agent that the bids be rejected;

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 Study of Lakewood Board of Education's Non-Public Pupil Transportation Program, 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. Ross Haber Associates
 - E. Transpar

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REJECTING ALL BIDS FOR THE RFP FOR THE STUDY OF LAKEWOOD BOARD OF EDUCATION'S NON-PUBLIC PUPIL TRANSPORTATION PROGRAM PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

WHEREAS, at its December 18, 2024 bid opening, two bids were received by the Township for RFP for Study of Lakewood Board of Education's Non-Public Pupil Transportation Program, 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 Township Manager has determined to reject all bids based on N.J.S.A 40A:11-13.2. "A contracting unit may reject all bids for any of the following reasons: a. The lowest bid substantially exceeds the cost estimates for the goods or services". The Township Manager has, therefore, recommended to the Purchasing Agent that the bids be rejected;

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 Study of Lakewood Board of Education's Non-Public Pupil Transportation Program, 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. Ross Haber Associates
 - E. Transpar

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 **January 16, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(D)42.2025-0109

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Tax Collector To Void And Cancel The Taxes Due On Block 251.05, Lot 29

WHEREAS, the Tax Assessor of Township of Lakewood incorrectly computed taxes due on the property known as Block 251.05, Lot 29 for the 2024 tax year; and

WHEREAS, there was a clerical error as the subject property is exempt under property classification 15C; and

WHEREAS, the taxes for the 2024 tax year in the amount of \$25,984.15 plus any interest and penalties shall be cancelled; and

NOW THEREFORE BE IT RESOLVED by the Township Committee, that the Lakewood Township Tax Collector is hereby authorized and directed to void and cancel the taxes for the 2024 tax year on the property known as Block 251.05, Lot 29 in the amount of \$25,984.15 and any additional interest and/or penalties.

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE TAX COLLECTOR TO VOID AND CANCEL THE TAXES DUE ON BLOCK 251.05, LOT 29

WHEREAS, the Tax Assessor of Township of Lakewood incorrectly computed taxes due on the property known as Block 251.05, Lot 29 for the 2024 tax year; and

WHEREAS, there was a clerical error as the subject property is exempt under property classification 15C; and

WHEREAS, the taxes for the 2024 tax year in the amount of \$25,984.15 plus any interest and penalties shall be cancelled; and

NOW THEREFORE BE IT RESOLVED by the Township Committee, that the Lakewood Township Tax Collector is hereby authorized and directed to void and cancel the taxes for the 2024 tax year on the property known as Block 251.05, Lot 29 in the amount of \$25,984.15 and any additional interest and/or penalties.

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 **January 16, 2025.**

Lauren Kirkman, RMC,CMR
Municipal Clerk

(D)43.2025-0110

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Release Of Funds Received For Redemption Of Tax Sale Certificates To Lienholders

WHEREAS, the Lakewood Township Tax Collector periodically auctions for sale Tax Sale Certificates for delinquencies on the payment of real estate taxes and/or utility charges pursuant to state statutes, which may be redeemed by the property owners in accordance with the governing laws; and

WHEREAS, the attached spreadsheet details various Tax Sale Certificates sold by the Lakewood Township Tax Collector to the lienholders noted, for property located at the various Blocks and Lots designated in said spreadsheet; and

WHEREAS, these enumerated tax certificates were redeemed, with these redemption payments being deposited in either a tax redemption account or premium account administered by the township's finance department; and

WHEREAS, the lienholders referenced on this attached spreadsheet have produced either the original Tax Sale Certificate or satisfactory proof of ownership of said Tax Sale Certificates to now entitle these lienholders to release of the money paid for said certificates, any subsequent tax payments, and any premiums paid therefor; and

WHEREAS, the Township can now release the principal and interest received, subsequent tax payments made by said lienholders, and premium(s) if applicable to the named Lien Holders referenced on this spreadsheet.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby authorizes the release of the amounts listed to the Lien Holder(s) as same appears on the attached spreadsheet.

BE IT FURTHER RESOLVED that a copy of this approved resolution is forwarded to the Finance Department and the Tax Collector.

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF FUNDS RECEIVED FOR REDEMPTION OF TAX SALE CERTIFICATES TO LIENHOLDERS

WHEREAS, the Lakewood Township Tax Collector periodically auctions for sale Tax Sale Certificates for delinquencies on the payment of real estate taxes and/or utility charges pursuant to state statutes, which may be redeemed by the property owners in accordance with the governing laws; and

WHEREAS, the attached spreadsheet details various Tax Sale Certificates sold by the Lakewood Township Tax Collector to the lienholders noted, for property located at the various Blocks and Lots designated in said spreadsheet; and

WHEREAS, these enumerated tax certificates were redeemed, with these redemption payments being deposited in either a tax redemption account or premium account administered by the township's finance department; and

WHEREAS, the lienholders referenced on this attached spreadsheet have produced either the original Tax Sale Certificate or satisfactory proof of ownership of said Tax Sale Certificates to now entitle these lienholders to release of the money paid for said certificates, any subsequent tax payments, and any premiums paid therefor; and

WHEREAS, the Township can now release the principal and interest received, subsequent tax payments made by said lienholders, and premium(s) if applicable to the named Lien Holders referenced on this spreadsheet.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby authorizes the release of the amounts listed to the Lien Holder(s) as same appears on the attached spreadsheet.

BE IT FURTHER RESOLVED that a copy of this approved resolution is forwarded to the Finance Department and the Tax Collector.

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 **January 16, 2025.**

Lauren Kirkman, RMC, CMR

Township Clerk

(D)44.2025-0111

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of 2024 Taxes Pursuant To N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 Et Seq. For Block 1440 Lot 2.18

WHEREAS, the Taxpayer for Block 1440 Lot 2.18, property known as 18 Raymond Ct is eligible to receive the Totally Disabled Veterans Property Tax Exemption,

WHEREAS, pursuant to N.J.S.A. 54:4-3.32 the Township Committee has the authority to cancel charges for the Totally Disabled Veterans Tax Exemption portion of his taxes, when pursuant to N.J.S.A 54:4-3.30 a Certification of Assessment Credit for Exemption has been granted, and

WHEREAS taxes levied against said property should be canceled for 2024 in the amount of \$3,580.88, and monies already paid, to be refunded in the amount of \$3,580.88 to the following:

Sandra Wright
18 Raymond Ct
Lakewood, NJ 08701

THEREFORE, BE IT RESOLVED by the Township Committee, County of Ocean, State of New Jersey, do hereby authorize a veteran's property tax exemption discharge of debt for the 2024 taxes, and a refund be issued to the Taxpayer for a total of \$3,580.88

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING A REFUND OF 2024 TAXES
PURSUANT TO N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 ET SEQ. FOR
BLOCK 1440 LOT 2.18**

WHEREAS, the Taxpayer for Block 1440 Lot 2.18, property known as 18 Raymond Ct is eligible to receive the Totally Disabled Veterans Property Tax Exemption,

WHEREAS, pursuant to N.J.S.A. 54:4-3.32 the Township Committee has the authority to cancel charges for the Totally Disabled Veterans Tax Exemption portion of his taxes, when pursuant to N.J.S.A 54:4-3.30 a Certification of Assessment Credit for Exemption has been granted, and

WHEREAS taxes levied against said property should be canceled for 2024 in the amount of \$3,580.88, and monies already paid, to be refunded in the amount of \$3,580.88 to the following:

Sandra Wright
18 Raymond Ct
Lakewood, NJ 08701

THEREFORE, BE IT RESOLVED by the Township Committee, County of Ocean, State of New Jersey, do hereby authorize a veteran's property tax exemption discharge of debt for the 2024 taxes, and a refund be issued to the Taxpayer for a total of \$3,580.88

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 **January 16, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(D)45.2025-0112

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 251 Lot 1.27

WHEREAS, an overpayment(s) has been received in the Tax Office, for Block 251 Lot 1.27, also known as White St; and

WHEREAS, the payment(s) in the amount of \$23,173.44 on said parcel was received in error, and the Taxpayer has provided valid proof of payment(s), and is hereby requesting a refund to be sent to the following;

Shraga Feivish Waxman
174 White Street
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 be directed to draft a check in the amount of \$23,173.44 to the 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO
REFUND AN OVER PAYMENT ON BLOCK 251 LOT 1.27**

WHEREAS, an overpayment(s) has been received in the Tax Office, for Block 251 Lot 1.27, also known as White St; and

WHEREAS, the payment(s) in the amount of \$23,173.44 on said parcel was received in error, and the Taxpayer has provided valid proof of payment(s), and is hereby requesting a refund to be sent to the following;

Shraga Feivish Waxman
174 White Street
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 be directed to draft a check in the amount of \$23,173.44 to the 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 **January 16, 2024.**

Lauren Kirkman, RMC CMR
Township Clerk

(D)46.2025-0113

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 1082 Lot 9.325

WHEREAS, an overpayment(s) has been received in the Tax Office, for Block 1082 Lot 9.325, also known as 325 Sophee Lane; and

WHEREAS, the payment(s) in the amount of \$566.36 on said parcel was received in error, and the Taxpayer has provided valid proof of payment(s), and is hereby requesting a refund to be sent to the following;

Egorova Farrell
325 Sophee Lane
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 be directed to draft a check in the amount of \$566.36 to the 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO
REFUND AN OVER PAYMENT ON BLOCK 1082 LOT 9.325**

WHEREAS, an overpayment(s) has been received in the Tax Office, for Block 1082 Lot 9.325, also known as 325 Sophee Lane; and

WHEREAS, the payment(s) in the amount of \$566.36 on said parcel was received in error, and the Taxpayer has provided valid proof of payment(s), and is hereby requesting a refund to be sent to the following;

Egorova Farrell
325 Sophee Lane
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 be directed to draft a check in the amount of \$566.36 to the 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 **January 16, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(D)47.2025-0114

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 1081 Lot 4.24

WHEREAS, an overpayment(s) has been received in the Tax Office, for Block 1081 Lot 4.24, also known as 30 Klugs Drive; and

WHEREAS, the payment(s) in the amount of \$3,611.45 on said parcel was received in error, and the Mortgage Company has provided valid proof of payment(s), and is hereby requesting a refund to be sent to the following;

Luxury Mortgage Corp.
Four Landmark Square, Suite 300
Stamford, Connecticut 06901

THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be directed to draft a check in the amount of \$3,611.45 to the Mortgage Company 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO
REFUND AN OVER PAYMENT ON BLOCK 1081 LOT 4.24**

WHEREAS, an overpayment(s) has been received in the Tax Office, for Block 1081 Lot 4.24, also known as 30 Klugs Drive; and

WHEREAS, the payment(s) in the amount of \$3,611.45 on said parcel was received in error, and the Mortgage Company has provided valid proof of payment(s), and is hereby requesting a refund to be sent to the following;

Luxury Mortgage Corp.
Four Landmark Square, Suite 300
Stamford, Connecticut 06901

THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be directed to draft a check in the amount of \$3,611.45 to the Mortgage Company 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 **January 16, 2024.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)48.2025-0003

2025-001 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing An Ordinance Entitled "Ordinance Establishing The Annual Minimum And Maximum Salary Ranges For The Offices And Positions Of Persons Employed By The Township Of Lakewood In The County Of Ocean And State Of New Jersey And Providing For An Effective Date 20 Days After Publication After Final Adoption"

BE IT ORDAINED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that a certain Ordinance adopted by the Township Committee of the Township of Lakewood on April 26, 1962 entitled "An Ordinance Establishing the Annual Minimum and Maximum Salary Ranges for the Offices and Positions of Persons Employed by the Township of Lakewood in the County of Ocean and State of New Jersey", as amended, be and hereby is further amended and supplemented in the following part only.

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

ORDINANCE # 2025-001

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING AN
ORDINANCE ENTITLED “ORDINANCE ESTABLISHING THE ANNUAL
MINIMUM AND MAXIMUM SALARY RANGES FOR THE OFFICES AND
POSITIONS OF PERSONS EMPLOYED BY THE TOWNSHIP OF LAKEWOOD
IN THE COUNTY OF OCEAN AND STATE OF NEW JERSEY AND
PROVIDING FOR AN EFFECTIVE DATE 20 DAYS AFTER PUBLICATION
AFTER FINAL ADOPTION”**

BE IT ORDAINED, by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that a certain Ordinance adopted by the Township Committee of the Township of Lakewood on April 26, 1962 entitled “An Ordinance Establishing the Annual Minimum and Maximum Salary Ranges for the Offices and Positions of Persons Employed by the Township of Lakewood in the County of Ocean and State of New Jersey”, as amended, be and hereby is further amended and supplemented in the following part only.

SCHEDULE B

| <u>Title</u> | <u>Minimum</u> | <u>Maximum</u> |
|--|-----------------------|-----------------------|
| Administrative Secretary/Assistant | \$45,000.00 | \$92,000.00 |
| Aide to the Mayor/Committee | \$40,000.00 | \$106,000.00 |
| Assistant Administrative Analyst | \$40,000.00 | \$70,000.00 |
| Assistant Director, Automotive Services | \$75,000.00 | \$160,000.00 |
| Assistant Engineer | \$75,000.00 | \$170,000.00 |
| Assistant Municipal Clerk/ Deputy Municipal Clerk | \$40,000.00 | \$96,000.00 |
| Assistant Municipal Treasurer | \$65,000.00 | \$130,000.00 |
| Chief of Police | \$195,000.00 | \$350,000.00 |
| Chief Operations Officer | \$165,000.00 | \$275,000.00 |
| Chief Project and Training Coordinator | \$75,000.00 | \$186,000.00 |
| Clerk 1 (non-union) | \$36,000.00 | \$60,000.00 |
| Committee/Community Liaison | \$40,000.00 | \$62,000.00 |
| Construction Official | \$100,000.00 | \$190,000.00 |
| Coordinator of Motor Vehicle Repair | \$65,000.00 | \$105,000.00 |
| Deputy Director, Human Resources | \$80,000.00 | \$155,000.00 |
| Deputy Director, Public Works | \$105,000.00 | \$150,000.00 |
| Deputy Mayor | \$51,200.00 | \$98,000.00 |
| Deputy Municipal Office of Emergency Management Coordinator | \$72,000.00 | \$108,000.00 |
| Deputy Municipal Manager | \$165,000.00 | \$275,000.00 |
| Deputy Registrar of Vital Statistics | \$40,000.00 | \$75,000.00 |
| Deputy Tax Assessor | \$55,000.00 | \$95,000.00 |

| <u>Title</u> | <u>Minimum</u> | <u>Maximum</u> |
|---|-----------------------|-----------------------|
| Deputy Tax Collector | \$45,000.00 | \$95,000.00 |
| Director of Automotive Services | \$95,000.00 | \$165,000.00 |
| Director of Code Enforcement | \$100,000.00 | \$165,000.00 |
| Director of Communications Center | \$85,000.00 | \$175,000.00 |
| Director of Economic Development/LIC/Airport | \$85,000.00 | \$190,000.00 |
| Director of Finance/CFO/Treasurer | \$140,000.00 | \$210,000.00 |
| Director of Human Resource | \$100,000.00 | \$165,000.00 |
| Director of Public Works | \$120,000.00 | \$190,000.00 |
| Director of Senior & Social Services | \$50,000.00 | \$85,000.00 |
| Emergency Medical Technician (Per diem/hourly) | \$19.00 | \$37.00 |
| EMS Chief | \$100,000.00 | \$165,000.00 |
| Employee Benefits Specialist | \$45,000.00 | \$75,000.00 |
| Township Engineer | \$100,000.00 | \$195,000.00 |
| Executive Assistant | \$40,000.00 | \$81,000.00 |
| Field Inspector | \$50,000.00 | \$95,000.00 |
| Management Assistant | \$40,000.00 | \$81,000.00 |
| Management Specialist | \$64,000.00 | \$100,000.00 |
| Manager Motors | \$60,000.00 | \$80,000.00 |
| Mayor | \$53,000.00 | \$108,000.00 |
| Members of Township Committee | \$49,400.00 | \$97,000.00 |
| Municipal Court Administrator | \$80,000.00 | \$135,000.00 |
| Municipal Court Judge | \$75,000.00 | \$130,000.00 |
| Municipal Manager | \$175,000.00 | \$300,000.00 |
| Municipal Office of Emergency Management Coordinator | \$72,000.00 | \$150,000.00 |
| Network Administrator | \$45,000.00 | \$100,000.00 |
| OEM Coordinator (part-time) | \$6,000.00 | \$50,000.00 |
| Payroll/Pension Fund Supervisor | \$65,000.00 | \$85,000.00 |
| Personnel Aide | \$42,000.00 | \$80,000.00 |
| Principal Benefits Clerk | \$50,000.00 | \$80,000.00 |
| Clerk 3 - non-union | \$45,000.00 | \$90,000.00 |
| Principal Payroll Clerk | \$50,000.00 | \$80,000.00 |
| Public Information Aide | \$45,000.00 | \$80,000.00 |
| Public Works Superintendent | \$90,000.00 | \$140,000.00 |
| Purchasing Agent | \$90,000.00 | \$145,000.00 |
| Registrar of Vital Statistics | \$40,000.00 | \$85,000.00 |
| Secondary Municipal Court Judge | \$4,800.00 | \$45,000.00 |
| Clerk 2 - non-union | \$40,000.00 | \$75,000.00 |
| Senior EMT | \$75,000.00 | \$110,000.00 |
| Senior Employee Benefits Clerk | \$45,000.00 | \$75,000.00 |
| Senior Engineer | \$100,000.00 | \$196,000.00 |
| Senior Field Inspector | \$90,000.00 | \$145,000.00 |
| Senior & Social Service Aide | \$42,000.00 | \$72,000.00 |

| <u>Title</u> | <u>Minimum</u> | <u>Maximum</u> |
|---|----------------|----------------|
| Special Law Enforcement Officer II (part time/hourly) | \$17.00 | \$30.00 |
| Supervising Emergency Medical Technician | \$65,000.00 | \$110,000.00 |
| School Traffic Guard/ Crossing Guard (hourly) | \$20.00 | \$30.00 |
| Supervisor of Accounts | \$45,000.00 | \$75,000.00 |
| Supervisor of Technology | \$50,000.00 | \$75,000.00 |
| Tax Assessor | \$95,000.00 | \$150,000.00 |
| Tax Collector | \$95,000.00 | \$150,000.00 |
| Technician MIS | \$45,000.00 | \$85,000.00 |
| Technical Aide | \$40,000.00 | \$80,000.00 |
| Township Clerk | \$100,000.00 | \$160,000.00 |

BE IT FURTHER ORDAINED THAT, the above ranges shall be effective retroactive to the 1st day of January 2025.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that this Ordinance shall take effect (20) days after final adoption, unless the Township Committee shall adopt a resolution at final adoption declaring an emergency and at least two-thirds of the Committee shall vote in favor of such Resolution.

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, _____, 2025, at 5:30 P.M.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)49.

2025-002 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating A Drainage Easement Previously Granted To The Township By The Filing Of A Major Subdivision Map Recorded In The Ocean County Clerk's Office On September 10, 2004 As Map J3345

WHEREAS, on September 10, 2004 the then-owners of Block 2 Lots 9 and 80 caused to be filed a Major Subdivision Map in the Ocean County Clerk's office as Map J3345, said map, inter alia, creating a Variable Width Drainage Easement in favor of the Township of Lakewood across sections of these properties on the Lakewood Township Tax Map; and

WHEREAS, Lakewood Township has determined this easement is unnecessary, and the current owner of now-designated Block 2 Lot 9.04 has agreed to relocate said drainage easement to the satisfaction of the municipal engineer, if necessary; and

WHEREAS, Lakewood Township and all affected property owners have determined that this drainage easement is not necessary in its present location as depicted on Filed Map J3345, and all parties have agreed to the vacation thereof; and

WHEREAS, it has been determined by the Township Committee that the aforementioned drainage easement set forth in the subdivision map recorded as Map J3345 on September 10, 2004, and as depicted on the attached colorized enlargement of the said subdivision map may be vacated in accordance with the agreement of all the affected parties and in accordance with the recommendations of the Township's Engineering Department.

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 drainage easement set forth in the subdivision map recorded as Map J3345 on September 10, 2004, and as depicted on the attached colorized enlargement of the said subdivision map be and the same is hereby Vacated, and the property affected thereby returned to the property owners of Lot 9.04 in Block 2 on the Lakewood Township Tax Map. All other aspects of the Subdivision Map J3345 shall remain in full force and effect.

SECTION 2. The township clerk shall cause to be filed a certified copy of this Ordinance in the Ocean County Clerk's Office and cross-referenced to the filed map J3345. The township's Mayor and Clerk shall, moreover, execute any additional documents necessary to effectuate this vacation of the aforementioned easement.

SECTION 3. 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 4. 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.

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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

map

newlines residential grading plan

ORDINANCE #2025-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING, EXTINGUISHING AND VACATING A DRAINAGE EASEMENT PREVIOUSLY GRANTED TO THE TOWNSHIP BY THE FILING OF A MAJOR SUBDIVISION MAP RECORDED IN THE OCEAN COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 2004 AS MAP J3345

WHEREAS, on September 10, 2004 the then-owners of Block 2 Lots 9 and 80 caused to be filed a Major Subdivision Map in the Ocean County Clerk's office as Map J3345, said map, *inter alia*, creating a Variable Width Drainage Easement in favor of the Township of Lakewood across sections of these properties on the Lakewood Township Tax Map; and

WHEREAS, Lakewood Township has determined this easement is unnecessary, and the current owner of now-designated Block 2 Lot 9.04 has agreed to relocate said drainage easement to the satisfaction of the municipal engineer, if necessary; and

WHEREAS, Lakewood Township and all affected property owners have determined that this drainage easement is not necessary in its present location as depicted on Filed Map J3345, and all parties have agreed to the vacation thereof; and

WHEREAS, it has been determined by the Township Committee that the aforementioned drainage easement set forth in the subdivision map recorded as Map J3345 on September 10, 2004, and as depicted on the attached colorized enlargement of the said subdivision map may be vacated in accordance with the agreement of all the affected parties and in accordance with the recommendations of the Township's Engineering Department.

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 drainage easement set forth in the subdivision map recorded as Map J3345 on September 10, 2004, and as depicted on the attached colorized enlargement of the said subdivision map be and the same is hereby Vacated, and the property affected thereby returned to the property owners of Lot 9.04 in Block 2 on the Lakewood Township Tax Map. All other aspects of the Subdivision Map J3345 shall remain in full force and effect.

SECTION 2. The township clerk shall cause to be filed a certified copy of this Ordinance in the Ocean County Clerk's Office and cross-referenced to the filed map J3345. The township's Mayor and Clerk shall, moreover, execute any additional documents necessary to effectuate this vacation of the aforementioned easement.

SECTION 3. 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 4. 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.

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.

Introduced: January 16, 2025

Adoption:

CERTIFICATION

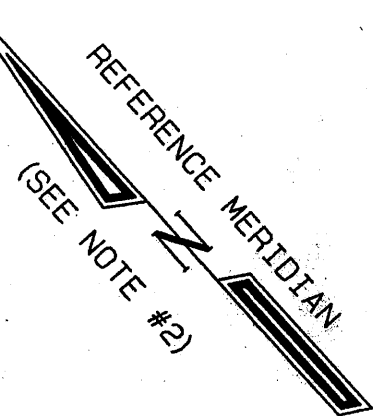
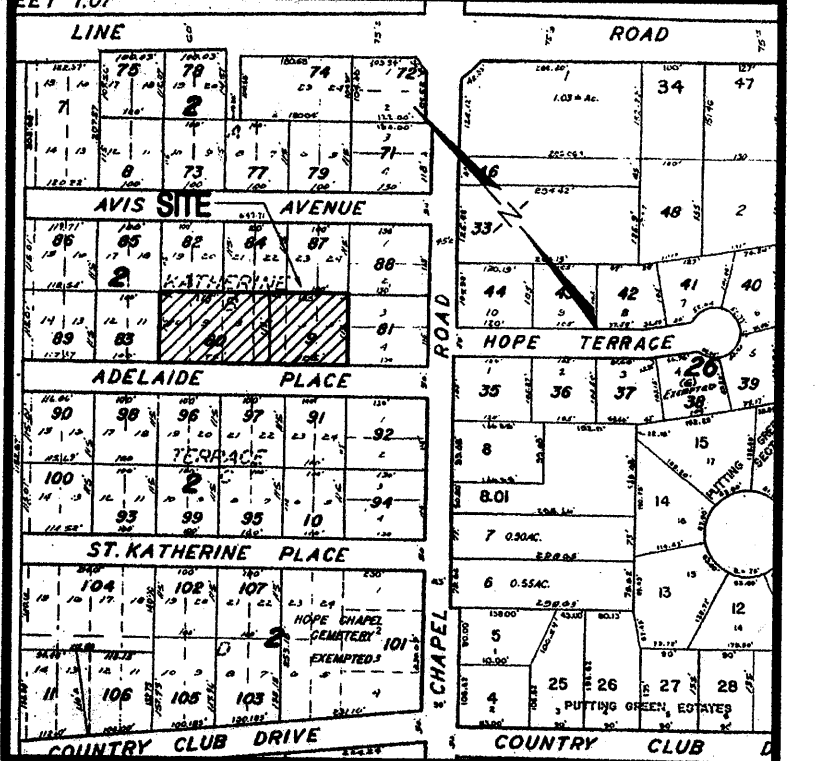
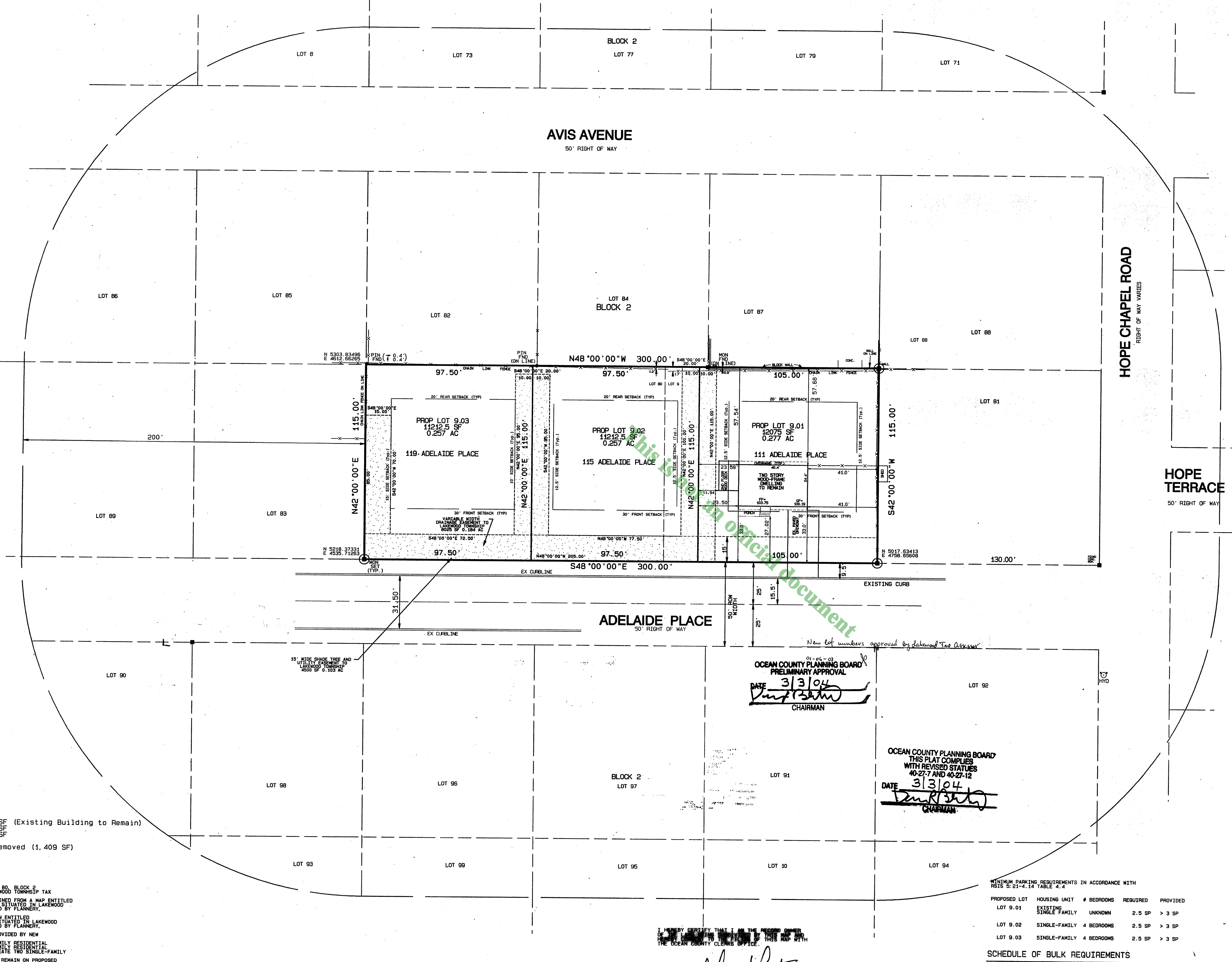
I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on, **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

33345

33345

- CERTIFIED LIST OF PROPERTY OWNERS WITHIN 50 FEET OF LOTS 9 & 80, LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY
- | BLOCK | LOT | OWNERS NAME AND ADDRESS |
|-------|-----|---|
| 2 | 86 | SEYMOUR WEISBERG 124 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 85 | 85 | BRENICE DAVIS 338 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 84 | 84 | THOMAS CORBITT 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 83 | 83 | RONNY PEPOSE 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 82 | 82 | WILLIAM MALAYTER 130 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 81 | 81 | SARAH KATZ 130 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 80 | 80 | TERESA MALINSKY 824 HOPE CHAPEL ROAD LAKEWOOD, NJ 08701 |
| 79 | 79 | SAM FOSTER 120 ADELAIDE PLACE LAKEWOOD, NJ 08701 |
| 78 | 78 | ART GOLDNER 120 ADELAIDE PLACE LAKEWOOD, NJ 08701 |
| 77 | 77 | SOMRA BERMAN 548 N COUNTY LINE ROAD LAKEWOOD, NJ 08701 |
| 76 | 76 | EVAN SHINE 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 75 | 75 | JACOB BERTRAM 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 74 | 74 | NORMAN BERTNER 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 73 | 73 | 18 CATHEDRAL DRIVE LLC 18 CATHEDRAL DRIVE LAKEWOOD, NJ 08701 |
| 72 | 72 | SLAWO WILNER 824 HOPE CHAPEL ROAD LAKEWOOD, NJ 08701 |
| 71 | 71 | MICHAEL PRZYBYLSKI 124 ADELAIDE PLACE LAKEWOOD, NJ 08701 |
| 70 | 70 | YERUCHAM BERTRAM 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 69 | 69 | BRIAN DANIELS 120 ADELAIDE PLACE LAKEWOOD, NJ 08701 |
| 68 | 68 | JOSEPH BUCKLEW 120 ADELAIDE PLACE LAKEWOOD, NJ 08701 |
| 67 | 67 | ROBERT GALL 122 ADELAIDE PLACE LAKEWOOD, NJ 08701 |
| 66 | 66 | DOROTHY WINSKOPF 824 HOPE CHAPEL ROAD LAKEWOOD, NJ 08701 |
| 65 | 65 | ISAAC GOLDSTEIN 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 64 | 64 | FRIMA LIEB 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 63 | 63 | ELIZABETH SHAM 128 AVIS AVENUE LAKEWOOD, NJ 08701 |
| 62 | 62 | MARK PROPERTIES, LLC 1400 RIVER AVENUE LAKEWOOD, NJ 08701 |
| 61 | 61 | JAMES GALLY 824 HOPE CHAPEL ROAD LAKEWOOD, NJ 08701 |
| 60 | 60 | JAMES LAWLER 824 HOPE CHAPEL ROAD LAKEWOOD, NJ 08701 |
| 59 | 59 | HERMAN VORHAND 824 HOPE CHAPEL ROAD LAKEWOOD, NJ 08701 |
| 58 | 58 | ROBERT M. GILMAN 824 HOPE CHAPEL ROAD LAKEWOOD, NJ 08701 |
| 57 | 57 | SABOR GOTTESMAN 847 9TH STREET BROOKLYN, NEW YORK 11209 |
| 56 | 56 | CHAIM & RAIZEL RUBIN 2 HALKA WAY JERSEY CITY, NEW JERSEY 07711 |
| 55 | 55 | ALCANTARA, NJ 07711 |
| 54 | 54 | NJ AMERICAN WATER COMPANY LAKEWOOD, NEW JERSEY 08701 |
| 53 | 53 | VERIZON NEW JERSEY INC. 1500 BELLEVILLE BOULEVARD FARMINGDALE, NJ 07727 |
| 52 | 52 | CABLEVISION OF MONMOUTH 500 RIFLE PALAZZO, 3 & KENNEDY BLVD. LAKEWOOD, NEW JERSEY 08701 |
| 51 | 51 | LAKEWOOD MUNICIPAL UTILITY AUTHORITY 300 NEW HAMPSHIRE AVENUE LAKEWOOD, NJ 08701 |
| 50 | 50 | RTE. 70 NJ DEPT. OF TRANSPORTATION P.O. BOX 146 FRENCHTOWN, NJ 07728 |
| 49 | 49 | LAKEWOOD POLICE DEPARTMENT 11 LEONARD STREET #111 OPERATOR LAKEWOOD, NEW JERSEY 08701 |
| 48 | 48 | NJ NATURAL GAS CO. P.O. BOX 146 MALL, NEW JERSEY 07719 |
| 47 | 47 | CONUM ROOM 270 - 1000 HOWARD BOULEVARD MT. LAUREL, NJ 08754 |
| 46 | 46 | SSP NJ STATE OF TRANSPORTATION P.O. BOX 200 MIDDLETOWN, NJ 07095 |
| 45 | 45 | OCEAN COUNTY UTILITY P.O. BOX 2 SAVILLE, NEW JERSEY 08721 |

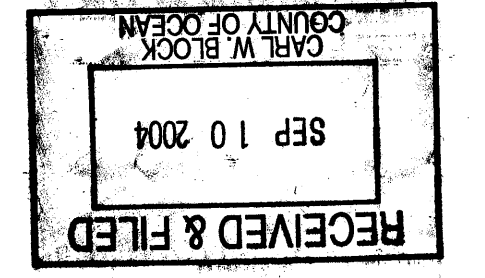


I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

William P. Schemel 9/8/04
MUNICIPAL ENGINEER DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 10/2/02 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

William P. Schemel 8/2/04
WILLIAM P. SCHEMEL PROFESSIONAL LAND SURVEYOR DATE
N.J. LICENSE NO. 36275



Building Area

| Property Lot | Building Area |
|--------------|--|
| 9.01 | 1,116 SF (Existing Building to Remain) |
| 9.02 | 1,910 SF |
| 9.03 | 1,910 SF |

* Ex. Lot 80 Building is to be removed (1,409 SF)

- GENERAL NOTES
- PROPERTY KNOWN AND DESIGNATED AS LOTS 9 AND 80, BLOCK 2 AS SHOWN ON TAX MAP SHEET NO. 4 OF THE LAKEWOOD TOWNSHIP TAX MAPS, REVISED THROUGH 9/7/04.
 - OWNER OF LOTS 9 AND 80 OBTAINED FROM A MAP ENTITLED 'SURVEY OF PROPERTY LOTS 9 AND 80, BLOCK 2 SITUATED IN LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY' PREPARED BY FLANNERY, WEBB & HANSEN, P.A., DATED 10/2/02.
 - TOWNSHIP INFORMATION OBTAINED FROM A PLAN ENTITLED 'LAKEWOOD MUNICIPAL UTILITY AUTHORITY PREPARED BY FLANNERY, WEBB & HANSEN, P.A., DATED 10/2/02'.
 - EXISTING WATER AND SEWER SERVICE (TO BE) PROVIDED BY NEW PROVIDER.
 - EXISTING USE: EXISTING LOT 9 - SINGLE-FAMILY RESIDENTIAL; EXISTING LOT 80 - SINGLE-FAMILY RESIDENTIAL.
 - PROPOSED USE: THREE LOT SUBDIVISION TO CREATE TWO SINGLE-FAMILY RESIDENTIAL, BUILDABLE LOTS.
 - THE EXISTING BULK BUILDING LOCATED ON LOT 9 WILL REMAIN ON PROPOSED LOT 9.01, 9.02 AND 9.03. ALL OTHER BUILDINGS OR STRUCTURES ON CONSTANTLY ON PROPOSED LOTS 9.01, 9.02 AND 9.03 SHALL BE DEMOLISHED AND THE SITES REDEVELOPED WITHIN TWO HUNDRED FEET OF THE SITE.
 - A 10' WIDE SHADY TREE AND UTILITIES EASEMENT TO BE MAINTAINED ON PROPOSED LOT 9.01 ONLY.
 - OWNER LOT 9 - BARBARA A. WILSON; OWNER LOT 80 - YERUCHAM AND DEBRA LEVITSKY; OWNER LOT 81 - YERUCHAM AND DEBRA LEVITSKY; OWNER LOT 82 - YERUCHAM AND DEBRA LEVITSKY; OWNER LOT 83 - YERUCHAM AND DEBRA LEVITSKY; OWNER LOT 84 - YERUCHAM AND DEBRA LEVITSKY; OWNER LOT 85 - YERUCHAM AND DEBRA LEVITSKY; OWNER LOT 86 - YERUCHAM AND DEBRA LEVITSKY.
 - APPLICANT: YERUCHAM AND DEBRA LEVITSKY; 1125 WEST COUNTY LINE ROAD, SUITE 200, LAKEWOOD, NJ 08701.
 - LOCATION AND EXTENT OF ALL UTILITIES WITHIN TWO HUNDRED FEET OF THE SITE ARE APPROXIMATE.
 - HOUSE NUMBERING ASSIGNED BY LAKEWOOD TOWNSHIP ZONING BOARD SECRETARY.
 - No soil shall be removed from the site without written approval from the township council.
 - The applicant shall provide only one utility connection per house.

APPROVED AS A FINAL MAJOR SUBDIVISION BY THE LAKEWOOD TOWNSHIP PLANNING BOARD ON 9/15/04 BY RESOLUTION 2004-1392A

William P. Schemel 9/15/04
CHAIRMAN DATE

William P. Schemel 9/03/04
SECRETARY DATE

William P. Schemel 9/1/04
ENGINEER DATE

I CERTIFY THAT THE LAKEWOOD TOWNSHIP PLANNING BOARD HAS APPROVED THIS MAP FOR FILING IN THE OCEAN COUNTY CLERK'S OFFICE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE 'MAP FILING LAW' PROVIDED THAT THIS MAP IS FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE DEC 07, 2004 WHICH DATE IS NINETY FIVE (95) DAYS AFTER SIGNING OF THE MAP

William P. Schemel 9/03/04
DATE

William P. Schemel 9/03/04
DATE

OWNER LOT 80
William P. Schemel
OWNER LOT 81
William P. Schemel
OWNER LOT 82
William P. Schemel
OWNER LOT 83
William P. Schemel
OWNER LOT 84
William P. Schemel
OWNER LOT 85
William P. Schemel
OWNER LOT 86
William P. Schemel

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE LAND BEING SUBDIVIDED BY THIS MAP AND HEREBY CONSENT TO THE FILING OF THIS MAP WITH THE OCEAN COUNTY CLERK'S OFFICE.

William P. Schemel
OWNER LOT 9
DATE 9/15/04
BE IT REMEMBERED ON THIS 15th DAY OF SEPTEMBER 2004, BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED:

William P. Schemel
NOTARY PUBLIC: DATE 9/15/04
MY COMMISSION EXPIRES 12/18/05

MINIMUM PARKING REQUIREMENTS IN ACCORDANCE WITH R215 2-21-4.14 TABLE 4.4

| PROPOSED LOT | HOUSING UNIT | # BEDROOMS | REQUIRED | PROVIDED |
|--------------|------------------------|------------|----------|----------|
| LOT 9.01 | EXISTING SINGLE-FAMILY | UNKNOWN | 2.5 SP | > 3 SP |
| LOT 9.02 | SINGLE-FAMILY | 4 BEDROOMS | 2.5 SP | > 3 SP |
| LOT 9.03 | SINGLE-FAMILY | 4 BEDROOMS | 2.5 SP | > 3 SP |

SCHEDULE OF BULK REQUIREMENTS

CHAPTER 18 SECTION 12.2 SUBSECTION d 1

ZONE - R-12 SINGLE-FAMILY

TOTAL AREA EXISTING LOT 80 = 20,328 SF

TOTAL TRACT AREA COMBINED = 34,500 SF (1.79 ACRES)

| ITEM | REQUIRED | PROVIDED | PROVIDED |
|---------------------|---------------|-------------|---------------|
| MIN. LOT AREA | 32,000 SF | 12,079 SF | * 11,219 SF |
| MIN. FRONT SETBACK | 30 FT | 30 FT | 30 FT |
| MIN. REAR SETBACK | 30 FT | 30 FT | 30 FT |
| MIN. SIDE SETBACK | 30 FT | 30 FT | 30 FT |
| MAX. LOT COVERAGE | 30 FT | 11.94 FT | 10 FT |
| MIN. FLOOR AREA | 1,200 SQ FT | 47.04 SQ FT | > 1,200 SQ FT |
| * VARIANCE REQUIRED | GRAPHIC SCALE | 1" = 30' | |

| DATE | REVISION | DRAWN | CHECKED | RELEASED |
|----------|---|-------|---------|----------|
| 7/28/04 | REV PER PLANNING BOARD ENG REVIEW 7/20/04 | PTC | MTM | |
| 06/24/04 | REV PER L.T.P.B. RESOLUTION 6/15/04 | PTC | | |
| 5/6/04 | REV. PER TWP. ENGINEER AND PLANNER REVIEW | CJB | ABK | WPS |
| 2/13/04 | REV. PLAN-NEW LOT LAYOUT | CGG | | |
| 12/03/03 | GENERAL REVISIONS | JC | | |
| 03/26/03 | REV PER P.B. LETTER DATED 02/20/03 | FHA | | |

FINAL PLAT

FINAL MAJOR SUBDIVISION

LOTS 9 & 80 BLOCK 2

TAX MAP SHEET NO. 4 - REVISED THROUGH 11/98

SITUATED IN LAKEWOOD TWP., OCEAN CO., N.J.

FLANNERY, WEBB & HANSEN, P.A.

CIVIL ENGINEERS LAND SURVEYORS SITE PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

P.O. BOX 456 LAKEWOOD, NEW JERSEY 08701
VOICE (732) 797-3100

1658 ROUTE 9 TOMS RIVER, NEW JERSEY 08755
FAX (732) 797-3223

William P. Schemel

PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 36275

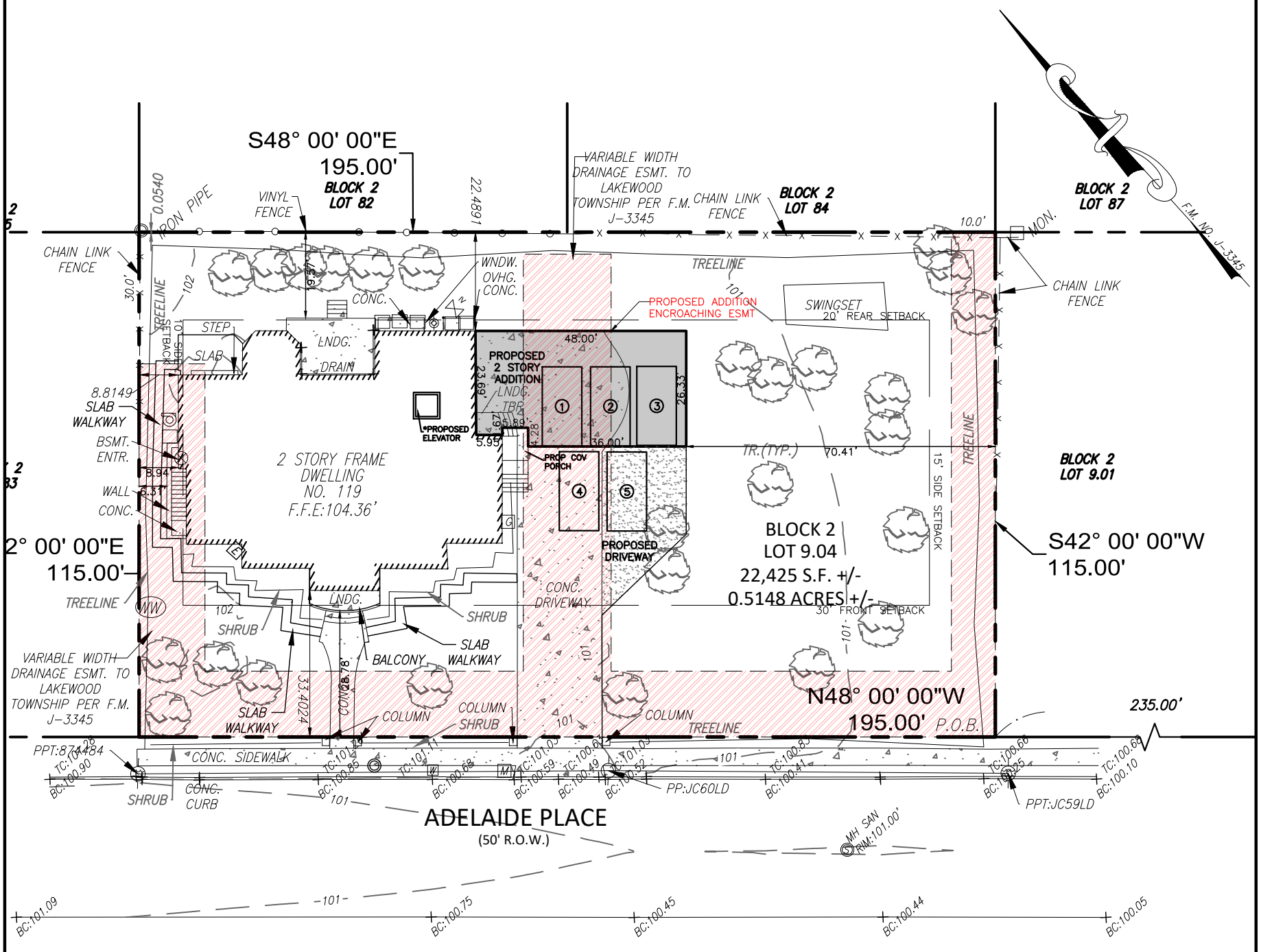
DATE 10/16/02
SCALE 1" = 30'
DRAWN BY SLH
CHECKED BY SLH
RELEASED BY WPS
PROJECT NO. MC-089
SHEET NO. 1 OF 1

ZONING DATA

ZONE: R-12

| LOT | REQUIRED | PROVIDED |
|------------------------------------|-----------|-----------|
| MIN. LOT AREA | 12,000 SF | 22,425 SF |
| MIN. LOT WIDTH | 90.00 FT | 195.00 FT |
| HOUSE | | |
| MIN. FRONT YARD SETBACK | 30.00 FT | 28.78 FT* |
| MIN. REAR YARD SETBACK | 20.00 FT | 19.57 FT* |
| MIN. SIDE YARD SETBACK (ONE SIDE) | 10.00 FT | 8.94 FT* |
| MIN. SIDE YARD SETBACK (AGGREGATE) | 25.00 FT | 79.35 FT |
| MAX. BUILDING COVERAGE | 30 % | 23 % |
| MAX. BUILDING HEIGHT | 35 FT | <35 FT |
| PARKING | 5 SPACES | 5 SPACES |

*EXISTING NONCONFORMANCE



Z:\2024\24225-Stephen Werdiger-119 Adelaide Place Lakewood\PP\CAD\24225 PP 2024-07-24.dwg 2024-07-24

NOTES:

- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY NEW LINES NJ, DATED 06/19/2024.
 - ESTIMATED SEASONAL HIGH GROUND WATER IS AT/BELOW ELEVATION --- AS DETERMINED BY NEW LINES NJ, ON ---/---/-----.
 - PROPOSED UTILITY LOCATIONS ARE DETERMINED BY ARCHITECT AND BUILDER. BUILDER TO VERIFY WITH UTILITY COMPANIES ON EXACT LOCATION OF UTILITIES.
 - CONTRACTOR TO DETERMINE DISTANCE FROM BF TO FF AND FINAL RISER COUNT IN FIELD PRIOR TO CONSTRUCTION.
- *PROPOSED ELEVATOR LOCATION TO BE REFERENCED FROM ARCH PLANS

RESIDENTIAL GRADING PLAN
119 ADELAIDE PLACE
BLOCK 2 LOT 9.04
 LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY

NEW LINES
LAND CONSULTANTS LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28264200

315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 358-0423

| | |
|--|---|
| <p>GLENN D. LINES, P.E., P.P.</p> <p><small>LICENSED PROFESSIONAL ENGINEER AND PLANNER STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)</small></p> | <p>PROJECT NO. 24225</p> <p>DRAWN BY CB</p> <p>SCALE 1" = 20'</p> <p>DATE 07/22/2024</p> <p>SHEET 1 OF 2</p> |
|--|---|

(E)50.

2025-003 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Amending And Supplementing Chapter 12 “Building And Construction” Specifically Section 12-2.16 (“Exceptions; Miscellaneous Fees”) 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 Chapter 12 “Building and Construction” specifically Section 12-2.16 “Exceptions; Miscellaneous Fees” of the Revised General Ordinances of the Township of Lakewood be revised as follows:

a. Miscellaneous Fees. Notwithstanding any provisions of Sections 12-1 and 12-2 to the contrary, the fees for the services designated below shall be as follows:

1. Prefabricated storage sheds of 100 more than 200 square feet or less will be charged \$25.
2. Above ground swimming pools will be charged a flat permit fee of \$60.
3. In-ground swimming pools will be charged a permit fee of \$75.

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

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

ORDINANCE #2025-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 12 “BUILDING AND CONSTRUCTION” SPECIFICALLY SECTION 12-2.16 (“EXCEPTIONS; MISCELLANEOUS FEES”) 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 Chapter 12 “Building and Construction” specifically Section 12-2.16 “Exceptions; Miscellaneous Fees” of the Revised General Ordinances of the Township of Lakewood be revised as follows:

- a. Miscellaneous Fees. Notwithstanding any provisions of Sections 12-1 and 12-2 to the contrary, the fees for the services designated below shall be as follows:
 1. Prefabricated storage sheds of ~~400~~ more than 200 square feet ~~or less~~ will be charged \$25.
 2. Above ground swimming pools will be charged a flat permit fee of \$60.
 3. In-ground swimming pools will be charged a permit fee of \$75.

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 _____, **2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)51.2025-0001

2025-004 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-21.1 Entitled "Four-Way Stops" (Linden Ave. And Stirling Ave.)

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 11-21.1 entitled "Four Way Stops" be and hereby is amended and supplemented as follows:

11-21.1 FOUR-WAY STOPS.

1. The following intersection is hereby designated as a Four-Way Stop:

11-12.1 FOUR-WAY STOPS.

Intersection

Stop Sign Locations

Linden Avenue and Sterling Avenue

A stop sign shall be installed on each corner of the intersection where Linden Avenue and Sterling Avenue intersect.

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

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

petition

petition signatures

petition signatures

petition signatures

petition signatures

petition signatures

ORDINANCE # 2025-004

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING AND SUPPLEMENTING CHAPTER XI
ENTITLED “TRAFFIC” OF THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF
LAKEWOOD, SPECIFICALLY SECTION 11-21.1
ENTITLED “FOUR-WAY STOPS” (LINDEN AVE. AND STIRLING AVE.)**

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 11-21.1 entitled “Four Way Stops” be and hereby is amended and supplemented as follows:

11-21.1 FOUR-WAY STOPS.

1. The following intersection is hereby designated as a Four-Way Stop:

| 11-12.1 FOUR-WAY STOPS. | |
|-----------------------------------|--|
| <i>Intersection</i> | <i>Stop Sign Locations</i> |
| Linden Avenue and Stirling Avenue | A stop sign shall be installed on each corner of the intersection where Linden Avenue and Stirling Avenue intersect. |

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: **January 16, 2025**

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 **January 16, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

Petition for a Four-Way Stop Sign with Flashing Lights at Linden Ave. and Stirling Ave. Intersection

We, the undersigned, urgently request the immediate installation of a four-way stop sign with flashing lights at the intersection of Linden Ave. and Stirling Ave. The ongoing safety concerns at this intersection pose a direct threat to our community members, particularly our children, and require immediate attention.

The intersection of Linden Ave. and Stirling Ave. poses a significant risk to drivers, residents, and, most critically, our children who navigate this area daily. Critical safety issues include:

1. High Speed on Linden Ave.: Excessive speeds on Linden Ave. increase the likelihood of accidents and put pedestrians, local families, children, and commuters at great risk. There is a significant history of accidents and near misses at this intersection.
2. Confusion Over Stop Sign Placement: Drivers often mistakenly assume that the stop signs are meant for Linden Ave. rather than Stirling Ave., creating confusion and unsafe driving practices. The stop signs at Stirling Ave. and Somerset Ave. compound this issue, adding to the misunderstanding of the right-of-way.
3. Limited Visibility of Current Stop Signs: Many drivers fail to notice the current stop signs, leading to missed stops and frequent near-miss incidents.

As parents, residents, and community members, we are increasingly concerned for our safety and that of our children as we navigate this dangerous environment. This fear has become part of our daily lives, as the current traffic setup poses a constant risk to children walking or biking through the intersection and to those driving through it.

We strongly advocate for the installation of a four-way stop sign with flashing lights to:

1. Reduce Speeding: A four-way stop would be a natural speed deterrent, particularly for those driving along Linden Ave.
2. Clarify Right-of-Way Rules: A four-way stop would ensure all drivers approach the intersection cautiously and better understand their role in traffic flow.
3. Improve Sign Visibility: Flashing lights would alert drivers to the intersection, helping prevent missed stops thereby reducing the frequency of serious car accidents.

Installing a four-way stop sign with flashing lights would drastically improve the safety of this intersection, creating a safer environment for our community, particularly our children. By taking this action, we can prevent further accidents and near-misses, reducing the daily dangers we and our children face.

Signed,

Name:

Address:

Signature:

S Weiss 57 Linden Ave S Weiss

M. Teller 55 Linden Ave. M. Teller

C Goldstem 532 Stirling Ave. C. Goldstem

EC Kavalenko 528 Stirling Ave EC

C. Friesel 528 Stirling Ave C. Friesel

C. Brill 54 Linden Ave C. Brill

Y.A. Elbar 59 Linden Ave Y.A. Elbar

Y.A. Moskowitz 61 Linde Ave Y.A. Moskowitz

C. Schachter 61 Linden Ave C. Schachter

G. Herzog 523 Stirling Ave G. Herzog

F. Brecht 613 Stirling Ave F. Brecht

F. Ganzvi 611 Stirling Ave F. Ganzvi

~~R. G.~~ R. Grünwald 608 Stirling Ave R. Grünwald

M. Maierovits 526 Stirling Ave M. Maierovits

Name:

Address:

Signature:

M Cohen

11 Linden Ave

M Cohen

V Blythe

114 Linden Ave

V Blythe

Weller

9A Linden Ave

Weller

W.W.

7 Wood

W.W.

M. Gross

3a Linden Ave

M. Gross

M Halpern

Linden Ave

M Halpern

B. Kaplan

1 Linden Ave

B. Kaplan

D Wierza

1 Linden Ave

D Wierza

B. Kriger

614 Stirling Ave

B. Kriger

A. Perlman

136 Somerset Ave

A. Perlman

A. Morsowski

192 Somerset Ave

A. Morsowski

J. Sam

136 Somerset Ave

J. Sam

Aron David Weiss

157 Somerset

Aron David Weiss

144 Somerset

144 Somerset

Name:

Address:

Signature:

Miriam Emlubek 529 Stirling Ave M Emlubek

Miriam Emlubek 529 Stirling Ave M Emlubek

Bruce Lamm 520 Stirling Ave B Lamm

Maisie Mises 606 Stirling Ave Mises

Zehava Weiss 525 Bergen Ave Z Weiss

Rebecca Yee 522 Bergen Ave RY

Yehuda 522 Bergen Ave Yehuda

Yehuda 518 Bergen Ave Yehuda

Yehuda Yehuda 518 Bergen Ave Yehuda

Blimi Speiman 704 Bergen Ave B Speiman

S. Herzka 502 Bergen Ave S Herzka

Leah Rottenberg 509 Bergen Ave L Rottenberg

Yehuda 711 Bergen Ave Yehuda

Y. Albans 517 Bergen Ave Y Albans

Name:

Address:

Signature:

Yitzchok Roth 148 Somerset Ave. Baruch

Abraham Fisher 148 Somerset Bsmnt

Samuel Deutsch

Yaacov Gorenstein 102 Linden Ave ~~Baruch~~

Yitzchok Mayer 90a Linden Ave. Bsmnt

Esther Loebenstein 618 Stirling Ave Edgar

Benjamin Finkovitz 137 Somerset Ave Baruch

Chaim Morgenstern 137 Somerset Ave Bsmnt Chaim

Devorah Rosenbaum 139 Somerset Avenue Devorah

Ita Goren 143 Somerset Avenue Ita

Avraham Gordinik 145 Somerset Ave Avraham

Rivky Nadler 153 Somerset Ave Rivky

Leah Gelberich 159 Somerset Ave Leah

Hindy Dewick 90 Linden Hindy

Name:

Address:

Signature:

Raisy Fischer 508 Stirling Ave. Paisy Fischer

Esty Irgeheiner 522 Stirling Ave E. Lughner

Sara C. Miller 518 Stirling Ave Jan

Michael Park 518 Stirling Ave Mike

Susi Smoke 516 Stirling Ave SM

Baila Fischer 514 Stirling Ave k Fischer

Rinky Klein 512 Stirling Ave Rinky

Tzippy Lipschitz 508 Stirling Ave Tzippy

Chamy Engel 506 Stirling Ave CEngel

Privi Semuels 517 Stirling Ave PC

Molly Klein 519 Stirling Ave Mh

Shea Sabbath 525 Stirling Ave Sheah

Shandy Bergles 527 Stirling Ave SB

Gitty Wina 527 Stirling Ave Gitty

(E)52.

2025-005 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement Of Local Property Taxes To 650 James L.L.C., For Facilities Located At Block 385, Lot 6 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

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

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

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

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

WHEREAS, 650 James, LLC has applied for tax abatement on a building on property known as Block 385 Lot 6, known as 650 James Street; and

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

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with 650 James, LLC granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

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

otherwise due on the project assessment for improvement value only.

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

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

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

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

ORDINANCE #2025-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ., GRANTING ABATEMENT OF LOCAL PROPERTY TAXES TO 650 JAMES L.L.C., FOR FACILITIES LOCATED AT BLOCK 385, LOT 6 AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE AND TOWNSHIP CLERK TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO ENTER INTO A TAX ABATEMENT AGREEMENT

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

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

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

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

WHEREAS, 650 James, LLC has applied for tax abatement on a building on property known as Block 385 Lot 6, known as 650 James Street; and

WHEREAS, the Township Committee finds that this new project qualifies as “construction” and as a “project” as defined in N.J.S.A. 40A:21-3(g) and 40A:21-3(p); that the project will significantly contribute to the expansion of commerce within the Township and with the eventual increase to the tax base of a substantial ratable; that the construction of these facilities will provide increased job opportunities within the Township; and that the project shall contribute

toward the inducement of other projects to locate within the Township, thereby enhancing and improving the economic climate of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with 650 James, LLC granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

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

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

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

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

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

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

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

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

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

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

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

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

Introduced:

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 **January 16, 2025.**

Lauren Kirkman, RMC CMR

Township Clerk

(E)53.

2025-006 Bond Ordinance Amending In Part Bond Ordinance No. 2024-002 Adopted On February 15, 2024 And Providing For Various Capital Improvements And The Acquisition Of Various Capital Equipment, In Order To Amend One Of The Purposes Thereof, Authorized In And By The Township Of Lakewood, In The County Of Ocean, New Jersey

WHEREAS, the Township of Lakewood, in the County of Ocean, New Jersey (the “Township”) finally adopted Bond Ordinance No. 2024-002 on February 15, 2024 (the “Prior Ordinance”), providing for various capital improvements and the acquisition of various capital equipment in and by the Township; and

WHEREAS, the Township has determined that the project description set forth in the Section 3. (a) iv) of the Prior Ordinance needs to be amended.

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

Section 1. Section 3. (a) iv) of the Prior Ordinance is hereby amended to read as follows:

iv) Maintenance improvements and building upgrades to various municipal properties, with a total appropriation and estimated cost of \$7,200,000, estimated maximum amount of bonds or notes therefor of \$6,840,000, and an average period of usefulness of fifteen (15) years;

Section 2. The 2025 capital budget of the Township will conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Township Clerk and is available there for public inspection.

Section 3. The Township Attorney and other Township officials and representatives are hereby authorized to do all things necessary to accomplish the purposes of the appropriation made herein.

Section 4. All other provisions of the Prior Ordinance remained unchanged.

Section 5. This ordinance shall take effect as provided 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

ORDINANCE # 2025-006

BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2024-002 ADOPTED ON FEBRUARY 15, 2024 AND PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, IN ORDER TO AMEND ONE OF THE PURPOSES THEREOF, AUTHORIZED IN AND BY THE TOWNSHIP OF LAKEWOOD, IN THE COUNTY OF OCEAN, NEW JERSEY

WHEREAS, the Township of Lakewood, in the County of Ocean, New Jersey (the “Township”) finally adopted Bond Ordinance No. 2024-002 on February 15, 2024 (the “Prior Ordinance”), providing for various capital improvements and the acquisition of various capital equipment in and by the Township; and

WHEREAS, the Township has determined that the project description set forth in the Section 3. (a) iv) of the Prior Ordinance needs to be amended.

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

Section 1. Section 3. (a) iv) of the Prior Ordinance is hereby amended to read as follows:

iv) Maintenance improvements and building upgrades to various municipal properties, with a total appropriation and estimated cost of \$7,200,000, estimated maximum amount of bonds or notes therefor of \$6,840,000, and an average period of usefulness of fifteen (15) years;

Section 2. The 2025 capital budget of the Township will conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Township Clerk and is available there for public inspection.

Section 3. The Township Attorney and other Township officials and representatives are hereby authorized to do all things necessary to accomplish the purposes of the appropriation made herein.

Section 4. All other provisions of the Prior Ordinance remained unchanged.

Section 5. This ordinance shall take effect as provided by law.

Introduced: **January 16, 2025**

Adopted:

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 **January 16, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)54.

2025-007 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement To Local Property Taxes To 1875 Swarthmore LLC, For Facilities Located At Block 1609, Lot 11.03, And Authorizing The Mayor And Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

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

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

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

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

WHEREAS, 1875 SWARTHMORE LLC, has applied for tax abatement on a building on property known as Block 1609, Lot 11.03; and

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

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with 1875 SWARTHMORE LLC, granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

1. Taxes on land and on any improvements not the subject of tax abatement shall at all time remain at 100% assessment.
2. Taxes due on added assessments incurred as a result of the construction set forth above shall be payable by the Applicant for the time period beginning the first month following the date that the Lakewood Township Tax Assessor deems the property to be ready for its intended use and ending on December 31st next following the completion of construction. This payment for added assessment shall be due from the Applicant upon receipt of added assessment bill from the Township Tax Collector.
3. Thereafter the tax abatement will be or five annual periods (365 days) (“Annual Period”) from January 1 of the year following the date of the completion of the Project, except for tax agreement projects which remain

under the prior provisions.

4. The first Annual Period following completion: no payment in lieu of taxes otherwise due on the project assessment for improvement value only.
5. The second Annual Period following completion: a payment in an amount not less than 20% of the taxes otherwise due on the project assessment for improvement value only.
6. The third Annual Period following completion: a payment in an amount not less than 40% of the taxes otherwise due on the project assessment for improvement value only.
7. The fourth Annual Period following completion: a payment in an amount not less than 60% of the taxes otherwise due on the project assessment for improvement value only.
8. The fifth Annual Period following completion: a payment in an amount not less than 80% of the taxes otherwise due on the project assessment for improvement value only.
9. Thereafter, full taxes for the project shall be paid.

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

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

ORDINANCE #2025-007

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ., GRANTING ABATEMENT TO LOCAL PROPERTY TAXES TO 1875 SWARTHMORE LLC, FOR FACILITIES LOCATED AT BLOCK 1609, LOT 11.03, AND AUTHORIZING THE MAYOR AND OR HIS DESIGNEE AND TOWNSHIP CLERK TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO ENTER INTO A TAX ABATEMENT AGREEMENT

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

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

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

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

WHEREAS, **1875 SWARTHMORE LLC**, has applied for tax abatement on a building on property known as **Block 1609, Lot 11.03**; and

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

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with **1875 SWARTHMORE LLC**, granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

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

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

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

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

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

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

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

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

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

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

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

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

Introduced: **January 16, 2025**

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 **January 16, 2025**.

Lauren Kirkman, RMC CMR
Township Clerk

(E)55.

2025-008 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Lease Of Block 1248.32, Lot 63, Block 1280 Lot 1, Block 1279, Lot 1, Block 1278 Lot 1, And Block 1248.32 Lot 61 Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:12-14, And 12-15 Et. Seq., To The Lakewood Township Municipal Utilities Authority For Nominal Consideration. (Shorrocks Street & Haerberle Avenue).

WHEREAS, the Township of Lakewood is the owner of real property known as Block 1248.32, Lot 63, Block 1280 Lot 1, Block 1279, Lot 1, Block 1278 Lot 1, and Block 1248.32 Lot 61, lying within the Township of Lakewood, containing 6.0554+/- acres, located in the OSP zone in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the "Property"); and

WHEREAS, the Lakewood Township Municipal Utilities Authority is the owner of facilities situated on Block 1248.23, Lots 70 and 82, to wit: a masonry administrative building; wells; a pump house; a chemical tower; a radio tower; and, two water towers; all utilized for the provision of public water and sewer services to portions of Lakewood Township; and

WHEREAS, the Lakewood Township Municipal Utility Authority has requested the Township lease for a term of 25 years these 5 lots to the MUA for its continued provision and expansion of services to the Township, specifically by installing a solar field for the generating of electricity for its facilities at Block 1248.23, Lots 70 & 82; and

WHEREAS, pursuant to N.J.S.A. 40A:12-14 and 12-15, the Township Committee may, by ordinance, lease any real property, capital improvements or personal property not needed for public use to any political subdivision, agency, department, commission board, or body corporate and politic; and

WHEREAS, the Lakewood Township Committee has determined the Township's Property, as described and shown on the attachments hereto, should be leased to the Lakewood Township Municipal Utilities Authority for a period of 25 years for the continued utilization and future expansion of its facilities; and

WHEREAS, while this portion of the Township-owned property is not currently needed for the Township's use, but rather it is needed to further the provision of services by the Lakewood Township Municipal Utilities Authority for the residents of Lakewood Township; and

WHEREAS, inasmuch as this lease is from the municipality to an authority of the Township of Lakewood, same may and should be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, this lease shall benefit the residents of the Township of Lakewood through the continued provision of services by the Lakewood Township MUA.

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

SECTION 1. In accordance with N.J.S.A. 12-14 and 12-15, the Township Committee does hereby authorize the private lease of the property known as Block 1248.32, Lot 63, Block 1280 Lot 1, Block 1279, Lot 1, Block 1278 Lot 1, and Block 1248.32 Lot 61, and as more particularly depicted on the maps attached hereto, in the Township of Lakewood, County of Ocean, State of New Jersey to the Lakewood Township Municipal Utilities Authority for a period of 25 years for the nominal sum of one dollar (\$1.00).

SECTION 2. The Mayor, or in his absence the Deputy Mayor, and Township Clerk are authorized to execute the deed and any and all other documents necessary to effectuate this transfer.

SECTION 3. The Township Clerk shall publish this ordinance, after being introduced and having passed a first reading, at least once not less than 7 days prior to the time fixed for further consideration for final passage.

SECTION 4. The township of Lakewood makes no representations with regard to the Property or title. This conveyance is made "as is."

SECTION 5. A certified copy of the Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 6. That all ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. 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 8. 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Ordinance

Map

ORDINANCE #2025-008

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PRIVATE LEASE OF BLOCK 1248.32, LOT 63, BLOCK 1280 LOT 1, BLOCK 1279, LOT 1, BLOCK 1278 LOT 1, AND BLOCK 1248.32 LOT 61 LYING WITHIN THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-14, AND 12-15 ET. SEQ., TO THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY FOR NOMINAL CONSIDERATION. (SHORROCK STREET & HAEBERLE AVENUE).

WHEREAS, the Township of Lakewood is the owner of real property known as Block 1248.32, Lot 63, Block 1280 Lot 1, Block 1279, Lot 1, Block 1278 Lot 1, and Block 1248.32 Lot 61, lying within the Township of Lakewood, containing 6.0554+/- acres, located in the OSP zone in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the “Property”); and

WHEREAS, the Lakewood Township Municipal Utilities Authority is the owner of facilities situated on Block 1248.23, Lots 70 and 82, to wit: a masonry administrative building; wells; a pump house; a chemical tower; a radio tower; and, two water towers; all utilized for the provision of public water and sewer services to portions of Lakewood Township; and

WHEREAS, the Lakewood Township Municipal Utility Authority has requested the Township lease for a term of 25 years these 5 lots to the MUA for its continued provision and expansion of services to the Township, specifically by installing a solar field for the generating of electricity for its facilities at Block 1248.23, Lots 70 & 82; and

WHEREAS, pursuant to N.J.S.A. 40A:12-14 and 12-15, the Township Committee may, by ordinance, lease any real property, capital improvements or personal property not needed for public use to any political subdivision, agency, department, commission board, or body corporate and politic; and

WHEREAS, the Lakewood Township Committee has determined the Township’s Property, as described and shown on the attachments hereto, should be leased to the Lakewood Township Municipal Utilities Authority for a period of 25 years for the continued utilization and future expansion of its facilities; and

WHEREAS, while this portion of the Township-owned property is not currently needed for the Township’s use, but rather it is needed to further the provision of services by the Lakewood Township Municipal Utilities Authority for the residents of Lakewood Township; and

WHEREAS, inasmuch as this lease is from the municipality to an authority of the Township of Lakewood, same may and should be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, this lease shall benefit the residents of the Township of Lakewood through the continued provision of services by the Lakewood Township MUA.

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

SECTION 1. In accordance with N.J.S.A. 12-14 and 12-15, the Township Committee does hereby authorize the private lease of the property known as Block 1248.32, Lot 63, Block 1280 Lot 1, Block 1279, Lot 1, Block 1278 Lot 1, and Block 1248.32 Lot 61, and as more particularly depicted on the maps attached hereto, in the Township of Lakewood, County of Ocean, State of New Jersey to the Lakewood Township Municipal Utilities Authority for a period of 25 years for the nominal sum of one dollar (\$1.00).

SECTION 2. The Mayor, or in his absence the Deputy Mayor, and Township Clerk are authorized to execute the deed and any and all other documents necessary to effectuate this transfer.

SECTION 3. The Township Clerk shall publish this ordinance, after being introduced and having passed a first reading, at least once not less than 7 days prior to the time fixed for further consideration for final passage.

SECTION 4. The township of Lakewood makes no representations with regard to the Property or title. This conveyance is made “as is.”

SECTION 5. A certified copy of the Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 6. That all ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. 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 8. This Ordinance shall take effect upon final passage and publication in accordance with law.

Introduced: January 16, 2025

Adoption:

CERTIFICATION

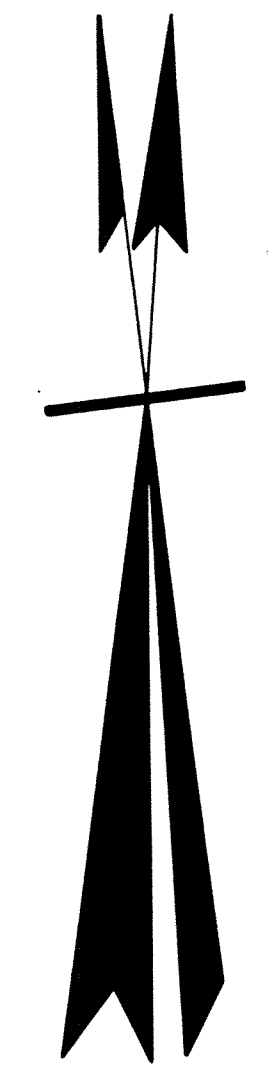
I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

| REVISIONS | | | |
|-----------|---|--------------|--|
| DATE | NAME | LIC. NO. | |
| 9-90 | HARRY W. MAGER, JR. | L.S. 20810 | |
| 5-92 | HARRY W. MAGER, JR. | P.L.S. 20810 | |
| 8-99 | BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL | L.S. 19458 | |
| 12-02 | BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL | L.S. 19458 | |
| 8-03 | BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL | L.S. 19458 | |
| 1-04 | BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL | L.S. 19458 | |
| 10-05 | BIRDSALL ENGINEERING, INC. WILLIAM SCHINDLER, JR., PLS | 6927188 | |
| 11-2022 | REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON | 42627 | |

SHEET 175

SHEET 183



TOWNSHIP
COUNTY

BRICK
OCEAN

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
LOCAL PROPERTY TAXES
APPROVED AS A TAX MAP PURSUANT TO THE
PROVISIONS OF CHAPTER 175, LAWS OF 1913,
FOR THE DIRECTOR, DIVISION OF TAXATION

[Signature] P.E. & L.S.
APR 05 1995 EXHIBIT NO. 769

TAX MAP
LAKEWOOD TOWNSHIP
OCEAN COUNTY, N.J.
SCALE: 1"=100'
1939

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

By: *[Signature]* Chief Engineer
Date: Nov. 22, 1940. Serial No. 87.

REVISOR

1/56 Bruce M. Larrabee
12/87 Robert B. Powers
11/59 Daniel A. DeSessa
8/74
6/78
2/81 STANLEY B. PETERS

(E)56.

2025-009 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale And Conveyance Of Block 191, Lot 8 Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:12-21, Et Seq., To Hatzolah EMS, Lakewood, New Jersey

WHEREAS, the Township of Lakewood is the owner of real property known as Block 191, Lot 8, as shown on Tax Sheet 56 lying within the Township of Lakewood, County of Ocean, State of New Jersey (collectively the "Property"); and

WHEREAS, pursuant to N.J.S.A. 40A:12-21(a) a municipality may authorize the private sale and conveyance of municipally owned property for a consideration which may be nominal and containing a limitation that the lands and buildings be used only for the purposes of a duly incorporated first aid and emergency or volunteer ambulance or rescue squad association for the construction of a first aid or emergency or volunteer ambulance or rescue building provided that title thereto shall revert to the municipality if such uses cease, without the need for any entry or reentry to be made thereon on behalf of the municipality; and

WHEREAS, Hatzolah EMS of Lakewood has requested Block 191 Lot 8 be conveyed to it pursuant to said statute and the Lakewood Township Committee has determined that the Property aforementioned should be transferred to Hatzolah EMS of Lakewood, a duly qualified volunteer first aid squad, and same should be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, inasmuch as this transfer is from the municipality to a qualifying entity pursuant to statute, same may be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, this transfer shall benefit the residents of the Township of Lakewood through the more efficient management of the property and in furtherance of the benefits derived by the residents of Lakewood from the eleemosynary endeavors of Hatzolah EMS of Lakewood.

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

SECTION 1. In accordance with N.J.S.A. 40A:12:21, et. seq., the Township Committee does hereby authorize the private sale and transfer of the Property known as Block 191, Lot 8 lying within the Township of Lakewood, County of Ocean, State of New Jersey to Hatzolah EMS, Lakewood, New Jersey for the nominal sum of one dollar (\$1.00).

SECTION 2. The Mayor, or in his absence the Deputy Mayor, and Township Clerk are authorized to execute the deed and any and all other documents necessary to effectuate this transfer.

SECTION 3. The Township Clerk shall publish this Ordinance after being introduced and having passed a first reading, at least once not less than 10 days prior to the time fixed for further consideration for final passage.

SECTION 4. The Township of Lakewood makes no representations with regard to the Property or title. This conveyance is made "as is."

SECTION 5. A certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 6. That all Ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. 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 8. 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 **January 16, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

colored tax map

ORDINANCE #2025-009

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PRIVATE SALE AND CONVEYANCE OF BLOCK 191, LOT 8 LYING WITHIN THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-21, ET SEQ., TO HATZOLAH EMS, LAKEWOOD, NEW JERSEY

WHEREAS, the Township of Lakewood is the owner of real property known as Block 191, Lot 8, as shown on Tax Sheet 56 lying within the Township of Lakewood, County of Ocean, State of New Jersey (collectively the “Property”); and

WHEREAS, pursuant to N.J.S.A. 40A:12-21(a) a municipality may authorize the private sale and conveyance of municipally owned property for a consideration which may be nominal and containing a limitation that the lands and buildings be used only for the purposes of a duly incorporated first aid and emergency or volunteer ambulance or rescue squad association for the construction of a first aid or emergency or volunteer ambulance or rescue building provided that title thereto shall revert to the municipality if such uses cease, without the need for any entry or reentry to be made thereon on behalf of the municipality; and

WHEREAS, Hatzolah EMS of Lakewood has requested Block 191 Lot 8 be conveyed to it pursuant to said statute and the Lakewood Township Committee has determined that the Property aforementioned should be transferred to Hatzolah EMS of Lakewood, a duly qualified volunteer first aid squad, and same should be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, inasmuch as this transfer is from the municipality to a qualifying entity pursuant to statute, same may be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, this transfer shall benefit the residents of the Township of Lakewood through the more efficient management of the property and in furtherance of the benefits derived by the residents of Lakewood from the eleemosynary endeavors of Hatzolah EMS of Lakewood.

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

SECTION 1. In accordance with N.J.S.A. 40A:12:21, et. seq., the Township Committee does hereby authorize the private sale and transfer of the Property known as Block 191, Lot 8 lying within the Township of Lakewood, County of Ocean, State of New Jersey to Hatzolah EMS, Lakewood, New Jersey for the nominal sum of one dollar (\$1.00).

SECTION 2. The Mayor, or in his absence the Deputy Mayor, and Township Clerk are authorized to execute the deed and any and all other documents necessary to effectuate this transfer.

SECTION 3. The Township Clerk shall publish this Ordinance after being introduced and having passed a first reading, at least once not less than 10 days prior to the time fixed for further consideration for final passage.

SECTION 4. The Township of Lakewood makes no representations with regard to the Property or title. This conveyance is made “as is.”

SECTION 5. A certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 6. That all Ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. 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 8. This Ordinance shall take effect upon final passage and publication in accordance with law.

Introduced: January 16, 2025

Adoption:

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **January 16, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

