

AGENDA MARCH 20, 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: 26309360948. All participants will be muted upon entry but may participate by using the \*3 key on the phone to raise your hand or by clicking the raise hand button to be recognized via computer. Comments may also be emailed to [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov). This meeting is live-streamed & recorded on Townhall Streams at <https://townhallstreams.com>

(B) SALUTE TO THE FLAG AND PRAYER

(C) APPROVAL OF MINUTES: FEBRUARY 20, 2025 REGULAR MEETING AND BOARD OF HEALTH

(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. 2025-0157 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Congregation Kehillas Raintree, In Connection With SP #2320 (Lanes Mill Road & Alvarado Avenue), For Block 187, Lots 62 And 63
- (D)2. 2025-0158 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yosef Lipschitz/Park Lakewood, LLC., In Connection With ZB# 4131 (Park Ave) Block 232 Lots 2-5
- (D)3. 2025-0159 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Chaim Grossman In Connection With 715 Park Avenue, Block 231, Lot 1
- (D)4. 2025-0160 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 640 James, LLC, In Connection With SP # 2267 (James Street) Block 385 Lot 4

- (D)5. 2025-0161 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By 640 James, LLC In Connection With SP #2267 (James Street) Block 385, Lot 4
- (D)6. 2025-0162 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Temporary Certificate Of Occupancy Performance Guarantee (First Reduction) Posted By Berkshire Investment Holdings, LLC, In Connection With SD #2008 (Elmhurst Blvd. & River Ave), For Block 431, Lot 15
- (D)7. 2025-0163 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Berkshire Investment Holdings, LLC, In Connection With SD #2008 (Elmhurst Blvd. & River Ave), For Block 431, Lot 15
- (D)8. 2025-0164 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving Colliers Engineering & Design, Inc To Submit A Grant Application And Authorizing The Execution Of The Grant Contract With The New Jersey Department Of Transportation For The FY2025 NJDOT Transportation Alternatives Program Application
- (D)9. 2025-0165 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey In Support Of The Township Committee Authorizing The Sustainable New Jersey Grant Application
- (D)10. 2025-0166 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway Improvements" Project To "Meco, Inc., Clarksburg, NJ" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)11. 2025-0167 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of Electricity Supply Services For Public Use Pursuant To And In Accordance With LFN 2019-15: P.L. 2018, C.156 (N.J.S.A. 40a:11-4.7 Through 4.12)
- (D)12. 2025-0168 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The Ocean County Narcotics Strike Force For The Year 2025
- (D)13. 2025-0169 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Sale Of Surplus Personal Property No Longer Needed For Public Use On An Online Auction Website
- (D)14. 2025-0170 Resolution Of The Township Committee Of The Township Of Lakewood Authorizing The Mayor To Sign A Revocable License Agreement With Shimshon Sherer And Shifrah Susan Sherer For Installation Of A Radiant Heat Sidewalk And Encroachment Into

The Right Of Way At 1531 North Lake Drive, Lakewood

- (D)15. 2025-0171 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution And Submission Of Statements Of Consent To The NJDEP For TWA Applications
- (D)16. 2025-0172 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing An Emergency Temporary Appropriation For 2025 Budget
- (D)17. 2025-0173 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots (Madison Title)
- (D)18. 2025-0174 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots (Corelogic)
- (D)19. 2025-0175 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots
- (D)20. 2025-0176 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)21. 2025-0177 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By AEB 2, LLC. In Connection With SP #2323 (River Avenue), Block 768, Lots 33, 34.02 & 36
- (D)22. 2025-0178 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Dedicating To Itself Block 495, Lot 1 For Right Of Way Improvements To Doria Avenue
- (E) ORDINANCES FIRST READING - Public Hearing Scheduled For April 10, 2025
  - (E)23. 2025-016 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing An Ordinance Entitled, "Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Adopting The Updated Township Personnel Policies And Procedures Manual And Creating The Department Of Human Resources"
- (F) ORDINANCES SECOND READING: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov) or during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov). Please include your name and address for the record.
  - (F)24. 2025-010 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-13 (Parking

- Prohibited At All Times On Certain Streets) (East Spruce Street)
- (F)25. 2025-011 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI (Traffic) Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-35.1 (Handicapped Parking On Streets, 10th Street).
- (F)26. 2025-012 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI (Traffic) Of The Code Of The Township Of Lakewood (E. Fourth Street)
- (F)27. 2025-013 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Changing The Name Of A Street Known As Pine View Road, As Depicted On Tax Map Sheets 113 And 113.01 To Violet Court, Pursuant To And In Accordance With N.J.S.A. 40:67-1(K) Et Seq.
- (F)28. 2025-014 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor To Execute A Financial Agreement By And Between The Township Of Lakewood And HMR3 Urban Renewal, LLC Pursuant To N.J.S.A. 40a:20-1, Et Seq. For Property Located At Lot 3 In Block 961.01, As Shown On The Official Tax Map Of The Township Of Lakewood Located In The Cedarbridge Redevelopment Plan Area.
- (F)29. 2025-015 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter IV Entitled "General Licensing" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 4-6 Et. Seq. (Licensed Towing Operators Requirements)
- (G) MOTION TO APPROVE BILL LIST: MARCH 19, 2025
- (H) PUBLIC COMMENT: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov) or during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov). Please include your name and address for the record.
- (I) COMMENTS FROM COMMITTEE MEMBERS
- (J) ADJOURNMENT

(D)1.2025-0157

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Congregation Kehillas Raintree, In Connection With SP #2320 (Lanes Mill Road & Alvarado Avenue), For Block 187, Lots 62 And 63

WHEREAS, a performance guarantee was heretofore posted with the Township by Congregation Kehillas Raintree, in the form of Bond No. GM200388 issued by The Great Midwest Insurance Company, dated August 20, 2020, in the amount of \$64,630.00, in connection with a project known as SP #2320, Block 187, Lots 62 and 63 and

WHEREAS, under date of February 14, 2025, 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 by seventy percent (70%) from \$64,630.00 to \$19,390.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$59,630.00 to \$17,890.00 and the Safety and Stabilization Guarantee from \$5,000.00 to \$1,500.00. This is the maximum allowable until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer
  - B. Chief Financial Officer
  - C. Congregation Kehillas Raintree

### 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 **March 20, 2025**.

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Lauren Kirkman RMC, CMR  
Township Clerk

#### ATTACHMENTS:

##### Description

Resolution B187 L62 & 63

Engineer Letter B187 L62 & 63

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED BY CONGREGATION KEHILLAS RAINTREE, IN CONNECTION WITH SP #2320 (LANES MILL ROAD & ALVARADO AVENUE), FOR BLOCK 187, LOTS 62 AND 63**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Congregation Kehillas Raintree, in the form of Bond No. GM200388 issued by The Great Midwest Insurance Company, dated August 20, 2020, in the amount of \$64,630.00, in connection with a project known as SP #2320, Block 187, Lots 62 and 63 and

**WHEREAS**, under date of February 14, 2025, 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 by seventy percent (70%) from \$64,630.00 to \$19,390.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$59,630.00 to \$17,890.00 and the Safety and Stabilization Guarantee from \$5,000.00 to \$1,500.00. This is the maximum allowable until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer
  - B. Chief Financial Officer
  - C. Congregation Kehillas Raintree

**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 **March 20, 2025.**

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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

**February 14, 2025**  
RVE Job No. 151511202

**REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION**

**DEVELOPER:** Congregation Kehillas Raintree  
**APPLICATION #:** SP 2320 (Lanes Mill Road & Alvarado Avenue)  
**BLOCK:** 187                      **LOT:** 62 & 63

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

- Performance Guarantee: Bond No. GM200388
- Issued By: Great Midwest Insurance Company
- Amount: \$64,630.00
- Date: August 20, 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 **February 3, 2025** 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 \$64,630.00 to \$19,390.00**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$59,630.00 to \$17,890.00 and the Safety and Stabilization Guarantee is reduced from \$5,000.00 to \$1,500.00. This is the maximum allowable until the remaining improvements are constructed.

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

Very truly yours,  
**Remington & Vernick Engineers, Inc.**

**Dominic Cundari, P.E.**  
Assistant Township Engineer

cc: Lauren Kirkman, Township Clerk  
Steve Secare, Township Attorney  
Congregation Kehillas Raintree – 1371 Alvarado Avenue, Lakewood, NJ 08701

(D)2.2025-0158

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Yosef Lipschitz/Park Lakewood, LLC., In Connection With ZB# 4131 (Park Ave) Block 232 Lots 2-5

WHEREAS, Yosef Lipschitz posted a performance guarantee on December 10, 2020 in the amount of \$81,700.00 with a First Reduction in the amount of \$24,508.00 on July 27, 2023 issued by Great Midwest Insurance Company, in connection with ZB # 4131, Block 232, Lots 2-5; and

WHEREAS, it is the desire of the developer to replace the form of the performance guarantee; and

WHEREAS, under the date of February 26, 2025, the Township Engineer did approve to release the existing bond performance guarantee to be replaced by a cash performance guarantee posted by Park Lakewood, LLC with the Township for the same amount of \$24,508.00 in the form of Cashier's Check No. # 1001031820 in the amount of \$21,670.00 dated February 5, 2025 and Cashier's Check No. 1001031836 in the amount of \$2,838.00 dated February 18, 2025, issued by Fulton Bank and;

WHEREAS, the Township Attorney 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 existing bond performance guarantee aforesaid, be and hereby is released and the cash performance guarantee Cashier's Check No. 1001031820 dated February 5, 2025 and 1001031836 dated February 18, 2025, issued by Fulton Bank is hereby accepted in its place.
2. The Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. Park Lakewood, 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 **March 20, 2025**.

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Lauren Kirkman RMC, CMR  
Township Clerk

#### ATTACHMENTS:

##### Description

Resolution B232 L2-5





**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY YOSEF LIPSCHITZ/PARK LAKEWOOD, LLC., IN CONNECTION WITH ZB# 4131 (PARK  
AVE) BLOCK 232 LOTS 2-5**

**WHEREAS**, Yosef Lipschitz posted a performance guarantee on December 10, 2020 in the amount of \$81,700.00 with a First Reduction in the amount of \$24,508.00 on July 27, 2023 issued by Great Midwest Insurance Company, in connection with ZB # 4131, Block 232, Lots 2-5; and

**WHEREAS**, it is the desire of the developer to replace the form of the performance guarantee; and

**WHEREAS**, under the date of February 26, 2025, the Township Engineer did approve to release the existing bond performance guarantee to be replaced by a cash performance guarantee posted by Park Lakewood, LLC with the Township for the same amount of \$24,508.00 in the form of Cashier's Check No. # 1001031820 in the amount of \$21,670.00 dated February 5, 2025 and Cashier's Check No. 1001031836 in the amount of \$2,838.00 dated February 18, 2025, issued by Fulton Bank and;

**WHEREAS**, the Township Attorney 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 existing bond performance guarantee aforesaid, be and hereby is released and the cash performance guarantee Cashier's Check No. 1001031820 dated February 5, 2025 and 1001031836 dated February 18, 2025, issued by Fulton Bank is hereby accepted in its place.
2. The Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. Park Lakewood, 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 **March 20, 2025**.

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Lauren Kirkman RMC, CMR  
Township Clerk



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

**OFFICE OF THE MUNICIPAL ENGINEER**

To: Lauren Kirkman, Township Clerk

**February 26, 2025**  
RVE Job No. 151511221

**POSTING OF NEW ORIGINAL PERFORMANCE GUARANTEE AND  
RELEASE OF PRIOR PERFORMANCE GUARANTEE**

**DEVELOPER:** Yosef Lipschitz/Park Lakewood, LLC

**APPLICATION #:** ZB 4131 (Park Ave)

**BLOCK:** 232                      **LOT:** 2-5

Park Lakewood, LLC has posted a new performance guarantee (Cashier's Check Nos. 100131820 and 1001031836), in the amount of \$24,508.00 (\$21,670 and \$2,838 respectively), to replace the existing guarantee posted by Yosef Lipschitz (Bond No. GM200398) on record with the Township. Based upon a performance bond estimate by the Township Engineer, Yosef Lipschitz originally posted a performance guarantee on January 4, 2021, as follows:

- Performance Guarantee: Bond No. GM200398
- Issued By: Great Midwest Insurance Company
- Amount of Guarantee: \$81,700.00 / Reduced to \$24,508.00 July 27, 2023
- Date: December 10, 2020

Enclosed please find the new original bond for the above referenced project for filing. The form of the bond has been approved by the Township Attorney. The replacement performance guarantee is identified as follows:

- Performance Guarantee: Cashier's Check No. 1001031820; 1001031836
- Drawn on: Fulton Bank
- Amount of Guarantee: \$21,670.00; \$2,838.00
- Date: February 5, 2025; February 18, 2025

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** Bond No. GM200398 **and to accept** Cashier's Check No. 1001031820 & 1001031836. Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at [jeffstaiger@lakewoodnj.gov](mailto: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: Patrick Donnelly, Municipal Manager  
Margaret Stazko, Assistant Treasurer  
Megan Nixon, Supervisor of Accounts  
Yosef Lipschitz – 930 East County Line Rd, Lakewood, NJ 08701 (yoseflipschitz@yahoo.com)  
Park Lakewood, LLC – 1519 52<sup>nd</sup> St, Brooklyn, NY 11219 (shana@gefenconstruction.com)

(D)3.2025-0159

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Chaim Grossman In Connection With 715 Park Avenue, Block 231, Lot 1

WHEREAS, a performance guarantee was heretofore posted with the Township by Chaim Grossman, in the form of Check #1257 dated May 12, 2021, in the amount of \$12,030.00 issued by Bank of America, in connection with 715 Park Avenue, Block 231 Lot 1 and,

WHEREAS, under date of February 28, 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. Chaim Grossman

#### **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 **March 20, 2025**.

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Lauren Kirkman RMC, CMR  
Township Clerk

#### ATTACHMENTS:

##### Description

Resolution B231 L1

Engineer Letter B231 L1

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, RELEASING PERFORMANCE  
GUARANTEE POSTED BY CHAIM GROSSMAN  
IN CONNECTION WITH 715 PARK AVENUE,  
BLOCK 231, LOT 1**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Chaim Grossman, in the form of Check #1257 dated May 12, 2021, in the amount of \$12,030.00 issued by Bank of America, in connection with 715 Park Avenue, Block 231 Lot 1 and,

**WHEREAS**, under date of February 28, 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. Chaim Grossman

**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 **March 20, 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

**February 28, 2025**  
RVE Job No. 151511309

**RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE**  
**WAIVE MAINTENANCE BOND**

**DEVELOPER:** Chaim Grossman  
**APPLICATION #:** N/A (715 Park Ave)  
**BLOCK:** 231 **LOT:** 1

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. 1257
- Drawn on: Bank of America
- Amount: \$12,030.00
- Dated: May 12, 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](mailto: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  
Chaim Grossman – 715 Park Avenue, Lakewood, NJ 08701 (zev@builderssupreme.com)

(D)4.2025-0160

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 640 James, LLC, In Connection With SP # 2267 (James Street) Block 385 Lot 4

WHEREAS, a performance guarantee was heretofore posted with the Township by 640 James, LLC, in the form of a Bond No. GM222762 dated November 17, 2023 in the amount of \$78,680.00 issued by Great Midwest Insurance Company, in connection with SP # 2267, Block 385, Lot 4 and,

WHEREAS, under date of February 14, 2025, 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 \$56,850.00.
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 a proof of title transfer for properties dedicated to the Township as per Board approval.
4. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints as per 18-705.A (only required if not shown on the filed and recorded plat).
5. The Applicant shall provide as per 18.705A “as built” plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to “T” or “V” connections from manholes.
6. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
7. The Applicant shall maintain a balance of \$3,231.25 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. 640 James, 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution B385 L4

Engineer Letter B385 L4



**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY 640 JAMES, LLC, IN CONNECTION WITH SP# 2267 (JAMES STREET) BLOCK  
385 LOT 4**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by 640 James, LLC, in the form of a Bond No. GM222762 dated November 17, 2023 in the amount of \$78,680.00 issued by Great Midwest Insurance Company, in connection with SP # 2267, Block 385, Lot 4 and,

**WHEREAS**, under date of February 14, 2025, 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 \$56,850.00.
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 a proof of title transfer for properties dedicated to the Township as per Board approval.
4. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints as per 18-705.A (only required if not shown on the filed and recorded plat).
5. The Applicant shall provide as per 18.705A “as built” plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to “T” or “V” connections from manholes.
6. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
7. The Applicant shall maintain a balance of \$3,231.25 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. 640 James, 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 **March 20, 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

**February 14, 2025**  
RVE Job No. 15151447

**RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE**

**DEVELOPER:** 640 James, LLC  
**APPLICATION #:** SP 2267 (James St)  
**BLOCK:** 385                      **LOT:** 4

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

1. Performance Guarantee: Bond No. GM222762
2. Issued By: Great Midwest Insurance Company
3. Amount: \$78,680.00
4. Date: November 17, 2023

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 owner, and Ocean County for the storm within their right-of-way.

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 \$56,850.00, 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 title transfer for properties dedicated to the Township as per the Board approval.
- 4) Provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A. (ONLY REQUIRED IF NOT SHOWN ON THE FILED AND RECORDED PLAT)
- 5) As per 18-705.A "as-built" plans and profiles of the streets. Said plans shall comply with the requirements of section 18-705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm

drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to "T" or "V" connections from manholes.

- 6) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 7) Maintenance of a \$3,231.25 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 8) Provide a final release letter from Ocean County Soil Conservation District.
- 9) 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 [dominic.cundari@rve.com](mailto:dominic.cundari@rve.com).

Very truly yours,  
**Remington & Vernick Engineers, Inc.**



**Dominic Cundari, P.E.**  
Assistant Township Engineer

Enclosure:

1. Maintenance Bond Form

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  
640 James, LLC – 124 Ned Drive, Lakewood, NJ 08701 (mark@nexgenbuilders.com)

(D)5.2025-0161

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By 640 James, LLC In Connection With SP #2267 (James Street) Block 385, Lot 4

WHEREAS, a temporary certificate of occupancy (TCO) performance guarantee was heretofore posted with the Township by 640 James, LLC in the form of Bond No. GM238557 dated July 11, 2024, issued by Great Midwest Insurance Company, in the amount of \$42,690.00, in connection with SP# 2267, Block 385, Lot 4; and

WHEREAS, under date of February 14, 2025, 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. 640 James, 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

#### ATTACHMENTS:

##### Description

Resolution B384 L4

Engineer Letter B384 L4

**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 640 JAMES, LLC IN CONNECTION WITH SP #2267  
(JAMES STREET) BLOCK 385, LOT 4**

**WHEREAS**, a temporary certificate of occupancy (TCO) performance guarantee was heretofore posted with the Township by 640 James, LLC in the form of Bond No. GM238557 dated July 11, 2024, issued by Great Midwest Insurance Company, in the amount of \$42,690.00, in connection with SP# 2267, Block 385, Lot 4; and

**WHEREAS**, under date of February 14, 2025, 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. 640 James, 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 **March 20, 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

**February 14, 2025**  
RVE Job No. 151511447

### **RELEASE OF TCO PERFORMANCE GUARANTEE**

**DEVELOPER:** 640 James, LLC  
**APPLICATION NUMBER:** SP 2267 (James St)  
**BLOCK:** 385      **LOT:** 4

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:

1. Performance Guarantee: Bond No. GM238557
2. Issued By: Great Midwest Insurance Company
3. Amount: \$42,690.00
4. Date: July 11, 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 [dominic.cundari@rve.com](mailto:dominic.cundari@rve.com).

Very truly yours,  
**Remington & Vernick Engineers, Inc.**

**Dominic Cundari, P.E.**  
Assistant Township Engineer

cc: Lauren Kirkman, Township Clerk  
Steven Secare, Township Attorney  
640 James, LLC – 124 Ned Drive, Lakewood, NJ 08701 (mark@nexgenbuilders.com)

(D)6.2025-0162

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Temporary Certificate Of Occupancy Performance Guarantee (First Reduction) Posted By Berkshire Investment Holdings, LLC, In Connection With SD #2008 (Elmhurst Blvd. & River Ave), For Block 431, Lot 15

WHEREAS, a performance guarantee was heretofore posted with the Township by Berkshire Investment Holdings, LLC, in the form of Bond No. S322746 issued by NGM Insurance Company, dated December 14, 2022 in the amount of \$228,451.25, in connection with a project known as SD #2008, Block 431, Lot 15 and

WHEREAS, under date of March 3, 2025, 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 by from \$150,030.00 to \$67,560.00.
  
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer
  - B. Chief Financial Officer
  - C. Berkshire Investment Holdings, 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution B431 L15

Engineer Letter B431 L15



**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE TEMPORARY CERTIFICATE OF OCCUPANCY PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED BY BERKSHIRE INVESTMENT HOLDINGS, LLC, IN CONNECTION WITH SD #2008 (ELMHURST BLVD. & RIVER AVE), FOR BLOCK 431, LOT 15**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Berkshire Investment Holdings, LLC, in the form of Bond No. S322746 issued by NGM Insurance Company, dated December 14, 2022 in the amount of \$228,451.25, in connection with a project known as SD #2008, Block 431, Lot 15 and

**WHEREAS**, under date of March 3, 2025, 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 by from \$150,030.00 to \$67,560.00.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer
  - B. Chief Financial Officer
  - C. Berkshire Investment Holdings, 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 **March 20, 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

**March 3, 2025**  
RVE Job No. 151511049

**REDUCTION OF PERFORMANCE GUARANTEE (TCO) – FIRST REDUCTION**

**DEVELOPER:** Berkshire Investment Holdings, LLC  
**APPLICATION #:** SD 2008 (Elmhurst Blvd & River Ave)  
**BLOCK:** 431                      **LOT:** 15

A written request has been received from the applicant for the reduction of **TCO** 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 (**TCO**): Bond No. S322746
- Issued By: NGM Insurance Company
- Amount: \$150,030.00
- Date: December 14, 2022

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 **March 3, 2025** 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 \$150,030.00 to \$67,560.00.**

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at [jeffstaiger@lakewoodnj.gov](mailto: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  
NuChem Mehring [nuchem@baronbuilders.com](mailto:nuchem@baronbuilders.com)

(D)7.2025-0163

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Berkshire Investment Holdings, LLC, In Connection With SD #2008 (Elmhurst Blvd. & River Ave), For Block 431, Lot 15

WHEREAS, a performance guarantee was heretofore posted with the Township by Berkshire Investment Holdings, LLC, in the form of Bond No. S320950 issued by NGM Insurance Company, dated December 14, 2018 in the amount of \$228,451.25, in connection with a project known as SD #2008, Block 431, Lot 15 and

WHEREAS, under date of March 3, 2025, 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 by from \$228,451.25 to \$71,400.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$221,340.00 to \$66,400.00, and the Safety and Stabilization Guarantee is reduced from \$7,111.25 to \$5,000.00, until the remaining improvements are constructed.

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

- A. Township Engineer
- B. Chief Financial Officer
- C. Berkshire Investment Holdings, 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

#### ATTACHMENTS:

##### Description

Resolution B431 L15

Engineer Letter B431 L15

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED BY BERKSHIRE INVESTMENT HOLDINGS, LLC, IN CONNECTION WITH SD #2008 (ELMHURST BLVD. & RIVER AVE), FOR BLOCK 431, LOT 15**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Berkshire Investment Holdings, LLC, in the form of Bond No. S320950 issued by NGM Insurance Company, dated December 14, 2018 in the amount of \$228,451.25, in connection with a project known as SD #2008, Block 431, Lot 15 and

**WHEREAS**, under date of March 3, 2025, 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 by from \$228,451.25 to \$71,400.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$221,340.00 to \$66,400.00, and the Safety and Stabilization Guarantee is reduced from \$7,111.25 to \$5,000.00, until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer
  - B. Chief Financial Officer
  - C. Berkshire Investment Holdings, 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 **March 20, 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

**March 3, 2025**  
RVE Job No. 151511049

**REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION**

**DEVELOPER:** Berkshire Investment Holdings, LLC  
**APPLICATION #:** SD 2008 (Elmhurst Blvd & River Ave)  
**BLOCK:** 431                      **LOT:** 15

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. S320950
- Issued By: NGM Insurance Company
- Amount: \$228,451.25
- Date: December 14, 2018

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 **March 3, 2025** 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 \$228,451.25 to \$71,400.00**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$221,340.00 to \$66,400.00, and the Safety and Stabilization Guarantee is reduced from \$7,111.25 to \$5,000.00, until the remaining improvements are constructed.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at [jeffstaiger@lakewoodnj.gov](mailto: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  
NuChem Mehring [nuchem@baronbuilders.com](mailto:nuchem@baronbuilders.com)

(D)8.2025-0164

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving Colliers Engineering & Design, Inc To Submit A Grant Application And Authorizing The Execution Of The Grant Contract With The New Jersey Department Of Transportation For The FY2025 NJDOT Transportation Alternatives Program Application

NOW, THEREFORE, BE IT RESOLVED that Committee of the Township of Lakewood formally approves Colliers Engineering & Design, Inc preparation and submission of a grant application for the above stated project with a cost not to exceed \$10,200.00.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Inc. Mayor Raymond Coles, or is designee, Deputy Mayor Menashe Miller, Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to submit an electronic grant application identified as FY2025 NJDOT LKWT-0008P to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

BE IT FURTHER RESOLVED that Mayor Raymond Coles or his designee, Deputy Mayor Menashe Miller, Business Administrator / Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to sign the grant agreement on behalf of the Township of Lakewood and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant 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 **March 20, 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, APPROVING COLLIERS ENGINEERING & DESIGN, INC TO SUBMIT A GRANT APPLICATION AND AUTHORIZING THE EXECUTION OF THE GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2025 NJDOT TRANSPORTATION ALTERNATIVES PROGRAM APPLICATION.**

**NOW, THEREFORE, BE IT RESOLVED** that Committee of the Township of Lakewood formally approves Colliers Engineering & Design, Inc preparation and submission of a grant application for the above stated project with a cost not to exceed \$10,200.00.

**BE IT FURTHER RESOLVED** that Colliers Engineering & Design, Inc. Mayor Raymond Coles, or is designee, Deputy Mayor Menashe Miller, Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to submit an electronic grant application identified as FY2025 NJDOT LKWT-0008P to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

**BE IT FURTHER RESOLVED** that Mayor Raymond Coles or his designee, Deputy Mayor Menashe Miller, Business Administrator / Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to sign the grant agreement on behalf of the Township of Lakewood and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**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 **March 20, 2025.**

\_\_\_\_\_  
Lauren Kirkman, RMC,CMR  
Township Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL

\_\_\_\_\_  
(Clerk)

\_\_\_\_\_  
(Presiding Officer)

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. 5-01-20-165-165-259

---

Peter O'Reilly,  
Chief Financial Officer



(D)9.2025-0165

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey In Support Of The Township Committee Authorizing The Sustainable New Jersey Grant Application

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, the Township of Lakewood strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, Township of Lakewood is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program;

THEREFORE, the Mayor and Township Committee of Township of Lakewood has determined that Township of Lakewood should apply for the aforementioned Grant.

THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee of the Township of Lakewood, State of New Jersey, authorize the submission of the aforementioned Sustainable Jersey Grant.

**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 **March 20, 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 IN SUPPORT OF THE TOWNSHIP COMMITTEE AUTHORIZING THE SUSTAINABLE NEW JERSEY GRANT APPLICATION**

**WHEREAS**, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

**WHEREAS**, the Township of Lakewood strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

**WHEREAS**, Township of Lakewood is participating in the Sustainable Jersey Program; and

**WHEREAS**, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program;

**THEREFORE**, the Mayor and Township Committee of Township of Lakewood has determined that Township of Lakewood should apply for the aforementioned Grant.

**THEREFORE, BE IT RESOLVED**, that the Mayor and Township Committee of the Township of Lakewood, State of New Jersey, authorize the submission of the aforementioned Sustainable Jersey Grant.

**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 **March 20, 2025.**

---

Lauren Kirkman, RMC, CMR

Township Clerk

(D)10.2025-0166

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway Improvements” Project To “Meco, Inc., Clarksburg, NJ” Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

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

WHEREAS, bids were opened on March 13, 2025 at the Lakewood Township Municipal Building for the East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway Improvements project; and

WHEREAS, 4 bids were received; and

WHEREAS, the bid from MECO, INC., CLARKSBURG, NJ was the lowest responsive and responsible bid for the East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway project at a cost of \$ 648,733.50; and

WHEREAS, the Township’s Consulting Engineer, Colliers Engineering & Design, has recommended to award said contract to MECO, INC., CLARKSBURG, NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$648,733.50 in the 2025 budget from account G-02-64-776-033-21, C-04-24-002-400-403, and C-04-24-002-300-303 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 East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway project for an amount not to exceed a total cost of 648,733.50 be awarded to MECO, INC., CLARKSBURG, NJ. Said contract award is subject to review and concurrence by the New Jersey Department of Transportation.
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 East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway Improvements project.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Municipal Manager
  - B. Chief Financial Officer
  - C. Township Consulting Engineer
  - D. Purchasing Agent
  - E. Meco, Inc.
  - F. Public Works

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **March 20, 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 BID AWARD FOR “EAST 9TH STREET, EAST 7TH STREET & 6TH STREET NJDOT FY 2024 ROADWAY IMPROVEMENTS” PROJECT TO “MECO, INC., CLARKSBURG, NJ” PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.**

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

**WHEREAS**, bids were opened on March 13, 2025 at the Lakewood Township Municipal Building for the East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway Improvements project; and

**WHEREAS**, 4 bids were received; and

**WHEREAS**, the bid from MECO, INC., CLARKSBURG, NJ was the lowest responsive and responsible bid for the East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway project at a cost of \$ 648,733.50; and

**WHEREAS**, the Township’s Consulting Engineer, Colliers Engineering & Design, has recommended to award said contract to MECO, INC., CLARKSBURG, NJ; and

**WHEREAS**, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$648,733.50 in the 2025 budget from account G-02-64-776-033-21, C-04-24-002-400-403, and C-04-24-002-300-303 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 East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway project for an amount not to exceed a total cost of 648,733.50 be awarded to MECO, INC., CLARKSBURG, NJ. Said contract award is subject to review and concurrence by the New Jersey Department of Transportation.
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 East 9th Street, East 7th Street & 6th Street NJDOT FY 2024 Roadway Improvements project.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Municipal Manager
  - B. Chief Financial Officer
  - C. Township Consulting Engineer
  - D. Purchasing Agent
  - E. Meco, Inc.
  - F. Public Works

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on March 20, 2025.

---

Lauren Kirkman, RMC, CMR  
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in Bond Ordinance 2024-002 adopted on February 15, 2024, of the Township of Lakewood. The above funds have been certified as available in – Account No. account G-02-64-776-033-21, C-04-24-002-400-403, and C-04-24-002-300-303

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Peter O'Reilly,  
Chief Financial Officer

(D)11.2025-0167

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of Electricity Supply Services For Public Use Pursuant To And In Accordance With LFN 2019-15: P.L. 2018, C.156 (N.J.S.A. 40a:11-4.7 Through 4.12)

WHEREAS, the Lakewood Township has determined to move forward with the implementation of a reverse auction in order procure electricity for the Township; and

WHEREAS, LFN 2019-15: P.L. 2018, c.156 (N.J.S.A. 40A:11-4.7 through 4.12) authorizes the purchase of electricity supply service for public use through an online auction service; and

WHEREAS, the Lakewood Township wishes to utilize the online auction services of National Energy Cost Services (NECS) 1282 49th St. Brooklyn NY 11219, an approved vendor pursuant the aforementioned citation; and

WHEREAS, NECS is compensated for all services rendered through the participating supplier to whom the contract is awarded

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 purchase of electricity for the Township utilizing an on-line auction is hereby awarded to NECS.
2. That the Mayor or Deputy Mayor, or their designee, is hereby authorized to execute, and the Township Clerk to attest to, a contract for the aforesaid service.
3. 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. NECS

### 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 **March 20, 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 PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE PURSUANT TO AND IN ACCORDANCE WITH LFN 2019-15: P.L. 2018, C.156 (N.J.S.A. 40A:11-4.7 THROUGH 4.12)**

**WHEREAS**, the Lakewood Township has determined to move forward with the implementation of a reverse auction in order procure electricity for the Township; and

**WHEREAS**, LFN 2019-15: P.L. 2018, c.156 (N.J.S.A. 40A:11-4.7 through 4.12) authorizes the purchase of electricity supply service for public use through an online auction service; and

**WHEREAS**, the Lakewood Township wishes to utilize the online auction services of National Energy Cost Services (NECS) 1282 49<sup>th</sup> St. Brooklyn NY 11219, an approved vendor pursuant the aforementioned citation; and

**WHEREAS**, NECS is compensated for all services rendered through the participating supplier to whom the contract is awarded

**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 purchase of electricity for the Township utilizing an on-line auction is hereby awarded to NECS.
2. That the Mayor or Deputy Mayor, or their designee, is hereby authorized to execute, and the Township Clerk to attest to, a contract for the aforesaid service.
3. 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. NECS

**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 **March 20, 2025.**

\_\_\_\_\_  
Lauren Kirkman RMC CMR  
Township Clerk



(D)12.2025-0168

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The Ocean County Narcotics Strike Force For The Year 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 - Ocean County Narcotics Strike Force (“NSF”); and

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

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

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

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

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

1. That the Mayor and/or Deputy Mayor is hereby authorized to execute and the Township Clerk to attest to a Shared Services Agreement between the Township of Lakewood and the County of Ocean for the NSF.
2. That the term of the Shared Services Agreement for the Ocean County Narcotics Strike Force (“NSF”) shall be January 1, 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 **March 20, 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 OCEAN COUNTY NARCOTICS STRIKE  
FORCE FOR THE YEAR 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 - Ocean County Narcotics Strike Force (“NSF”); and

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

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

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

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

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

1. That the Mayor and/or Deputy Mayor is hereby authorized to execute and the Township Clerk to attest to a Shared Services Agreement between the Township of Lakewood and the County of Ocean for the NSF.
2. That the term of the Shared Services Agreement for the Ocean County Narcotics Strike Force (“NSF”) shall be January 1, 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 **March 20, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

(D)13.2025-0169

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Sale Of Surplus Personal Property No Longer Needed For Public Use On An Online Auction Website

WHEREAS, the Township of Lakewood wishes to dispose of vehicles and other miscellaneous property (see attached listing) at an online municipal auction; and

WHEREAS, GovDeals Inc. at 100 Capitol Commerce Blvd. Suite 110, Montgomery, Alabama 36117 is an approved vendor of online auctions by the State of New Jersey and will conduct the auction on the company website located at [www.govdeals.com/Lakewoodnj](http://www.govdeals.com/Lakewoodnj); and

WHEREAS, N.J.S.A. 40A:11-36 requires authorization of a sale of said property via adoption of a Resolution; and

WHEREAS, the aggregate, estimated fair market value of the property to be sold will most likely exceed the quote threshold; and

WHEREAS, the attached list of vehicles and other items for sale is required to be published in the newspaper because estimated fair market value of the property to be sold will most likely exceed the quote threshold.

NOW, THEREFORE, BE IT RESOLVED, by the Committee of the Township of Lakewood that the Township be authorized to dispose of the vehicles and other miscellaneous personal property through the process of online auctions the first of which will commence on Monday, April 7, 2025 at 12:00 am and end Thursday, April 10, 2025 at 11:59 pm. The list of items is included in Attachment A. The Township reserves the right to remove any items and/or decline all bids on any item.

BE IT FURTHER RESOLVED, that inspection of items for sale will be by appointment only at the DPW Facility, 1 America Avenue, Lakewood, NJ 0870

BE IT FURTHER RESOLVED, that a certified copy of the within Resolution be forwarded by the Township Clerk to the following:

1. Township Purchasing Agent
2. Township Manager
3. Public Works
4. GovDeals 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

## Description

Resolution

**RESOLUTION #2025-169**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE**

**WHEREAS**, the Township of Lakewood wishes to dispose of vehicles and other miscellaneous property (see attached listing) at an online municipal auction; and

**WHEREAS**, GovDeals Inc. at 100 Capitol Commerce Blvd. Suite 110, Montgomery, Alabama 36117 is an approved vendor of online auctions by the State of New Jersey and will conduct the auction on the company website located at [www.govdeals.com/Lakewoodnj](http://www.govdeals.com/Lakewoodnj); and

**WHEREAS**, N.J.S.A. 40A:11-36 requires authorization of a sale of said property via adoption of a Resolution; and

**WHEREAS**, the aggregate, estimated fair market value of the property to be sold will most likely exceed the quote threshold; and

**WHEREAS**, the attached list of vehicles and other items for sale is required to be published in the newspaper because estimated fair market value of the property to be sold will most likely exceed the quote threshold.

**NOW, THEREFORE, BE IT RESOLVED**, by the Committee of the Township of Lakewood that the Township be authorized to dispose of the vehicles and other miscellaneous personal property through the process of online auctions the first of which will commence on Monday, April 7, 2025 at 12:00 am and end Thursday, April 10, 2025 at 11:59 pm. The list of items is included in Attachment A. The Township reserves the right to remove any items and/or decline all bids on any item.

**BE IT FURTHER RESOLVED**, that inspection of items for sale will be by appointment only at the DPW Facility, 1 America Avenue, Lakewood, NJ 0870

**BE IT FURTHER RESOLVED**, that a certified copy of the within Resolution be forwarded by the Township Clerk to the following:

1. Township Purchasing Agent
2. Township Manager
3. Public Works
4. GovDeals 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 **March 20, 2025.**

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Lauren Kirkman, RMC, CMR  
Township Clerk

Attachment A

2005	GMC	C6500 Enclosed Utility Body	1GDJ6E1385F502148
2016	Mack	LEU613 Bridgeport Side Loader	1M2AU04C5GM010406
2008	Mack	MRU613 Heil Front Loader	1M2AV04C88M002475
2006	John Deere	410G	T0410GX960861
2004	Elgin	Pelican Sweeper	P4343-D
2005	Elgin	Pelican Sweeper	P4643-D
2003	Volvo	VHD Heil Rear Loader	4V5KC9GF03N350878
2007	Sterling	L7500 Dump Body	2FZAARDC67AX30216
2007	Sterling	L7500 Dump Body	2FZAARDC87AX30217



(D)14.2025-0170

Resolution Of The Township Committee Of The Township Of Lakewood Authorizing The Mayor To Sign A Revocable License Agreement With Shimshon Sherer And Shifrah Susan Sherer For Installation Of A Radiant Heat Sidewalk And Encroachment Into The Right Of Way At 1531 North Lake Drive, Lakewood

WHEREAS, SHIMSHON SHERER AND SHIFRAH SUSAN SHERER residing at 1531 North Lake Drive, Lakewood, own Block 24 Lot 22 on the tax map of the Township of Lakewood; and

WHEREAS, SHIMSHON SHERER AND SHIFRAH SUSAN SHERER seek to install a radiant heat sidewalk within the public Right of Way immediately adjacent to his property located at Block 24 Lot 22 in lieu of a standard sidewalk, but built in accordance with the township's codes and standards, and to encroach into the right of way approximately nine inches for a retaining wall due to the slope and grading of their property; 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 in the form of a revocable license from the township for the installation of radiant heat sidewalk infrastructure in the right of way in front of the property, and allowing the encroachment for the retaining wall; and

WHEREAS, SHIMSHON SHERER AND SHIFRAH SUSAN SHERER has negotiated a revocable License Agreement with the Township whereby they 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 and retaining wall with appropriate endorsements in favor of the Township of Lakewood; and

WHEREAS, the Township Committee of the Township of Lakewood has agreed to grant SHIMSHON SHERER AND SHIFRAH SUSAN SHERER 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 SHIMSHON SHERER AND SHIFRAH SUSAN SHERER to install a radiant heat sidewalk within the public Right of Way immediately adjacent to its property located at Block 24 Lot 22 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

tax map

survey

sidewalk plan

**RESOLUTION #2025**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD AUTHORIZING THE MAYOR TO SIGN A REVOCABLE LICENSE AGREEMENT WITH SHIMSHON SHERER AND SHIFRAH SUSAN SHERER FOR INSTALLATION OF A RADIANT HEAT SIDEWALK AND ENCROACHMENT INTO THE RIGHT OF WAY AT 1531 NORTH LAKE DRIVE, LAKEWOOD**

**WHEREAS, SHIMSHON SHERER AND SHIFRAH SUSAN SHERER** residing at 1531 North Lake Drive, Lakewood, own Block 24 Lot 22 on the tax map of the Township of Lakewood; and

**WHEREAS, SHIMSHON SHERER AND SHIFRAH SUSAN SHERER** seek to install a radiant heat sidewalk within the public Right of Way immediately adjacent to his property located at Block 24 Lot 22 in lieu of a standard sidewalk, but built in accordance with the township's codes and standards, and to encroach into the right of way approximately nine inches for a retaining wall due to the slope and grading of their property; 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 in the form of a revocable license from the township for the installation of radiant heat sidewalk infrastructure in the right of way in front of the property, and allowing the encroachment for the retaining wall; and

**WHEREAS, SHIMSHON SHERER AND SHIFRAH SUSAN SHERER** has negotiated a revocable License Agreement with the Township whereby they 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 and retaining wall with appropriate endorsements in favor of the Township of Lakewood; and

**WHEREAS,** the Township Committee of the Township of Lakewood has agreed to grant **SHIMSHON SHERER AND SHIFRAH SUSAN SHERER** 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;

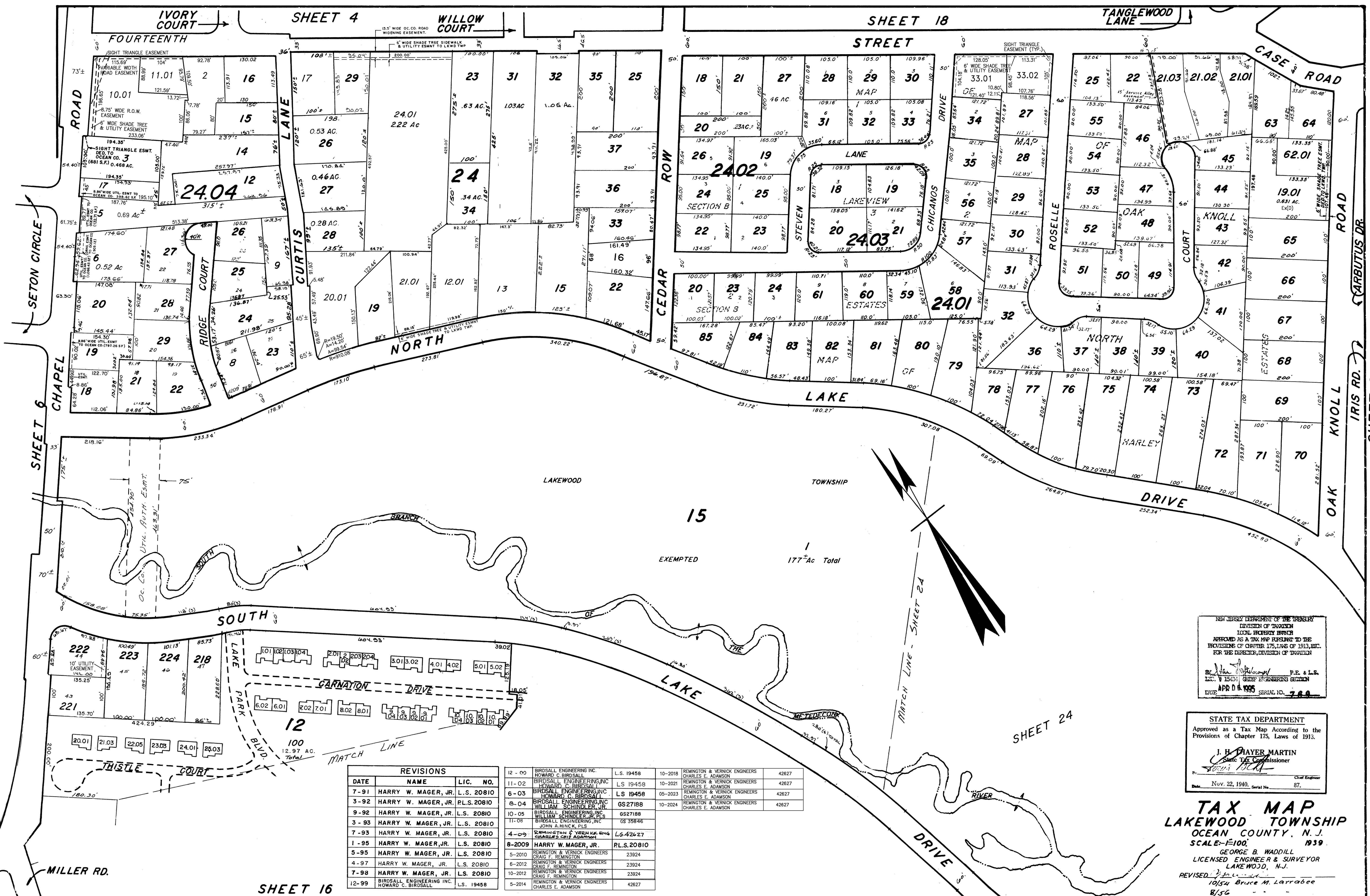
1. That the Mayor is hereby authorized to sign, and the municipal clerk to attest to a revocable License Agreement between the Township of Lakewood and **SHIMSHON SHERER AND SHIFRAH SUSAN SHERER** to install a radiant heat sidewalk within the public Right of Way immediately adjacent to its property located at Block 24 Lot 22 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 **March 20, 2025.**

---

**Lauren Kirkman, RMC, CMR**  
Township Clerk



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, ETC.  
 FOR THE DIRECTOR, DIVISION OF TAXATION  
 BY: *[Signature]* P.E. & L.S.  
 L.S. 1524 CHIEF ENGINEERING SECTION  
 DATE: APR 2 1995 SERIAL NO. 780

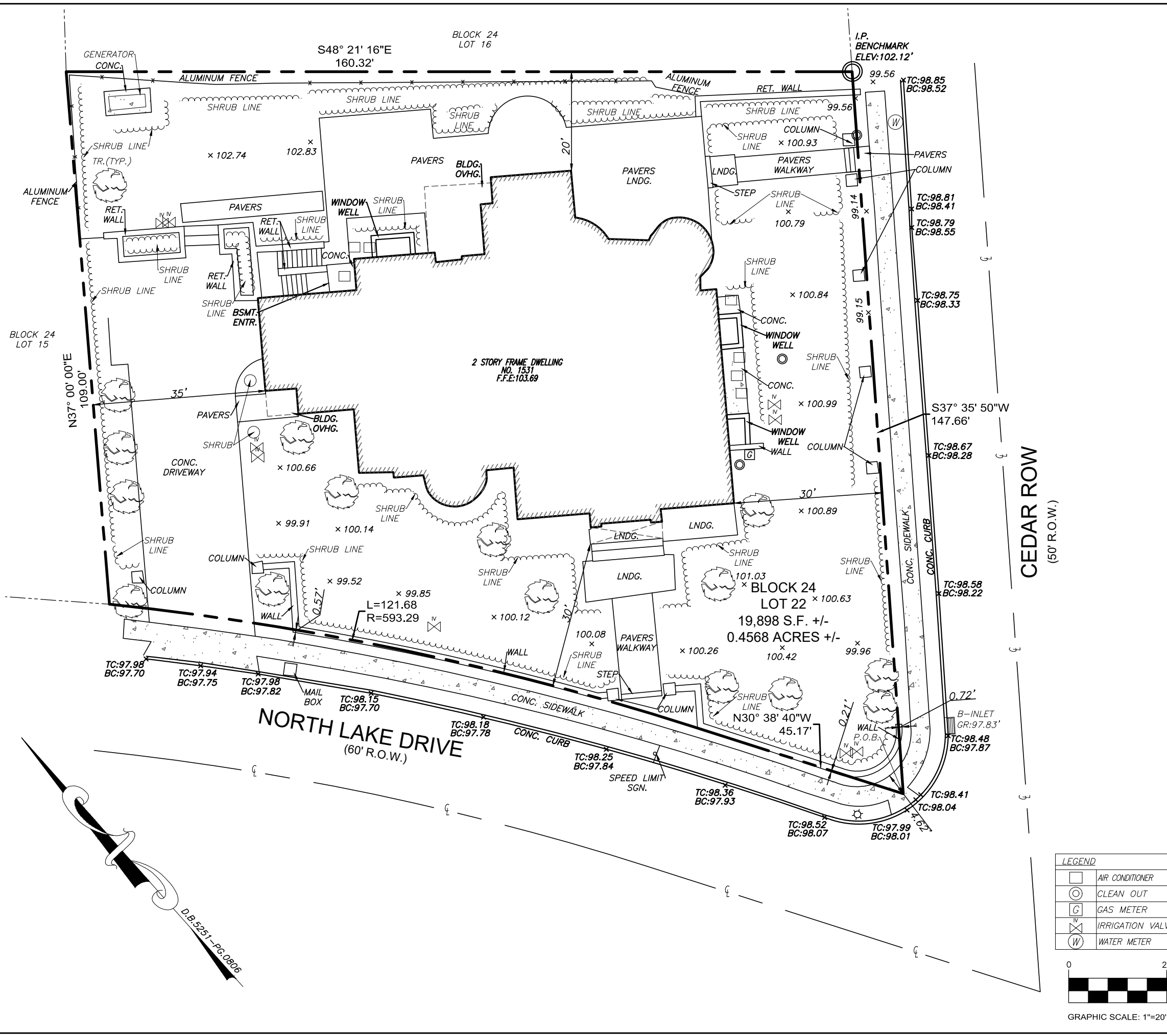
STATE TAX DEPARTMENT  
 Approved as a Tax Map According to the  
 Provisions of Chapter 175, Laws of 1913.  
 J. H. PRAYER MARTIN  
 State Tax Commissioner  
 Chief Engineer  
 Date: Nov. 22, 1940. Serial No. 87.

**TAX MAP**  
**LAKEWOOD TOWNSHIP**  
**OCEAN COUNTY, N. J.**  
**SCALE - 1" = 100'**  
**1939**  
 GEORGE B. WADDILL  
 LICENSED ENGINEER & SURVEYOR  
 LAKEWOOD, N.J.  
 REVISED: *[Signature]*  
 10/54 Bruce M. Larrabee  
 8/56

DATE	NAME	LIC. NO.	12-00	11-02	10-2018
7-91	HARRY W. MAGER, JR.	L.S. 20810	BIRDALL ENGINEERING INC. HOWARD C. BIRDALL	L.S. 19458	10-2018 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
3-92	HARRY W. MAGER, JR.	P.L.S. 20810	BIRDALL ENGINEERING INC. HOWARD C. BIRDALL	L.S. 19458	10-2021 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
3-92	HARRY W. MAGER, JR.	P.L.S. 20810	BIRDALL ENGINEERING INC. HOWARD C. BIRDALL	L.S. 19458	05-2023 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
9-92	HARRY W. MAGER, JR.	L.S. 20810	BIRDALL ENGINEERING INC. WILLIAM SCHINDLER, JR.	GS 27188	10-2024 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
3-93	HARRY W. MAGER, JR.	L.S. 20810	BIRDALL ENGINEERING INC. WILLIAM SCHINDLER, JR.	GS 27188	
7-93	HARRY W. MAGER, JR.	L.S. 20810	BIRDALL ENGINEERING INC. WILLIAM SCHINDLER, JR.	GS 27188	
1-95	HARRY W. MAGER, JR.	L.S. 20810	BIRDALL ENGINEERING INC. WILLIAM SCHINDLER, JR.	GS 27188	
5-95	HARRY W. MAGER, JR.	L.S. 20810	BIRDALL ENGINEERING INC. WILLIAM SCHINDLER, JR.	GS 27188	
4-97	HARRY W. MAGER, JR.	L.S. 20810	BIRDALL ENGINEERING INC. WILLIAM SCHINDLER, JR.	GS 27188	
7-98	HARRY W. MAGER, JR.	L.S. 20810	BIRDALL ENGINEERING INC. WILLIAM SCHINDLER, JR.	GS 27188	
12-99	BIRDALL ENGINEERING INC. HOWARD C. BIRDALL	L.S. 19458	BIRDALL ENGINEERING INC. HOWARD C. BIRDALL	L.S. 19458	

4-1-84 Rev. for Revaluation ~ Daniel A. DeSessa P.E. L.S. 8/81 Stanley B. Peters 12/57  
 3-86 Correction 1-84 Daniel A. DeSessa, L.S. 12/57  
 2-88 UPDATE - HARRY W. MAGER, JR. - L.S. 12/57  
 6-88 Rev. for Revaluation - HARRY W. MAGER, JR. - L.S. 12/57  
 7/88 Robert B. Powers 10/89 STANLEY B. PETERS 3/91 D. A. DeSessa 12/89  
 10/83 William R. Muzzy 5/78 Daniel A. DeSessa 9-76

Z:\2020\20022-SHERER-1531 N LAKE DR\SURVEY\CAD\20022 FAB.SURVEY.DWG



- GENERAL NOTES:
1. LOCATION OF IMPROVEMENTS BASED ON ACTUAL FIELD SURVEY PERFORMED ON 08/29/2024 BY NEWLINES LAND CONSULTANTS OF LAKEWOOD, NJ.
  2. BENCHMARK ON IRON PIN FOUND IN THE EASTERLY CORNER OF LOT 22; ELEVATION 102.12'
  3. VERTICAL AND HORIZONTAL DATUM IS ASSUMED
  4. THIS SURVEY HAS BEEN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND BOUNDARY SUBJECT TO CHANGE WITH RECEIPT OF A TITLE REPORT
  5. THIS SURVEY USES THE US SURVEY FOOT AS THE BASIS FOR MEASUREMENT
  6. THIS SURVEY DOES NOT IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, OR BELOW GROUND UTILITIES, SERVICE LINES OR STRUCTURES UNLESS MARKED OUT

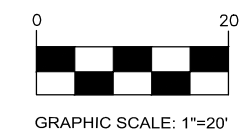
- INFORMATION TO PREPARE THIS PLAN WAS OBTAINED FROM THE FOLLOWING SOURCES:
1. LAKEWOOD TOWNSHIP TAX ASSESSORS OFFICE
  2. OCEAN COUNTY RECORDER OF DEEDS

PROPERTY CORNERS NOT SET PER WRITTEN CONTRACTUAL AGREEMENT.  
 CERTIFIED TO: ..... AND ANY INSURER OF TITLE RELYING HEREON.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT FOR SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. PROPERTY CORNERS NOT SET UNLESS INDICATED.

LEGEND

	AIR CONDITIONER
	CLEAN OUT
	GAS METER
	IRRIGATION VALVE
	WATER METER



01-13-25 | REVISED TO ADD ADDITIONAL CURB AND SIDEWALK | CR

**FINAL AS-BUILT SURVEY**  
**BLOCK 24 - LOT 22**  
**1531 NORTH LAKE DRIVE**  
 LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY

315 Monmouth Avenue  
 Suite 205  
 Lakewood, New Jersey 08701  
 Phone (732) 994-4900  
 Fax (732) 886-2001

**NEWLINES**  
 LAND CONSULTANTS LLC  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28264200

**CHRISTOPHER J. BOUFFARD, P.L.S.**

PROJECT NO. 20022  
 DRAWN BY: RG  
 SCALE: 1" = 20'  
 DATE: 09-02-2024  
 SHEET: 1 OF 1

01-13-25  
 DATE

LICENSE # PROFESSIONAL LAND SURVEYOR  
 STATE OF NEW JERSEY LICENSE NO. 37576

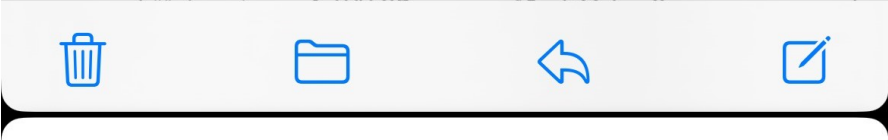
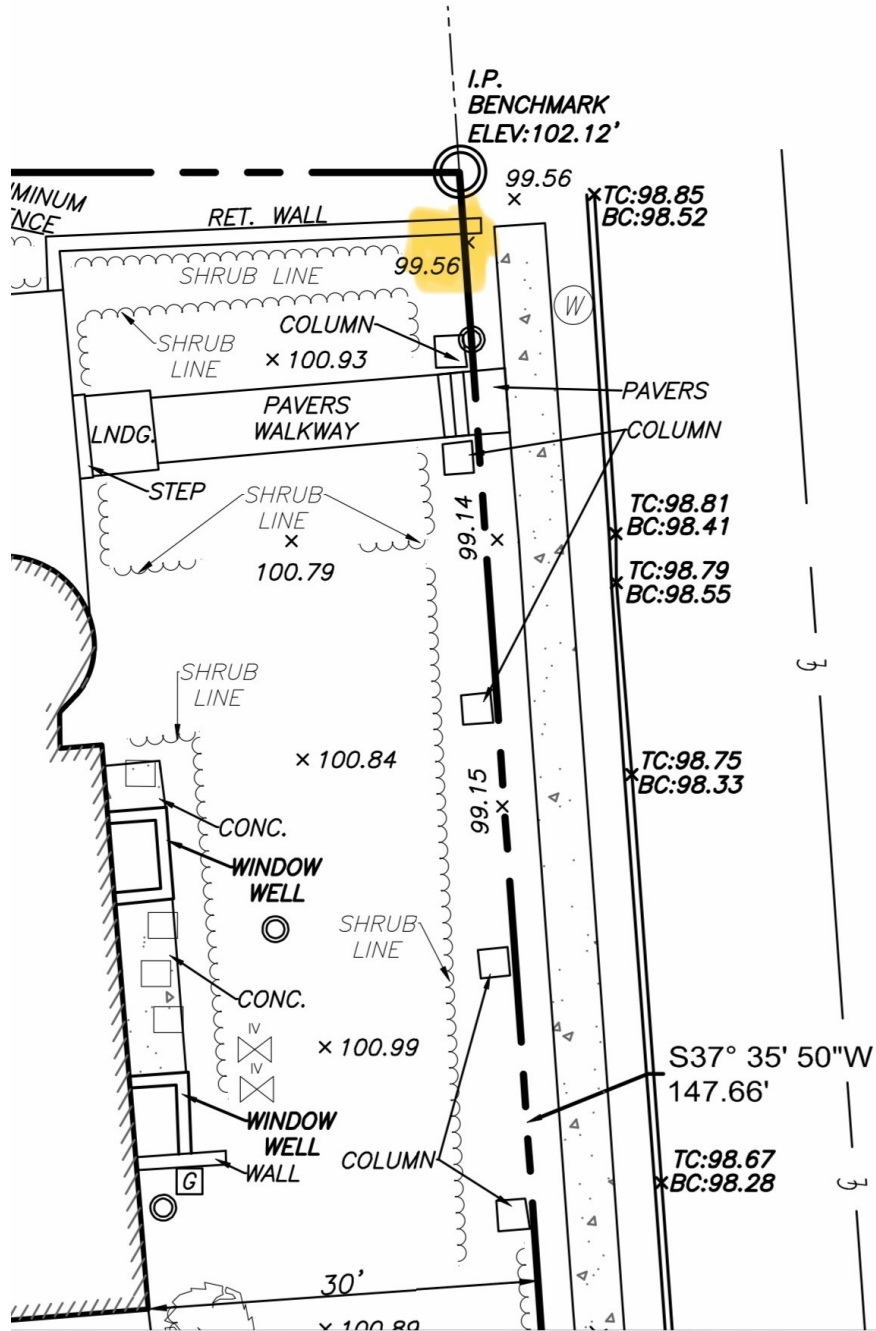
11:13

LTE

3 Messages

Inbox

20022



1531 north lake drive

(D)15.2025-0171

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution And Submission Of Statements Of Consent To The NJDEP For TWA Applications

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

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

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

- NL#24545 / East 7th Street – New Jersey American Water

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

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **March 20, 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 AND  
SUBMISSION OF STATEMENTS OF CONSENT TO THE NJDEP FOR  
TWA APPLICATIONS**

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

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

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

- NL#24545 / East 7<sup>th</sup> Street – New Jersey American Water

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

**CERTIFICATION**

I, Lauren Kirkman, Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee of said Township at a meeting held on **March 20, 2025.**

\_\_\_\_\_  
Lauren Kirkman, RMC, CMR  
Township Clerk

(D)16.2025-0172

Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing An  
Emergency Temporary Appropriation For 2025 Budget

WHEREAS emergent conditions have arisen with the respect of payment of bills in number accounts and no adequate provision has been made in the year 2025 temporary budget for aforesaid purposes; and

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

WHEREAS, the total temporary emergency resolutions adopted in the Year 2025 for the Township pursuant to the provisions of Chapter 96, PL 1951 (NJS 40A:4-20) including this resolution total \$82,896,875.60 for the current fund; and

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Lakewood in the County of Ocean and the State of New Jersey on this 20th day of March 2025 authorize said amounts; and

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

- A. Chief Financial Officer
- B. DLGS

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

Description

Resolution Temp Budget March 20 2025

**RESOLUTION TOWNSHIP OF LAKEWOOD  
COUNTY OF OCEAN, STATE OF NEW JERSEY  
AUTHORIZING AN EMERGENCY TEMPORARY  
APPROPRIATION FOR 2025 BUDGET**

**WHEREAS** emergent conditions have arisen with the respect of payment of bills in number accounts and no adequate provision has been made in the year 2025 temporary budget for aforesaid purposes; and

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

**WHEREAS**, the total temporary emergency resolutions adopted in the Year 2025 for the Township pursuant to the provisions of Chapter 96, PL 1951 (NJS 40A:4-20) including this resolution total \$82,896,875.60 for the current fund; and

**NOW THEREFORE, BE IT RESOLVED**, by the Governing Body of the Township of Lakewood in the County of Ocean and the State of New Jersey on this 20<sup>th</sup> day of March 2025 authorize said amounts; and

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

- A. Chief Financial Officer
- B. DLGS

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **March 20, 2025.**

\_\_\_\_\_  
Lauren Kirkman, RMC  
Township Clerk

(D)17.2025-0173

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots (Madison Title)

**WHEREAS**, overpayments have been received in the Tax Office, for various Block and Lots as detailed in the attached Schedule A; and

**WHEREAS**, the payment(s) totaling \$25,327.87 on said parcels was received in error, and created duplicate payments and/or overpayments and is hereby requesting refunds to be sent to the following:

Madison Title Agency  
1125 Ocean Ave  
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 \$25,327.87 to the Taxpayer named above, 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

Budget Line Item:

5-01-55-001-003-038

ATTACHMENTS:

Description

resolution

**RESOLUTION #2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO REFUND  
OVERPAYMENTS ON VARIOUS BLOCK AND LOTS (MADISON TITLE)**

**WHEREAS**, overpayments have been received In the Tax Office, for various Block and Lots as detailed in the attached Schedule A; and

**WHEREAS**, the payment(s) totaling \$25,327.87 on said parcels was received in error, and created duplicate payments and/ or overpayments and is hereby requesting refunds to be sent to the following:

Madison Title Agency  
1125. Ocean Ave  
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 \$25,327.87 to the Taxpayer named above, 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 at its meeting held on **March 20, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

(D)18.2025-0174

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots (Corelogic)

**WHEREAS**, overpayments have been received in the Tax Office, for various Block and Lots as detailed in the attached Schedule A; and

**WHEREAS**, the payment(s) totaling \$101,008.92 on said parcels was received in error, and created duplicate payments and/or overpayments and is hereby requesting refunds to be sent to the following:

Corelogic Refund Dept (Vendor COR31)

Attn: Natalie Nerio

3001 Hackberry Rd

Irvington, TX 75063

**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 \$101,008.92 to the Taxpayer named above, 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

Cost:

Budget Line Item:

5-01-55-001-003-030 (2016)

5-01-55-001-003-036 (2022)

5-01-55-001-003-037 (2023)

5-01-55-001-003-038 (2024)

ATTACHMENTS:

Description

Resolution

**RESOLUTION #2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO REFUND OVERPAYMENTS ON VARIOUS BLOCK AND LOTS (Corelogic)**

**WHEREAS**, overpayments have been received in the Tax Office, for various Block and Lots as detailed in the attached Schedule A; and

**WHEREAS**, the payment(s) totaling \$101,008.92 on said parcels was received in error, and created duplicate payments and/or overpayments and is hereby requesting refunds to be sent to the following:

Corelogic Refund Dept (Vendor COR31)  
Attn: Natalie Nerio  
3001 Hackberry Rd  
Irvington, TX 75063

**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 \$101,008.92 to the Taxpayer named above, 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 at its meeting held on **March 20, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

(D)19.2025-0175

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots

**WHEREAS**, overpayments have been received in the Tax Office, for various Block and Lots from Title Agencies and Mortgage Companies as detailed in the attached Schedule A; and

**WHEREAS**, the payment(s) totaling \$71,018.93 on said parcels were received in error, and created duplicate payments and/or overpayments and are hereby requested to be refunded as per the attached Schedule A;

WHEREAS, the payment(s) totaling \$59,296.24 on said parcels were received in error, and created duplicate payments and/or overpayments and are hereby requested to be refunded as per the attached Schedule B.

NOW 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 checks in the amount of \$71,018.93 to the entities named on the attached Schedule A, and the Collector to adjust her records accordingly.

BE IT FURTHER RESOLVED, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be directed to draft checks in the amount of \$59,296.24 to the entities named on the attached Schedule B, 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**Budget Line Item:**

5-01-55-001-003-038

**ATTACHMENTS:**

Description

Resolution



**RESOLUTION #2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO REFUND OVERPAYMENTS ON VARIOUS BLOCK AND LOTS**

**WHEREAS**, overpayments have been received in the Tax Office, for various Block and Lots from Title Agencies and Mortgage Companies as detailed in the attached Schedule A; and

**WHEREAS**, the payment(s) totaling \$71,018.93 on said parcels were received in error, and created duplicate payments and/or overpayments and are hereby requested to be refunded as per the attached Schedule A and

**WHEREAS**, the payment(s) totaling \$59,296.24 on said parcels were received in error, and created duplicate payments and/or overpayments and are hereby requested to be refunded as per the attached Schedule B.

**NOW 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 checks in the amount of \$71,018.93 to the entities named on the attached Schedule A, and the Collector to adjust her records accordingly.

**BE IT FURTHER RESOLVED**, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be directed to draft checks in the amount of \$59,296.24 to the entities named on the attached Schedule B, 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 at its meeting held on **March 20, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

(D)20.2025-0176

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 **March 20, 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, 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 **March 20, 2025**.

---

**Lauren Kirkman, RMC, CMR**  
**Township Clerk**

<b>Tax Sale Certificate #</b>	<b>Bloc k</b>	<b>Lot</b>	<b>Lien Holder</b>	<b>Redemption Amount</b>	<b>Premium Amount</b>
21-00071	158 7	949. 04	Fig Cust Fig NJ 19 LLC & Sec Pty	\$8,824.32	\$3,400.00
24-00026	187. 05	18	Centurion Acquisitions LLC	\$2,704.88	\$100.00
22-00173	124 8.09	18	FIG 20,LLC FBO SEC PTY	\$446.13	\$2,200.00
24-00090	108 1	12.0 9	FIG 20,LLC FBO SEC PTY	\$1,270.32	\$100.00
93-36	161. 01	6	HAIM COHEN	\$139.72	\$0.00
23-00014	59	7	FNA VII, LLC	\$40,778.08	\$23,400.00
22-00022	140	7	CHRISTIANA TRUST AS CUSTODIAN GSRAN-Z LLC, DEPOSIT ACCOUNT	\$37,024.39	\$44,800.00
24-00177	158 7	106 2.02	ATCF II NEW JERSEY LLC	\$4,324.93	\$3,000.00
24-00085	108 1	5.46	CHRISTIANA T C/F CE1/FIRSTTRUST	\$16,891.13	\$25,300.00
22-00113	108 6	18.5 18	TRYSTONE CAPITAL ASSETS LLC	\$8,990.73	\$26,500.00
24-00181	160 3.04	14	FIG 20,LLC FBO SEC PTY	\$405.40	\$100.00
24-00173	158 7	102 8.02	FIG 20,LLC FBO SEC PTY	\$4,838.78	\$3,000.00
24-00108	108 6	17.3 2	FIG 20,LLC FBO SEC PTY	\$889.63	\$300.00
24-00103	108 2.05	8	FIG 20,LLC FBO SEC PTY	\$1,270.37	\$100.00
24-00159	144 0	2.06	FIG 20,LLC FBO SEC PTY	\$847.76	\$200.00
24-00170	158 7	981. 04	FIG 20,LLC FBO SEC PTY	\$847.76	\$100.00
24-00024	169	6.19	CHRISTIANA TRUST AS CUSTODIAN GSRAN-Z LLC, DEPOSIT ACCOUNT	\$63,342.40	\$78,700.00
24-00046	228	10.0 1	CHRISTIANA TRUST AS CUSTODIAN GSRAN-Z LLC, DEPOSIT ACCOUNT	\$17,354.06	\$24,900.00

(D)21.2025-0177

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By AEB 2, LLC. In Connection With SP #2323 (River Avenue), Block 768, Lots 33, 34.02 & 36

WHEREAS, a Maintenance Guarantee was heretofore posted with the Township by AEB 2, LLC., in the form of Bond #800144789, issued by Atlantic Specialty Insurance Company on February 23, 2023 in the amount of \$22,920.00 in connection with SP #2323, Block 768, Lots 33, 34.02 & 36

WHEREAS, under date of February 11, 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 letter from the Ocean County Soil Conservation District is dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant must provide a letter of final release from the NJDOT dated after or near the time of the release of the Maintenance Guarantee recommendation for all road improvements along Route 9.
4. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
5. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer
  - C. AEB 2, 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution B768 L33, 34.02 & 36

Engineer Letter B768 L33, 34.02 & 36

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
RELEASING THE MAINTENANCE GUARANTEE  
POSTED BY AEB 2, LLC. IN CONNECTION WITH SP  
#2323 (RIVER AVENUE), BLOCK 768, LOTS 33, 34.02 & 36**

**WHEREAS**, a Maintenance Guarantee was heretofore posted with the Township by AEB 2, LLC., in the form of Bond #800144789, issued by Atlantic Specialty Insurance Company on February 23, 2023 in the amount of \$22,920.00 in connection with SP #2323, Block 768, Lots 33, 34.02 & 36

**WHEREAS**, under date of February 11, 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 letter from the Ocean County Soil Conservation District is dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant must provide a letter of final release from the NJDOT dated after or near the time of the release of the Maintenance Guarantee recommendation for all road improvements along Route 9.
4. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.

5. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer
  - C. AEB 2, 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 **March 20, 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

**February 11, 2025**  
RVE Job No. 15151201

**RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE**

**DEVELOPER:** AEB 2, LLC  
**APPLICATION #:** SP 2323 (River Ave)  
**BLOCK:** 768                      **LOT:** 33, 34.02 & 36

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 February 16, 2023, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond #800144789
2. Issued by: Atlantic Specialty Insurance Company
3. Amount: \$22,920.00
4. Date: February 23, 2023

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

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

- 1) Provide a final release letter from Ocean County Soil Conservation District dated after or near the time of the release of the Maintenance Guarantee recommendation.
- 2) Provide a letter of final release from the NJDOT dated after or near the time of the release of the Maintenance Guarantee recommendation for all road improvements along Route 9.
- 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](mailto:jeffstaiger@lakewoodnj.gov).

Very truly yours,  
**Remington & Vernick Engineers, Inc.**

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

JWS:

CC: Phil Roux, Director of Public Works; Lauren Kirkman, Township Clerk; Steve Secare, Township Attorney; Ocean County Soil Conservation District; AEB 2, LLC – 235 River Avenue, Lakewood, NJ 08701 (yossi@rdnj.net)

(D)22.2025-0178

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Dedicating To Itself Block 495, Lot 1 For Right Of Way Improvements To Doria Avenue

WHEREAS, Lakewood Township is the owner of Block 495, Lot 1, an undersized triangular-shaped lot fronting on Doria Avenue, a vacated portion of Bellevue Avenue and the Jackson Township border as depicted on tax sheet 101; and

WHEREAS, Block 495, Lot 1 was acquired by the township via a tax foreclosure action in Ocean County Superior Court, Chancery Division, Docket F-5955-78 on December 31, 1979, and has remained since that time unsuitable for any standard development due to its undersized, irregular shape; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5(c), a municipality as the owner of real property, or any real estate or interest therein, which estate or interest shall have become unsuited or inconvenient for the use for which it was acquired, may, at any time convert a portion or the whole thereof to any other public use unless otherwise provided by law or by the terms of acquisition; and

WHEREAS, pursuant to the holding in Millburn v. Pitt, 68 N.J. 424 (1975), this statute authorizing conversion of real property which has become unsuited or inconvenient for use for which it was acquired to any other public use does not require adoption of an ordinance; and

WHEREAS, proposed right of way improvements to Doria Avenue include a widening of that street and installation of utility equipment by public utilities servicing this area that shall be subject to a separate agreement with New Jersey American Water Company that will provide for necessary rights for it to access own, operate, replace and secure its utility assets; and

WHEREAS, the Township of Lakewood has determined it is appropriate to dedicate to itself Block 495, Lot 1 for expansion of the right of way of Doria Avenue and for its use in locating utility equipment by public utilities servicing this area.

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 Township of Lakewood hereby and in accordance with N.J.S.A. 40A:12-5(c) dedicates to itself Block 495, Lot 1 for the expansion/extension of the right of way of Doria Avenue and uses as set forth above.
2. That the Township Clerk shall forward a certified copy of this Resolution to 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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

## Description

Resolution

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, DEDICATING TO ITSELF BLOCK 495, LOT 1 FOR RIGHT OF WAY IMPROVEMENTS TO DORIA AVENUE.**

**WHEREAS**, Lakewood Township is the owner of Block 495, Lot 1, an undersized triangular-shaped lot fronting on Doria Avenue, a vacated portion of Bellevue Avenue and the Jackson Township border as depicted on tax sheet 101; and

**WHEREAS**, Block 495, Lot 1 was acquired by the township via a tax foreclosure action in Ocean County Superior Court, Chancery Division, Docket F-5955-78 on December 31, 1979, and has remained since that time unsuitable for any standard development due to its undersized, irregular shape; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12-5(c)*, a municipality as the owner of real property, or any real estate or interest therein, which estate or interest shall have become unsuited or inconvenient for the use for which it was acquired, may, at any time convert a portion or the whole thereof to any other public use unless otherwise provided by law or by the terms of acquisition; and

**WHEREAS**, pursuant to the holding in *Millburn v. Pitt*, 68 N.J. 424 (1975), this statute authorizing conversion of real property which has become unsuited or inconvenient for use for which it was acquired to any other public use does not require adoption of an ordinance; and

**WHEREAS**, proposed right of way improvements to Doria Avenue include a widening of that street and installation of utility equipment by public utilities servicing this area that shall be subject to a separate agreement with New Jersey American Water Company that will provide for necessary rights for it to access own, operate, replace and secure its utility assets; and

**WHEREAS**, the Township of Lakewood has determined it is appropriate to dedicate to itself Block 495, Lot 1 for expansion of the right of way of Doria Avenue and for its use in locating utility equipment by public utilities servicing this area.

**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 Township of Lakewood hereby and in accordance with *N.J.S.A. 40A:12-5(c)* dedicates to itself Block 495, Lot 1 for the expansion/extension of the right of way of Doria Avenue and uses as set forth above.
2. That the Township Clerk shall forward a certified copy of this Resolution to 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 \_\_\_\_\_.

\_\_\_\_\_  
Lauren Kirkman RMC, CMR  
Township Clerk  
Township Clerk

(E)23.

2025-016 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing An Ordinance Entitled, “Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Adopting The Updated Township Personnel Policies And Procedures Manual And Creating The Department Of Human Resources”

Purpose. The purpose and intent of this Ordinance is to amend and codify and make part of the Lakewood Township Code the Personnel Policies & Procedures Manual dated June 20, 2024.

SECTION 1.

4. The Township hereby adopts the amended Personnel Policies and Procedures Manual dated December 6, 2016 August 31, 2017 March 18, 2021, June 20, 2024 March 20, 2025, which is applicable to and binding on the Township of Lakewood and all civilian non-police personnel.

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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

Description

ordinance

**ORDINANCE # 2025-**

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING AN ORDINANCE ENTITLED, "ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING THE UPDATED TOWNSHIP PERSONNEL POLICIES AND PROCEDURES MANUAL AND CREATING THE DEPARTMENT OF HUMAN RESOURCES"**

**Purpose.** The purpose and intent of this Ordinance is to amend and codify and make part of the Lakewood Township Code the Personnel Policies & Procedures Manual dated June 20, 2024.

**SECTION 1.**

4. The Township hereby adopts the amended Personnel Policies and Procedures Manual dated ~~December 6, 2016~~ ~~August 31, 2017~~ ~~March 18, 2021~~ ~~June 20, 2024~~ March 20, 2025, which is applicable to and binding on the Township of Lakewood and all civilian non-police personnel.

**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: **March 20, 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 **March 20, 2025.**

---

Lauren Kirkman, RMC, CMR  
Township Clerk

(F)24.

2025-010 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-13 (Parking Prohibited At All Times On Certain Streets) (East Spruce Street)

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

SECTION 1. That Chapter XI entitled “Traffic” of the revised general ordinances of the Township of Lakewood, specifically Section 11-13 entitled “Parking Prohibited at All Times on Certain Streets” be and hereby is amended and supplemented as follows:

11-13 Parking Prohibited at All Times on Certain Streets

1971 Code § 11-3.4; Ord. No. 97-14; Ord. No. 97-15; Ord. No. 2000-10 § 1; Ord. No. 2010-50 § 1; Ord. No. 2012-22; Ord. No. 2014-48; Ord. No. 2014-54; Ord. No. 2016-29; Ord. No. 2017-12; Ord. No. 2018-33; Ord. No. 2018-58; Ord. No. 2019-21, 2024-29, 2024-31, 2025-

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

Name of Street Sides Times Location

East Spruce Street South All In front of 1488 East Spruce Street and 1464 East Spruce Street starting at a point 295 feet west of New Hampshire and continuing 150 west and then starting again at 595 feet for 150 feet. (Underscored represents new text)

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

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

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

### **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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:



## Description

ordinance

**ORDINANCE #2025-**

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

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

**SECTION 1.** That Chapter XI entitled “Traffic” of the revised general ordinances of the Township of Lakewood, specifically Section 11-13 entitled “Parking Prohibited at All Times on Certain Streets” be and hereby is amended and supplemented as follows:

**11-13 Parking Prohibited at All Times on Certain Streets**

1971 Code § 11-3.4; Ord. No. 97-14; Ord. No. 97-15; Ord. No. 2000-10 § 1; Ord. No. 2010-50 § 1; Ord. No. 2012-22; Ord. No. 2014-48; Ord. No. 2014-54; Ord. No. 2016-29; Ord. No. 2017-12; Ord. No. 2018-33; Ord. No. 2018-58; Ord. No. 2019-21, 2024-29, 2024-31, 2025-

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

Name of Street	Sides	Times	Location
<u>East Spruce Street</u>	<u>South</u>	<u>All</u>	<u>In front of 1488 East Spruce Street and 1464 East Spruce Street starting at a point 295 feet west of New Hampshire and continuing 150 west and then starting again at 595 feet for 150 feet.</u>

(Underscoring represents new text)

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

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

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

**Introduced:**

**Adoption:**

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **February 20, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

(F)25.

2025-011 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI (Traffic) Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-35.1 (Handicapped Parking On Streets, 10th Street).

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 of the Revised General Ordinances of the Township of Lakewood entitled "Traffic", Section 11-35.1 entitled "Handicapped Parking On Streets", be and hereby is amended and supplemented as follows:

§11-35.1 HANDICAPPED PARKING ON STREETS.

Street No. of Spaces Location

10th Street 2 In front of 350 10th Street.

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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

Description

ordinance

picture

**ORDINANCE #2025-**

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XI (Traffic) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD, SPECIFICALLY SECTION 11-35.1 (HANDICAPPED PARKING ON STREETS, 10<sup>th</sup> STREET).**

**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 of the Revised General Ordinances of the Township of Lakewood entitled “Traffic”, Section 11-35.1 entitled “Handicapped Parking On Streets”, be and hereby is amended and supplemented as follows:

**§11-35.1 HANDICAPPED PARKING ON STREETS.**

<i>Street</i>	<i>No. of Spaces</i>	<i>Location</i>
10 <sup>th</sup> Street	2	<u>In front of 350 10<sup>th</sup> Street.</u>

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

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

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

**Introduced:**

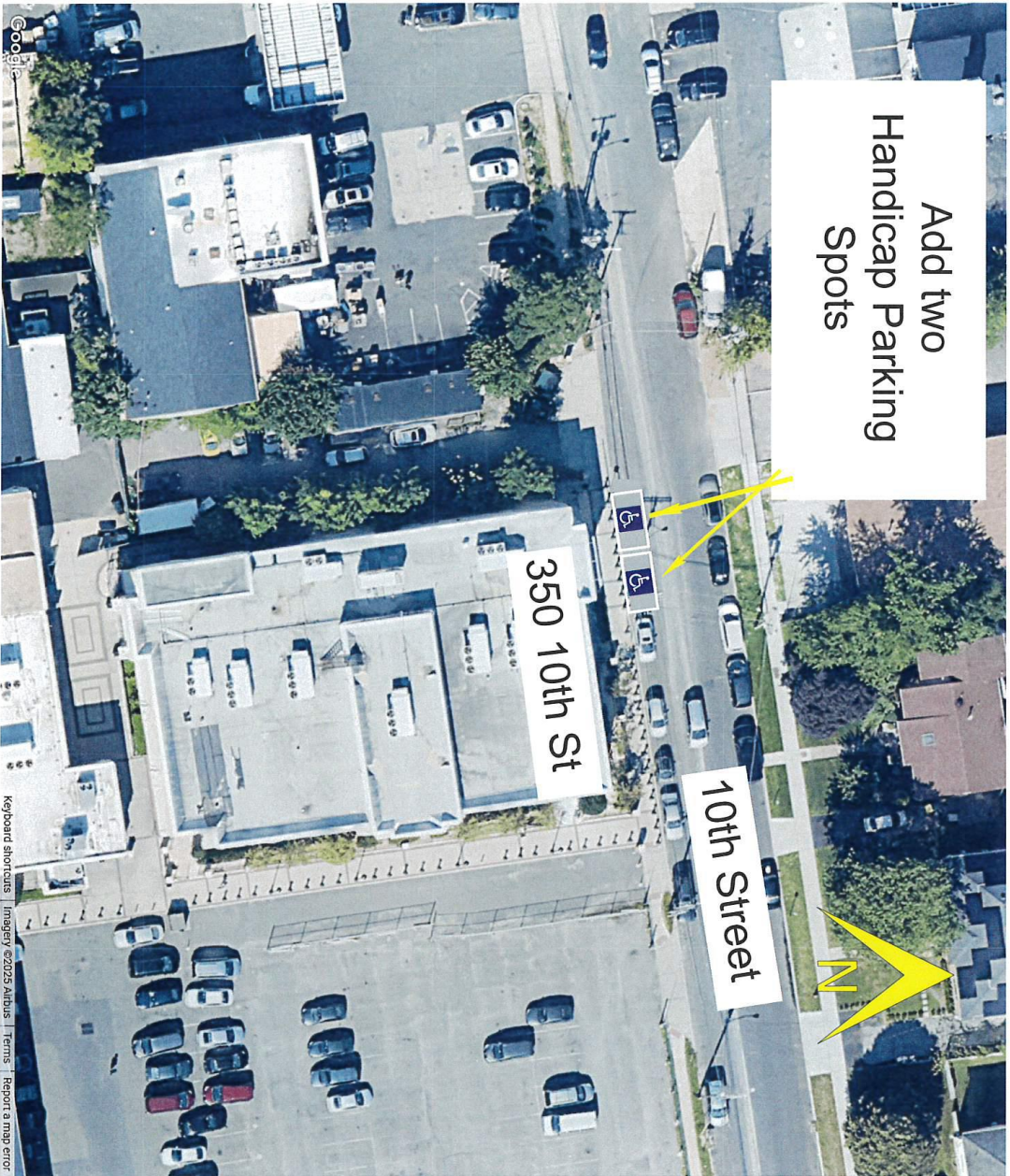
**Adopted:**

**CERTIFICATION**

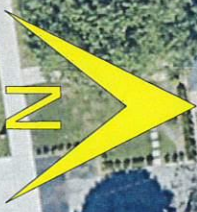
I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **February 20, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

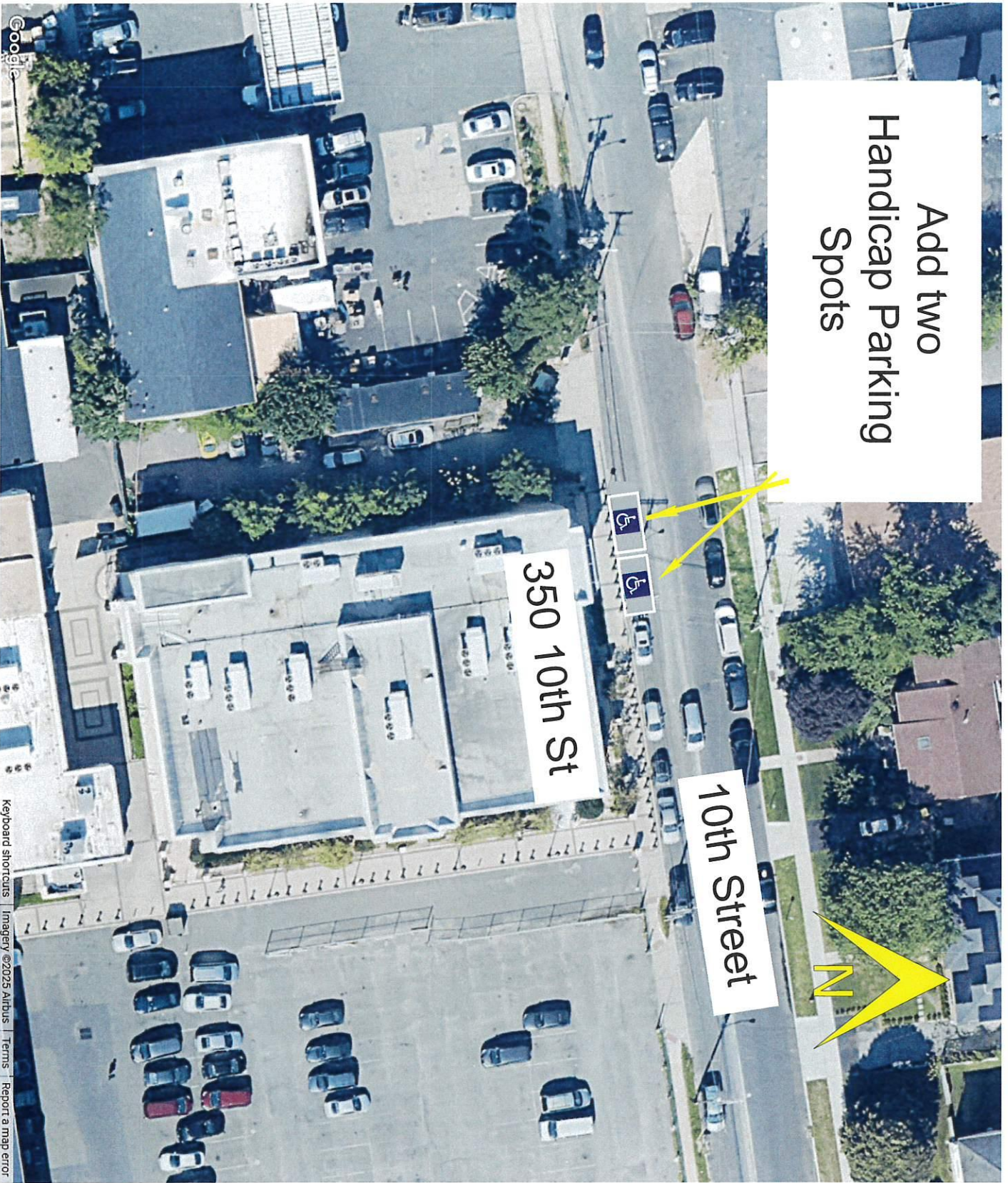


Add two  
Handicap Parking  
Spots



10th Street

350 10th St



(F)26.

2025-012 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI (Traffic) Of The Code Of The Township Of Lakewood (E. Fourth Street)

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 of the Code of the Township of Lakewood entitled "Traffic," Section 11-3.4 entitled "Parking Prohibited at All Times on Certain Streets" more specifically Schedule II entitled "NO PARKING" shall be amended and supplemented by the as follows:

Name of Street Sides Times Location  
East Fourth Street South All Beginning at prolonged  
Curb lines of East Fourth  
Street and Dewey Avenue  
and continuing for 90'  
(Ninety) in an easterly  
direction

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

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

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

### CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **March 20, 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 XI  
(TRAFFIC) OF THE CODE 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 XI of the Code of the Township of Lakewood entitled "Traffic," Section 11-3.4 entitled "Parking Prohibited at All Times on Certain Streets" more specifically Schedule II entitled "NO PARKING" shall be amended and supplemented by the as follows:

<u><i>Name of Street</i></u>	<u><i>Sides</i></u>	<u><i>Times</i></u>	<u><i>Location</i></u>
East Fourth Street	South	All	Beginning at prolonged Curb lines of East Fourth Street and Dewey Avenue and continuing for 90' (Ninety) in an easterly direction

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

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

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

**Introduced: February 20, 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

(F)27.

2025-013 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Changing The Name Of A Street Known As Pine View Road, As Depicted On Tax Map Sheets 113 And 113.01 To Violet Court, Pursuant To And In Accordance With N.J.S.A. 40:67-1(K) Et Seq.

WHEREAS, the purpose of the within Ordinance is to change the name of a street designated as Pine View Road, as depicted on Tax Map Sheets 113 And 113.01 to Violet Court, pursuant to the request of Township officials.

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

WHEREAS, a recent Subdivision seeks to develop, or has developed a street known as Pine View Road, as it is depicted on Tax Sheets 113 and 113.01, but the development of this street and maintaining its name as Pine View Road conflicts with other streets in the municipality bearing the "Pine" designation, and said development of this street using that name shall conflict and cause confusion with already existing streets in Lakewood Township; and

WHEREAS, Francine Siegal, Acting Zoning Officer, has recommended the renaming of the entirety of the street known as Pine View Road as depicted on Tax Sheets 113 and 113.01 to eliminate this confusion with other already-improved streets bearing the name "Pine", and she has further approved the availability of the name of Violet Court; and

WHEREAS, all the owners of property fronting on the paper street known as Pine View Road as depicted on Tax Sheets 113 and 113.01 have agreed to this renaming of the street to Violet Court; and

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

WHEREAS, the Township Committee of the Township of Lakewood deems it fitting and appropriate to change the name of the paper street known as Pine View Road, as depicted on Tax Sheets 113 and 113.01 to Violet Court.

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

SECTION 1. The name of the paper street known as Pine View Road, as depicted on Tax Sheets 113 and 113.01 is now designated and changed to Violet Court for the reasons set forth above.

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

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

### **CERTIFICATION**

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

copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

ordinance

tax map sheet 113

tax map

**ORDINANCE # 2025-**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY CHANGING THE NAME OF A STREET KNOWN AS PINE VIEW ROAD, AS DEPICTED ON TAX MAP SHEETS 113 AND 113.01 TO VIOLET COURT, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40:67-1(K) ET SEQ.**

**WHEREAS**, the purpose of the within Ordinance is to change the name of a street designated as Pine View Road, as depicted on Tax Map Sheets 113 And 113.01 to Violet Court, pursuant to the request of Township officials.

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

**WHEREAS**, a recent Subdivision seeks to develop, or has developed a street known as Pine View Road, as it is depicted on Tax Sheets 113 and 113.01, but the development of this street and maintaining its name as Pine View Road conflicts with other streets in the municipality bearing the “Pine” designation, and said development of this street using that name shall conflict and cause confusion with already existing streets in Lakewood Township; and

**WHEREAS**, Francine Siegal, Acting Zoning Officer, has recommended the renaming of the entirety of the street known as Pine View Road as depicted on Tax Sheets 113 and 113.01 to eliminate this confusion with other already-improved streets bearing the name “Pine”, and she has further approved the availability of the name of Violet Court; and

**WHEREAS**, all the owners of property fronting on the paper street known as Pine View Road as depicted on Tax Sheets 113 and 113.01 have agreed to this renaming of the street to Violet Court; and

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

**WHEREAS**, the Township Committee of the Township of Lakewood deems it fitting and appropriate to change the name of the paper street known as Pine View Road, as depicted on Tax Sheets 113 and 113.01 to Violet Court.

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

SECTION 1. The name of the paper street known as Pine View Road, as depicted on Tax Sheets 113 and 113.01 is now designated and changed to Violet Court for the reasons set forth above.

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

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

**Introduced:**

**Adoption:**

**CERTIFICATION**

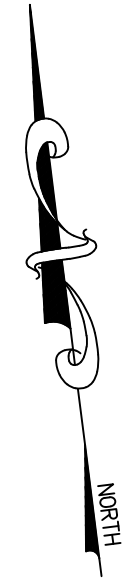
I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **February 20, 2025.**

---

Lauren Kirkman, RMC, CMR  
Township Clerk

REVISIONS		
DATE	NAME	NO.

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

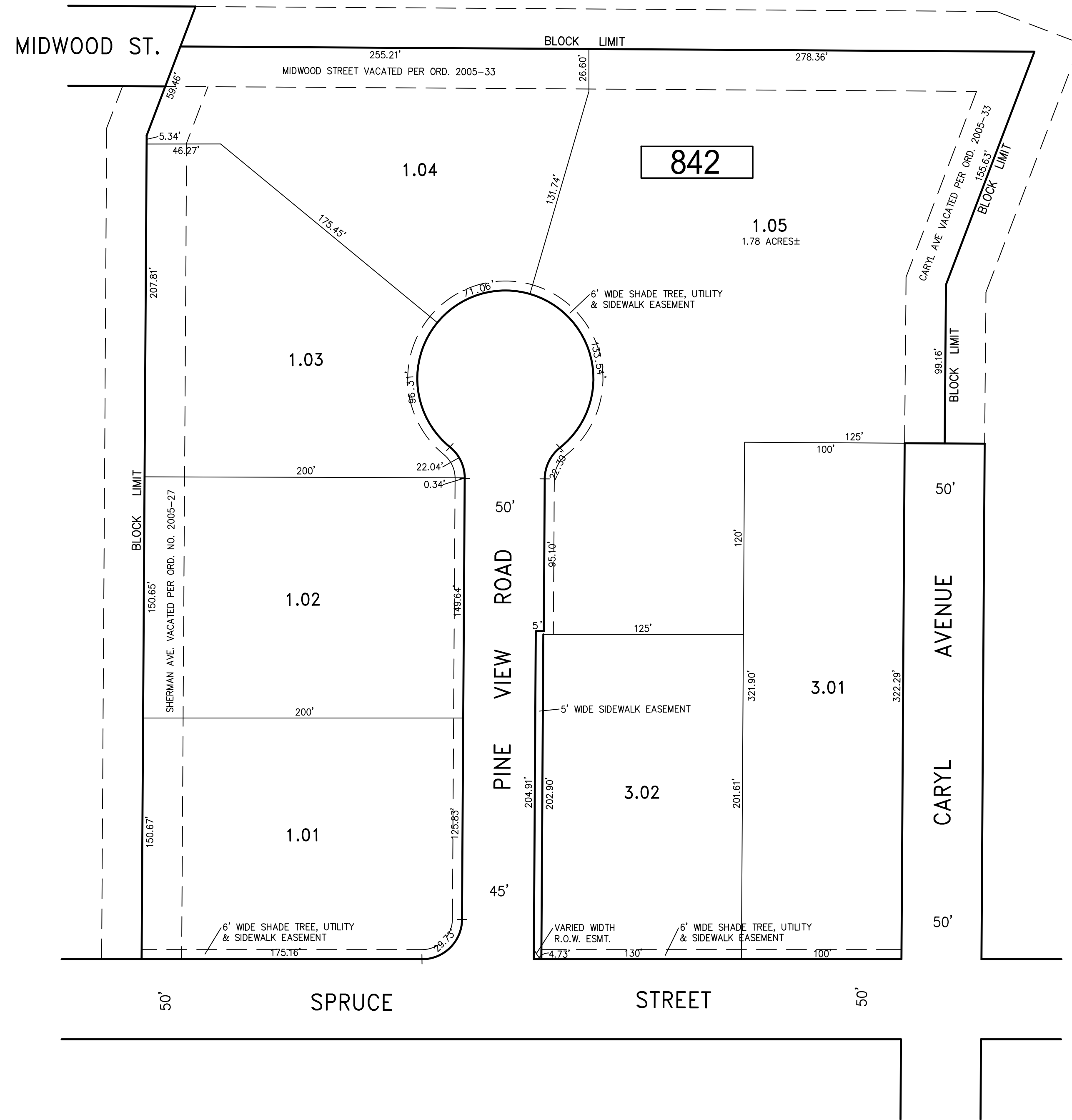


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SHEET 113

SHEET 113

SHEET 113

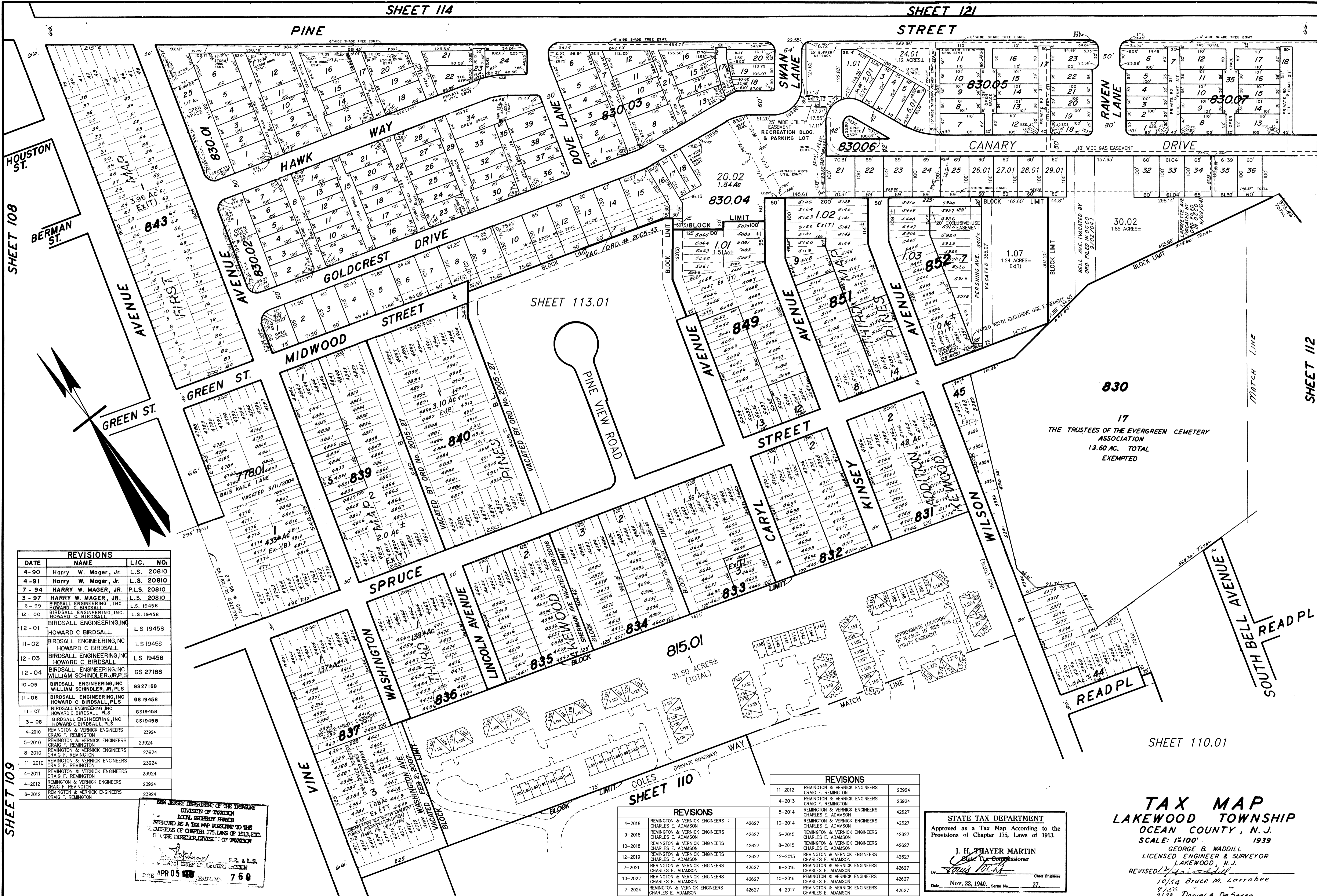


**TAX MAP**  
**TOWNSHIP OF LAKEWOOD**  
OCEAN COUNTY NEW JERSEY  
SCALE: 1" = 50' DATE: 10-15-2022

CHARLES E. ADAMSON N.J.P.L.S. LIC. NO. 42627

**RVE** REMINGTON & VERNICK ENGINEERS  
3 JOCAMA BOULEVARD-SUITE 2, OLD BRIDGE, N.J. 08857  
(732) 955-8000, FAX (732) 591-2815, WEB SITE ADDRESS: WWW.RVE.COM  
Certificate of Authorization: 24 GA 28003300  
-ENGINEERING EXCELLENCE-





DATE	NAME	LIC. NO.
4-90	Harry W. Mager, Jr.	L.S. 20810
4-91	Harry W. Mager, Jr.	L.S. 20810
7-94	HARRY W. MAGER, JR.	P.L.S. 20810
3-97	HARRY W. MAGER, JR.	L.S. 20810
6-99	BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL	L.S. 19458
12-00	BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL	L.S. 19458
12-01	BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL	L.S. 19458
11-02	BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL	L.S. 19458
12-03	BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL	L.S. 19458
12-04	BIRDSALL ENGINEERING, INC. WILLIAM SCHINDLER, JR. PLS	GS 27188
10-05	BIRDSALL ENGINEERING, INC. WILLIAM SCHINDLER, JR. PLS	GS 27188
11-06	BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL, PLS	GS 19458
11-07	BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL, PLS	GS 19458
3-08	BIRDSALL ENGINEERING, INC. HOWARD C. BIRDSALL, PLS	GS 19458
4-2010	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
5-2010	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
8-2010	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
11-2010	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
4-2011	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
4-2012	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924
6-2012	REMINGTON & VERNICK ENGINEERS CRAIG F. REMINGTON	23924

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
LOCAL TAX MAPS  
APPROVED AS A TAX MAP PURSUANT TO THE  
PROVISIONS OF CHAPTER 175, LAWS OF 1913, ETC.  
BY THE DIRECTOR, DIVISION OF TAXATION  
APR 05 2013 769

REVISIONS	REVISIONS
4-2018 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	10-2014 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
9-2018 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	5-2015 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
10-2018 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	8-2015 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
12-2019 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	12-2015 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
7-2021 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	6-2016 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
10-2022 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	10-2016 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON
7-2024 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON	4-2017 REMINGTON & VERNICK ENGINEERS CHARLES E. ADAMSON

STATE TAX DEPARTMENT  
Approved as a Tax Map According to the Provisions of Chapter 175, Laws of 1913.  
J. H. PRAYER MARTIN  
Chief Engineer  
Nov. 22, 1940. Serial No. 37

TAX MAP  
LAKEWOOD TOWNSHIP  
OCEAN COUNTY, N.J.  
SCALE: 1"=100'  
1939  
GEORGE B. WADDILL  
LICENSED ENGINEER & SURVEYOR  
LAKEWOOD, N.J.  
REVISED 12/22/2012  
10/154 Bruce M. Larrabee  
9/156 Daniel A. DeSessa

8-1-84 Rev. for Revaluation  
11-88 UPDATE - HARRY W. MAGER, JR. - L.S.  
5-89 UPDATE - HARRY W. MAGER, JR. - L.S.  
6-89 2nd UPDATE - HARRY W. MAGER, JR. - L.S.  
11-89 UPDATE - HARRY W. MAGER, JR. - L.S. 20810

(F)28.

2025-014 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor To Execute A Financial Agreement By And Between The Township Of Lakewood And HMR3 Urban Renewal, LLC Pursuant To N.J.S.A. 40a:20-1, Et Seq. For Property Located At Lot 3 In Block 961.01, As Shown On The Official Tax Map Of The Township Of Lakewood Located In The Cedarbridge Redevelopment Plan Area.

BE IT ORDAINED, by the Township Committee of the Township of Lakewood that:

SECTION 1. The Township Committee of the Township of Lakewood (the "Township") designated Lot 3 in Block 961.01 (the "Property") as part of the Cedarbridge Redevelopment Plan Area (the "Redevelopment Area") and adopted the Redevelopment Plan for the Redevelopment Area on January 25, 1990 (the "Plan"), which Plan has been amended from time to time.

SECTION 2. HMR3 Urban Renewal LLC (the "Entity") is the owner of the Property.

SECTION 3. On August 23, 2022, the Entity obtained preliminary and final major site plan approval from the Township Planning Board for the Property for the development of an approximate 7,240 square foot footprint for an eight (8) story office building (totaling 63,504 square feet of office space), and ancillary and typical site improvements (the "Project").

SECTION 4. Pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law (the "Long Term Tax Exemption Law", as codified in N.J.S.A. 40A:20-1 et seq.), the Township is authorized to provide for long term tax exemptions within a redevelopment area and for payments in lieu of taxes.

SECTION 5. The Entity has submitted an application for the approval of a Project, as such term is used in Long Term Tax Exemption Law, all in accordance with N.J.S.A. 40A:20-8 (the "Exemption Application").

SECTION 6. The Exemption Application requests a 30 year term for the Financial Agreement and an annual service charge equal to the greater of 50% of the conventional taxes otherwise due for the Property or a percentage of the Entity's actual gross revenue (but in no event less than 11 % of annual gross rental income for the Property, subject to statutory staged increases, which terms are set forth in detail in the Exemption Application and the proposed financial agreement between the Entity and Township.

SECTION 7. The Township previously adopted a resolution at its regular meeting of February 20, 2025, which approved the Exemption Application.

SECTION 8. The Township and the Entity have since negotiated the following terms to be included in the Financial Agreement: thirty (30) year term, eleven percent (11%) rate for the first four years increasing twenty-five basis points (0.25%) each year, with a cap at seventeen percent (17%); provided that in no event would the Annual Service Charge be less than fifty percent (50%) of what conventional taxes otherwise would be if the Project had been assessed conventional taxes.

SECTION 9. The Township and the Entity have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges and desire to execute the Financial Agreement.

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

Section 1. The Township acknowledges that the Entity, by effectuating the redevelopment, will significantly limit its profits in accordance with the Long Term Tax Exemption Law due to the development costs to be borne by the Entity, which will provide significant and long-term benefits to the Township.

Section 2. The Township makes the following findings:

A. Relative benefits of the Project when compared to the costs:

1. The Property formerly generated \$30,317.00 in real estate tax revenue to the Township. The projected Annual Service Charge and land tax portion will generate revenue to the Township of approximately \$207,000 once the project reaches stabilization (anticipated in Year 3).
2. It is estimated that the Project will create jobs during construction and new permanent jobs.
3. The Project should stabilize and contribute to the economic growth of existing local business and to the creation of new business, which will serve the new residents and attract additional people to Lakewood.
4. The Project will further the redevelopment objectives of the Redevelopment Plan for the Redevelopment

Area.

5. The clearance and remediation of the property will greatly improve the neighborhood.

6. The Township has determined that the benefits of the Project significantly outweigh the costs to the Township.

B. Assessment of the importance of the Tax Exemption defined in obtaining development of the Project and influencing the locational decisions of probable occupants:

1. The relative stability and predictability of the Annual Service Charge will make the Project more attractive to investors and lenders needed to finance the Project; and

2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Project operating budget, allowing a high level of urban design, aesthetics and amenities as well as the use of high quality materials which will maintain the appearance of the buildings over the life of the Project, which will insure the likelihood of the success of the Project and insure that it will have a positive impact on the surrounding area.

Section 3. The Financial Agreement is hereby accepted and approved.

Section 4. The Financial Agreement shall be for a term of 30 years from Substantial Completion of the Project, but no longer than 35 years from the Mayor's execution of the Financial Agreement.

Section 5. The Financial Agreement is hereby authorized to be executed and delivered on behalf of the Township by the Mayor in substantially the form attached hereto. The Township Clerk is hereby authorized and directed to attest to the execution of the Financial Agreement by the Mayor and to affix the corporate seal of the Township to the Financial Agreement.

Section 6. This Ordinance shall take effect immediately upon final passage and publication as required by law.

Introduced:

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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

#### ATTACHMENTS:

Description

ordinance

planning board reso

**ORDINANCE #2025-**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO EXECUTE A FINANCIAL AGREEMENT BY AND BETWEEN THE TOWNSHIP OF LAKEWOOD AND HMR3 URBAN RENEWAL, LLC PURSUANT TO N.J.S.A. 40A:20-1, ET SEQ. FOR PROPERTY LOCATED AT LOT 3 IN BLOCK 961.01, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF LAKEWOOD LOCATED IN THE CEDARBRIDGE REDEVELOPMENT PLAN AREA.**

**BE IT ORDAINED**, by the Township Committee of the Township of Lakewood that:

SECTION 1. The Township Committee of the Township of Lakewood (the "Township") designated Lot 3 in Block 961.01 (the "Property") as part of the Cedarbridge Redevelopment Plan Area (the "Redevelopment Area") and adopted the Redevelopment Plan for the Redevelopment Area on January 25, 1990 (the "Plan"), which Plan has been amended from time to time.

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SECTION 5. The Entity has submitted an application for the approval of a Project, as such term is used in Long Term Tax Exemption Law, all in accordance with N.J.S.A. 40A:20-8 (the "Exemption Application").

SECTION 6. The Exemption Application requests a 30 year term for the Financial Agreement and an annual service charge equal to the greater of 50% of the conventional taxes otherwise due for the Property or a percentage of the Entity's actual gross revenue (but in no event less than 11 % of annual gross rental income for the Property, subject to statutory staged increases, which terms are set forth in detail in the Exemption Application and the proposed financial agreement between the Entity and Township.

SECTION 7. The Township previously adopted a resolution at its regular meeting of February 20, 2025, which approved the Exemption Application.

SECTION 8. The Township and the Entity have since negotiated the following terms to be included in the Financial Agreement: thirty (30) year term, eleven percent (11%) rate for the first four years increasing twenty-five basis points (0.25%) each year, with a cap at seventeen percent (17%); provided that in no event would the Annual Service Charge be less than fifty percent (50%) of what conventional taxes otherwise would be if the Project had been assessed conventional taxes.

SECTION 9. The Township and the Entity have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges and desire to execute the Financial Agreement.

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

Section 1. The Township acknowledges that the Entity, by effectuating the redevelopment, will significantly limit its profits in accordance with the Long Term Tax Exemption Law due to the development costs to be borne by the Entity, which will provide significant and long-term benefits to the Township.

Section 2. The Township makes the following findings:

- A. Relative benefits of the Project when compared to the costs:
  1. The Property formerly generated \$30,317.00 in real estate tax revenue to the Township. The projected Annual Service Charge and land tax portion will generate revenue to the Township of approximately \$207,000 once the project reaches stabilization (anticipated in Year 3).
  2. It is estimated that the Project will create jobs during construction and new permanent jobs.
  3. The Project should stabilize and contribute to the economic growth of existing local business and to the creation of new business, which will serve the new residents and attract additional people to Lakewood.
  4. The Project will further the redevelopment objectives of the Redevelopment Plan for the Redevelopment Area.
  5. The clearance and remediation of the property will greatly improve the neighborhood.

6. The Township has determined that the benefits of the Project significantly outweigh the costs to the Township.
- B. Assessment of the importance of the Tax Exemption defined in obtaining development of the Project and influencing the locational decisions of probable occupants:
1. The relative stability and predictability of the Annual Service Charge will make the Project more attractive to investors and lenders needed to finance the Project; and
  2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Project operating budget, allowing a high level of urban design, aesthetics and amenities as well as the use of high quality materials which will maintain the appearance of the buildings over the life of the Project, which will insure the likelihood of the success of the Project and insure that it will have a positive impact on the surrounding area.

Section 3. The Financial Agreement is hereby accepted and approved.

Section 4. The Financial Agreement shall be for a term of 30 years from Substantial Completion of the Project, but no longer than 35 years from the Mayor's execution of the Financial Agreement.

Section 5. The Financial Agreement is hereby authorized to be executed and delivered on behalf of the Township by the Mayor in substantially the form attached hereto. The Township Clerk is hereby authorized and directed to attest to the execution of the Financial Agreement by the Mayor and to affix the corporate seal of the Township to the Financial Agreement.

Section 6. This Ordinance shall take effect immediately upon final passage and publication as required by law.

**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 **February 20, 2025.**

---

Lauren Kirkman, RMC CMR

Township Clerk

# FORM OF FINANCIAL AGREEMENT



**RESOLUTION  
OF THE  
LAKEWOOD TOWNSHIP PLANNING BOARD**

**SP 2466**

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY  
APPROVING A REQUEST FOR PRELIMINARY AND FINAL MAJOR SITE  
PLAN APPROVAL WITH WAIVER RELIEF FOR PROPERTY LOCATED  
AT BLOCK 961.01, LOT 3**

**WHEREAS**, HMR 3, LLC made application to the Lakewood Planning Board for Preliminary and Final Major Site Plan approval with waiver relief for property located at Block 961.01, Lot 3; and

**WHEREAS**, the Lakewood Township Planning Board conducted a public hearing on said application on August 2, 2022; and

**WHEREAS**, the Lakewood Township Planning Board has reviewed the application, documents, plans, and exhibits as submitted and having listened to the applicant's attorney and experts and after having received information from its professional staff, the Lakewood Township Planning Board does hereby make the following findings of fact and law:

1. The applicant is seeking Preliminary and Final Major Site Plan approval to construct a new 8-story office building with a basement and a large parking area on Lot 3 in Block 961.01. The proposed office building will have a first floor of 7,240SF in area. The remaining floors including the basement will be 84' x 84' square areas containing 7,056SF of space. The basement and all 8 floors will consist of office space and the total office space floor area will be 63,504SF.
2. The site is situated in the central portion of the Township. The property on which the building, off-street parking, and site improvements are proposed is Lot 3, a 3.05-acre

parcel in Block 961.01 between the north side of Pine Street and the south side of Boulevard of the Americas. Boulevard of the Americas is an improved Township Road in good condition, with an existing right-of-way width of 100' along the site frontage. Boulevard of the Americas has existing granite block curb, but no sidewalk along the lot frontage. Pine Street is an improved Township Road with 66' of right-of-way width. Sidewalk exists along Pine Street, but curb does not. The existing site is vacant and mostly wooded, consisting mainly of pitch pine.

3. The property has been included in the Cedarbridge Corporate Campus Overall Development. This proposed project will not convey runoff to regional Storm Water Management Basin #5, which is located to the southeast on Lot 2.03. An onsite underground recharge basin is proposed under the southern parking area.
4. Off-street parking for the proposed project would be provided throughout the site. The proposed off-street parking will consist of 248 spaces. The 248 spaces include 10 electric vehicle spaces, which count double towards the parking requirement. Therefore, in terms of required parking a total of 258 spaces are proposed. Seven (7) ADA spots are proposed, two (2) of which would be van-accessible. The proposed tract contains 63,504SF of office space, which requires 255 off-street parking spaces.
5. Access to the tract would be provided by two (2) proposed driveways. 24' wide, two-way driveways are proposed from Pine Street and Boulevard of the Americas. All proposed access aisles are designed to be 24' wide with standard 9'x18' perpendicular parking spaces. Other site improvements include proposed pavement, curb, sidewalk, retaining walls, fencing, landscaping, site lighting, and utilities.

6. The site is in the DA-1 Cedarbridge Redevelopment Area. Office buildings are permitted in the zone. Except for the existing church site to the southeast, new development has been constructed in the redevelopment area around the site.

### **Submission Waivers**

7. The following submission waivers have been requested or are required from the Land Development Checklist:
  - a. B2- Topography within 200 feet thereof.
  - b. B4- Contours of the area within 200 feet of the site boundaries.
  - c. B10- Man-made features within 200 feet thereof.
  - d. C13- Environmental Impact Statement.
  - e. C14- Tree Protection Management Plan.
  - f. C21- Architectural Plans.

### **Design Waivers**

8. The site is situated within the DA-1, Cedarbridge Redevelopment Area. Office buildings are permitted under Ordinance 2021-024.
9. No bulk variances are required for this project.
10. Mr. Adam Pfeffer, Esq., appeared on behalf of the applicant. He said this application is for an 8-story office building.
11. Mr. Brian Flannery, P.E., P.P., appeared and was affirmed. He presented exhibits and read through the RV report. He confirmed that the applicant is not seeking any bulk variances. He testified that the ordinance requires one parking space per 250SF required, so the application requires 226 spots, and the basement requires 29 spots, for a total of 255 parking spots. The site has access through both the Pine and Boulevard of the Americas. As to the electric vehicle charging stations, same can be located anywhere where the charging stations fit.

12. Mr. Flannery testified that the applicant will move the entrance to the site as much as it can to make it line up with the entrance to the site across the street as closely as possible, and the entrance will be right-in, right-out only.
13. The Board expressed concern regarding the sharp right nature of many of the turn-ins on site. Mr. Pfeffer responded that the applicant would need a waiver from the maximum driveway width in order to soften some of the turn ins. He noted the applicant would work with the board engineer's office during resolution compliance to achieve same.
14. Mr. Pfeffer said that the basement use was always intended, just not shown on the initial plans.
15. The Board opened to the public and, seeing no one, closed to the public.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Lakewood on this 2<sup>nd</sup> day of August, 2022, that this application for preliminary and final major site plan approval with waiver relief is hereby granted subject to the representations made by the applicant and/or its professionals at the public hearing and subject to the conditions set forth above and herein which are summarized as follows:

1. The Board finds that the applicant has met the requirements of N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 for preliminary and final major site plan approval. The Board recognizes that the granting of the application will not cause any detriment to the zone plan and zoning ordinance. By granting the application, there will be no detriment to neighboring properties; there will be no impairment of light, air and open space to and from adjacent properties; there will be no detriment to the public good; and this development plan will not substantially impair the intent and purpose of the municipal zoning ordinance and master plan.

## **CONDITIONS OF APPROVAL**

1. Traffic movement shall be right-in right out on Pine Street.
2. The applicant agreed to increase the curb radii on the Boulevard of the Americas driveway for better circulation. The Pine Street driveway access will remain 24' wide with 15' curb radii but moved to align with the westernmost parking lot access aisle. Applicant shall work with the board engineer during resolution compliance regarding same.
3. The applicant shall comply with all representations made before the Planning Board, by the applicant and/or its attorney and its expert(s). If the resolution does not embody any stipulations that were made by the applicant or its witnesses and/or experts during the hearing or by the board in approving the motion, those stipulations shall nevertheless be applicable. It shall be the responsibility of the applicant to comply with all stipulations and conditions made at the hearing.
4. The applicant shall comply with all the provisions of the engineering and planning review letters of Remington and Vernick Engineering dated July 12, 2022 which is annexed hereto as Exhibit A, or unless specifically modified by the motion at the meeting wherein the Board approved the application.
5. If required, applicant shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control in accordance with N.J.S.A. 4:24-39 et seq., commonly known as the "Soil Erosion and Sediment Control Act.
6. Applicant shall obtain all approvals required by any Federal, State, County or Municipal agency having regulatory jurisdiction of this development. Upon receipt of such approval(s), the applicant shall supply a copy of the permit(s) to the Board. In the event that any other agency requires a material change in the plans approved by this Board, the

applicant must reapply to the Lakewood Township Planning Board for approval of that change.

7. Applicant shall resubmit this entire proposal for re-approval should there be any material deviation from the terms and conditions of this resolution or the documents submitted as part of this application, all of which are made a part hereof and shall be binding on the applicant.
8. Applicant shall provide a statement from the Lakewood Township Tax Collector that all taxes are paid in full as of the date of this Resolution and as of the date of the fulfillment of any condition(s) of this Resolution.
9. Unless specifically modified herein, the applicant shall comply with all terms and conditions of all prior resolutions of the Lakewood Township Planning Board regarding this application.
10. The applicant shall reimburse the Lakewood Township Planning Board for all professional fees extended or expended with regard to this application.

### **CERTIFICATION**

I hereby certify that I, the undersigned, am the secretary of the Planning Board of the Township of Lakewood, County of Ocean, State of New Jersey and I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Township of Lakewood at a regular meeting held on the 2<sup>nd</sup> day of August, 2022, and memorialized at the meeting held on August 23, 2022.



---

ALLY MORRIS, SECRETARY  
Lakewood Township Planning Board

## **EXHIBIT A**

Engineering and Planning Review Letter from Remington  
& Vernick Engineering Dated June 17, 2022

**July 12, 2022**

Ally Morris  
Planning Board Administrator  
Lakewood Township Planning Board  
212 Fourth Street  
Lakewood, NJ 08701

**Re: HMR 3 LLC – Revised Submission  
Preliminary and Final Major Site Plan  
Block 961.01, Lot 3; Boulevard of the Americas & Pine Street  
DA-1 (Cedarbridge Redevelopment Area)  
Application # SP-2466  
RVE File #1515-P-1496**

Dear Planning Board Members:

We have reviewed a revised submission for the above referenced application, consisting of the following items:

- One (1) copy of a Survey consisting of one (1) sheet entitled “Boundary & Topographic Survey, Block 961.01 – Lot 3”, prepared by Newlines Engineering & Survey, signed, and sealed by Christopher J. Bouffard, P.L.S., dated 11-24-2021.
- One (1) set of Site Plans consisting of nineteen (19) sheets entitled “Site Plan, Pine St and Blvd of the Americas Office, Block 961.01 Lot 3”, prepared by Newlines Engineering & Survey, signed, and sealed by Glenn D. Lines, P.E., P.P., dated 12-07-2021 revised 05-09-2022, signed on 5-26-22.
- One (1) copy of the Stormwater Management Report for Proposed Pine Street and Boulevard of the Americas Office, Boulevard of the Americas & Pine Street, Block 961.01, Lot 3, prepared by Newlines Engineering & Survey, signed, and sealed by Jason J. Burneyko, P.E., dated February 2022, revised May 2022.
- One (1) copy of the Stormwater Facilities Operation and Maintenance Manual for Proposed Pine Street and Boulevard of the Americas Office, Block 961.01, Lot 3, prepared by Jason J. Burneyko, P.E., of Newlines Engineering & Survey, dated February 2022, revised May 2022.
- One (1) set of preliminary Architectural Floor Plans and Elevations prepared by Edge + Co Architecture, LLC consisting of thirteen (13) sheets, dated 03/28/2022 revised 05/25/2022, unsigned.
- Copy of Lakewood Fire District No. 1, Site Plan Review, dated 2/2/2022.
- Copy of Lakewood Shade Tree Commission recommendations, dated 2/19/2022.
- Lakewood Township Planning Board Application.
- Traffic Report prepared by McDonough & Rea, Inc. dated May 26, 2022
- Copy of Lakewood Public Works Plan Review, dated 3/30/2022.



- Point by Point response letter from Newlines Engineering & Survey dated May 26, 2022.

## **Project Description**

The applicant is seeking Preliminary and Final Major Site Plan approval to construct a new eight-story office building with a basement and a large parking area on Lot 3 in Block 961.01. The proposed office building will have a first floor of seven thousand two hundred forty square feet (7,240 SF) in area. The remaining floors including the basement will be 84' X 84' square areas containing seven thousand fifty-six square feet (7,056 SF) of space. While the proposed basement would be storage area, the site plan indicates that fifty-six thousand six hundred thirty-two square feet (56,632 SF) will be utilized as office space. ***The revised submission indicates the basement, and all 8 floors will consist of office space and the total office space floor area will be 63,504 SF.***

The site is situated in the central portion of the Township. The property on which the building, off-street parking, and site improvements are proposed is Lot 3, a 3.05-acre parcel in Block 961.01 between the north side of Pine Street and the south side of Boulevard of the Americas. Boulevard of the Americas is an improved Township Road in good condition, with an existing right-of-way width of one hundred feet (100') along the site frontage. Boulevard of the Americas has existing granite block curb, but no sidewalk along the lot frontage. Existing utilities are buried beneath the right-of-way. Pine Street is an improved Township Road with sixty-six feet (66') of right-of-way width. Sidewalk exists along Pine Street, but curb does not. The existing site is vacant and mostly wooded, consisting mainly of pitch pine.

This property has been included in the Cedarbridge Corporate Campus Overall Development. This proposed project will not convey runoff to regional Storm Water Management Basin #5, which is located to the southeast on Lot 2.03. An onsite underground recharge basin is proposed under the southern parking area.

Off-street parking for the proposed project would be provided throughout the site. **The proposed off-street parking will consist of two hundred forty-eight (248) spaces. The two hundred forty-eight (248) spaces include ten (10) electric vehicle spaces, which count double towards the parking requirement. Therefore, in terms of required parking a total of two hundred fifty-eight (258) spaces are proposed.** Seven (7) ADA spots are proposed, two (2) of which would be van-accessible. Per the requirements listed on the site plan, one (1) parking space is required for every two hundred fifty square feet (250 SF) of office floor area and one thousand square feet (1,000 SF) of warehouse/storage floor area. **The revised plans indicate that the proposed tract would contain sixty-three thousand five hundred four square feet (63,504 SF) of office space. This would require two hundred fifty-five (255) off-street parking spaces.**

Access to the tract would be provided by two (2) proposed driveways. Twenty-four foot (24') wide, two-way driveways are proposed from Pine Street and Boulevard of the Americas. All proposed access aisles are designed to be twenty-four feet (24') wide with standard 9' X 18' perpendicular parking spaces. Other site improvements include proposed pavement, curb, sidewalk, retaining walls, fencing, landscaping, site lighting, and utilities.

The site is in the DA-1 Cedarbridge Redevelopment Area. Office buildings are permitted in the zone. Except for the existing church site to the southeast, new development has been constructed in the redevelopment area around this site.

*We offer the following comments and recommendations per notes from the 03/15/2022 Plan Review Meeting and our initial review letter dated 03/15/2022:*

**I. Submission Waivers**

**A. The following submission waivers have been requested or are required from the Land Development Checklist:**

1. B2 – Topography within 200 feet thereof.
2. B4 – Contours of the area within 200 feet of the site boundaries.
3. B10 – Man-made features within 200 feet thereof.
4. C13 – Environmental Impact Statement.
5. C14 – Tree Protection Management Plan.
6. C21 – Architectural Plans.

*A Traffic Impact Analysis has been submitted.*

*The applicant's engineer indicates that submission to the Ocean County Planning Board has been provided.*

**We can support the required “offsite features” submission waiver provided enough topographic information is shown on Pine Street to complete the proposed design.**

Submission waivers are required from providing an Environmental Impact Statement and a Tree Protection Management Plan. The submission waivers may be granted since they were addressed with previous approval from Lakewood Township and CAFRA Permit #1514-90-0023.11. The fifty-foot (50') wide conservation restriction easement along Pine Street was established with these previous approvals.

**Signed and sealed architectural drawings shall be submitted to schedule the Public Hearing.**

**II. Zoning**

1. The site is situated within the DA-1, Cedarbridge Redevelopment Area. Office buildings are permitted under Ordinance 2021-024. *Testimony will be provided.*
2. It shall be confirmed that no bulk variances are required. *No variances are requested.*
3. The applicant must address the positive and negative criteria in support of any required variances. **At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the land.**

### III. Review Comments

1. Proposed site identification signage is shown on the site plan which is not indicated in the Zoning Data. Proposed site identification signage shall not be placed in the Conservation Easement along Pine Street. Only site identification signage along the Boulevard of the Americas frontage shall be proposed. The sign requirements shall be added to the plans. These matters must be addressed with a revised submission to ensure that no variances will need to be acted upon. ***Signage requirements have been indicated on the site plans. The proposed sign on Pine Street is located within cleared area of the Conservation Easement. The applicant's engineer indicates that adjacent properties also have site identification signs within this easement. Details of signs shall be provided with a revised resolution compliance submission should approval be granted.***
2. We recommend that a traffic analysis from a qualified professional be provided for the Board's use prior to the Public Hearing, assessing impacts of the proposed facility on Boulevard of the Americas, Pine Street, and surrounding roads, assuming full build-out of the Cedarbridge Campus. Based on the findings of the study as referenced above, recommendations regarding design of the proposed site access driveways should be provided by the traffic professional. ***A Traffic Impact Analysis has been submitted for review. The traffic impact analysis should be revised to agree with the square footage of the building and the number of parking spaces with a revised submission. Testimony regarding the traffic impact analysis shall be provided at the Public Hearing.***
3. A 12' X 40' Loading Zone is proposed on the south side of the office building meeting the minimum ordinance requirements. Testimony is required regarding the largest vehicle anticipated to access the proposed loading zone and on future site operations. ***Testimony shall be provided at the Public Hearing..***
4. Only one (1), 10' X 20' proposed trash/recycling enclosure area is shown for the entire site. We note proposed collection will be limited to overnight because of the conflicting off-street parking spaces. The proposed signs restricting overnight parking shall be moved behind the curb. Since there would be a surplus of off-street parking spaces, we recommend the proposed conflicting spots be removed. Testimony should be provided to confirm the trash and recycling collection will be provided by a private contractor. The proposed enclosure should be designed in accordance with Section 18-809E., of the UDO. Testimony shall be provided to confirm that the single proposed enclosure will be adequate to service the site. ***Refuse enclosure location has been revised and access signs are not required. Testimony to be provided.***
5. The proposed ADA signage shall be moved out of the parking spaces. ***The applicant's engineer indicates that the ADA signs will be mounted in concrete bollards to prevent any damage from cars. The height of these bollards shall be indicated on the construction details.***
6. Since there would be a surplus of off-street parking, more landscape islands should be considered. ***Applicant desires to provide added parking within the impervious limits.***
7. All proposed Sight Triangle Easements shall be completed on the plans. Any proposed Sight Triangle Easements that are required must have deeds of easements and descriptions provided for review by the Planning Board Attorney and Engineer. ***The proposed easements have been shown. Easement information shall be properly completed and deeds and descriptions shall be provided with a resolution compliance submission should approval be granted.***

8. Preliminary architectural floor plans and elevations were submitted for review. Per review of the submitted plans, the proposed office building will be about ninety-five feet (95') high, which is below the one hundred twenty-foot (120') allowable height approved by the Fire District. ***Statement of Fact.***
9. Testimony is required on the specific uses of the individual floors for the proposed eight-story building. Based on the preliminary architectural plans, it appears all proposed floors would have offices except for the cellar. ***Revised submission indicates basement as office use. Testimony to be provided.***
10. Testimony is required to confirm that the proposed office spaces will be non-medical. ***Testimony shall be provided at the Public Hearing. The applicant's engineer indicates that any medical office space would be limited by the available parking on site.***
11. The preliminary architectural plans for the proposed eight-story office building show two (2) elevators, making all floors ADA accessible. ***Statement of Fact.***
12. Testimony shall be provided confirming sprinkler systems will be proposed. The Utility Plan indicates a proposed four-inch (4") fire service water line extended to the building. ***Statement of Fact.***
13. Confirmation shall be provided whether all proposed HVAC equipment will be roof mounted. No proposed equipment is shown around the building. Regardless of proposed location, said equipment shall be adequately screened. ***General Note #25 indicates that all HVAC equipment will be roof mounted and screened.***
14. Testimony should be provided regarding the facades and treatments of the proposed new building. Color renderings of the elevation views should be provided for the Board's review and use. ***Statement of Fact.***
15. The proposed grading design requires retaining walls. The proposed retaining walls shall be extended around the south side of the site to minimize disturbance of the Conservation Easement. Shop drawings will be required. ***The retaining walls have been adjusted on the revised submission to minimize the disturbance within the Conservation Easement. Structural design and shop drawings of the retaining walls will be submitted to the Lakewood Township Engineering Department should approval be granted.***
16. Proposed grading and stormwater management design revisions are required to minimize disturbance of the Conservation Easement. ***The design has been revised to relocate the proposed drainage outfall outside of the Conservation Easement.***
17. Two (2) test pit logs and permeability tests have been provided in the Stormwater Management Report. One (1) of the test pits encountered water about ten feet (10') deep and the permeability tests indicated K-5 material. However, the locations of the test pits have not been provided. The site has significant relief. A comprehensive soils investigation is required to determine the feasibility of the proposed grading and stormwater management design. ***Only two (2) soil borings have been provided for review. Soils information shall be completed in accordance with the BMP manual.***

18. It is not possible to convey proposed runoff to Regional Stormwater Management Basin #5. Therefore, a proposed drainage collection system has been designed utilizing high density polyethylene pipe which conveys runoff to an underground recharge system. Proposed water quality devices must be designed upstream of the underground recharge system. The proposed project will be classified as Major Development and must meet the current Best Management Practices. The applicant shall be responsible for the ownership and maintenance of the proposed onsite stormwater management system. ***A Hydro International FDHC-6 manhole has been proposed upstream of the recharge system to address water quality.***
19. The CAFRA Permit issued for the Cedarbridge Corporate Campus allows development of this individual lot of up to eighty percent (80%) impervious coverage. This condition will be met, about seventy-seven percent (77%) impervious coverage has been proposed. ***Statement of Fact.***
20. Our review of the Post Development Drainage Area Plan indicates revisions are required based on the proposed grading. The Inlet Area Map, Pipe Charts, and Profiles will need to be properly completed for review the proposed onsite stormwater management system. ***This shall be addressed with a resolution compliance submission should approval be granted.***
21. Landscaping has been proposed including street trees, shrubs, screening, ornamental, and foundation plantings. Proposed landscaping shall be provided to the satisfaction of the Board and should conform to recommendations provided by the Shade Tree Commission, as practicable. ***Statement of Fact.***
22. The Shade Tree Commission recommends the following:
  - a. Provide specific callouts and quantities for the proposed plantings.
  - b. Change the Weeping Higan Cherry to Snow Fountains Cherry.
  - c. Change the Barberry to a non-invasive species.
  - d. Change the Emerald Green Arborvitae to a more deer tolerant species.
23. A Lighting Plan has been submitted consisting of proposed pole and wall mounted lights twenty-two feet (22') high. Proposed site lighting shall be provided to the satisfaction of the Board. ***Statement of Fact.***
24. The Utility Plan indicates that proposed sanitary sewer and potable water service will be extended from existing systems within Boulevard of the Americas. ***Statement of Fact.***
25. No Environmental Impact Statement has been provided for review. A waiver has been requested. The environmental restrictions for the project have already been addressed with the CAFRA Permit obtained for the Major Subdivision that created the Cedarbridge Corporate Campus. ***Statement of Fact.***

#### IV. Regulatory Agency Approvals

Outside agency approvals for this project may include, but are not limited to the following:

- a. Developers Agreement at the discretion of the Township (including all TID and other Impact Fees, as applicable).
- b. Township Tree Ordinance (as applicable).
- c. Lakewood Department of Public Works.
- d. Lakewood Fire District.
- e. Lakewood Shade Tree Commission.
- f. Lakewood Township Municipal Utilities Authority (water and sewer).
- g. Ocean County Planning Board.
- h. Ocean County Soil Conservation District.
- i. Compliance with CAFRA Permit 1514-90-0023.11; and
- j. All other required outside agency approvals.

**The project may be scheduled for a public hearing.**

**The revised submission MUST contain a detailed, point-by-point response letter that addresses all questions where “testimony is required” in the review. Failure to provide this written documentation may result in the Board having insufficient information to act upon this application.**

**A Technical Engineering Review has been completed and will be issued with this letter.**

Please call our Old Bridge office at (732) 955-8000 if you have any questions or comments.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS**  
By:



Terence M. Vogt, PE, PP, CME  
Principal, Regional Manager

DRM/TMV/tg

cc: John Jackson, Esq., (Via Email: [JJackson@kkjmlawfirm.com](mailto:JJackson@kkjmlawfirm.com))  
HMR 3 LLC, (Via Email: [tzvim@one70group.com](mailto:tzvim@one70group.com))  
Adam Pfeffer, Esq., (Via Email: [adampfeffer@lspglegalgroup.com](mailto:adampfeffer@lspglegalgroup.com))  
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Tony Poklasny, Senior Engineer, DPW (Via Email: [tpoklasny@lakewoodnj.gov](mailto:tpoklasny@lakewoodnj.gov))  
William J. Schwarz Jr., P.E., Assistant Township Engineer (Via Email)

(F)29.

2025-015 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter IV Entitled "General Licensing" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 4-6 Et. Seq. (Licensed Towing Operators Requirements)

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 IV entitled "General Licensing" of the revised general ordinances of the Township of Lakewood, specifically Section 4-6 entitled "Licensed Towing Operators Requirements" be and hereby is amended and supplemented as follows:

§ 4-6. LICENSED TOWING OPERATORS REQUIREMENTS.1

§ 4-6.2. Definitions. [Ord. No. 2010-80]

As used in this section:

ADMINISTRATIVE CHARGE — Shall mean the charges for post-accident services including but not limited to physical inspection, telephone and/or fax call, removal of personal items and additional paperwork before and at the times of release. The fee shall be charged after the 4th documented visit to a single vehicle or upon additional paperwork, including certified letters, has occurred.

RECOVERY SERVICE — Shall mean any operation, which requires the recovery of an automobile from a position beyond the right-of-way or berm, or from being impaled upon any other object within the right-of-way or berm by several actions, which may include but not be limited to winching and rigging. A recovery shall be when a towing operator applies his/her knowledge in a skillful manner to preserve the condition of the motor vehicle while moving the damaged vehicle to a towable position. If there is an extenuating circumstance in which excessive winching is required (i.e. vehicle off of roadway which requires more than 50 feet of cable) an additional charge of \$20 \$50 per 1/2 hour will apply. Must be documented by the officer at the scene or with photographs showing services.

1. Editor's Note: Prior ordinance history includes portions of 1971 Code §§ 6-10.1 — 6-10.12 and Ordinance Nos. 99-70, 2001-29, 2006-46 and 2006-61.

§ 4-6.6. Rates. [Ord. No. 2010-80; Ord. No. 2016-5]

The following schedule of fees is hereby adopted for obtaining a towing operator's license and a renewal of towing operator's license pursuant to this section.

a. Application Fee: \$150 (Initial).

b. License Fee: \$325.

c. Renewal Fee: \$200 \$350. This fee shall be payable every year on September 30th. License and renewal fees paid pursuant to this section shall not be refundable for any reason.

d. Administrative Fee. A fee of \$50 \$25 shall be charged by the towing operator after 4th documented visit to the vehicle or after additional paper work (i.e. certified letters). Towing operator shall document why this charge has been added and reference this section.

e. Township Processing Fee. A fee of \$0 \$50 shall be charged on behalf of the Township by the towing operator on all released vehicles, whether towed for impound or MVA. This fee is to be paid to the Township for each released vehicle by the towing operator within 30 days of the finish of each tow cycle. However, if the towing operator or operators receive no fee for towing services, the fifty (\$50) dollar fee to the Township may be waived by the Township Manager.

§ 4-6.8. Rules and Regulations. [Ord. No. 2010-80]

a. No flashing lights or sirens shall be used by a towing operator except by permission granted by the Chief of Police under the provisions of N.J.S.A. 39:3-50.

b. Each wrecker and flatbed must meet all of the requirements and regulations of Title 39 Motor Vehicle Rules and Regulations including but not limited to proper registration and inspection. Dealer registration will not be

permitted and each vehicle must have displayed

thereon the name and phone number of the owner/business in a minimum of three inch letters, which must be permanently affixed. The physical appearance of both the wrecker and flatbed will be of professional quality, as far as equipment and exterior finish. Further, each wrecker must have a boom lifting capacity of at least four tons.

c. Each wrecker, while on duty, will be responsible for changing tires on police vehicles at any time when required to do so and can pick up the tires at Police Headquarters. This service will be performed free of charge. A charge of \$125 will apply for services performed within the Township of Lakewood. For services outside the city limits, additional charges will apply. No additional charges can be submitted without first obtaining written approval from the Township Chief of Police or his assignee.

d. A charge of \$150 will apply for towing police vehicles within the township. For towing services outside the township, mileage charges will apply.

[To Codifier re-letter the remaining paragraphs e. through aa.]

e. The governing body hereby designates the Police Department generally, and the Chief of Police particularly, as the supervising authority to enforce the provisions of this section. The Chief of Police is hereby given the authority to promulgate and enforce reasonable rules and regulations necessary to carry out the intent and purpose of this section. provided. copies thereof are submitted to the governing body for approval at least 14 days prior to effective date thereof and written approval is given. The regulations provided in this section are subject to the discretion of the Chief of Police.

f. Prior to license renewal during the calendar year, each towing operator licensed under this section shall be inspected by a representative of the Police Department for compliance with the provisions of this section without prior notice on and any rules and regulations promulgated hereunder and a written inspection report thereof shall be prepared by the Police Department, signed by the operator who shall receive a copy thereof and filed with the Township Clerk. Failure to maintain the required equipment or to maintain same in good condition shall be grounds for removal from the towing list unless said failure is remedied within 30 days of receipt of the written inspection.

g. Each towing operator, prior to departure from the scene of towing services, shall clean the streets of any debris resulting from any accident at such scene and shall at all times carry the necessary equipment to perform such cleaning services.

h. No towing operator, licensed under this section, shall respond to the scene of an accident except upon the request of the driver or owner of the vehicles involved or except upon the request of the Police Department. If the owner or driver requests a private towing service to respond to the accident scene, it will be the responsibility of that responding company to clean up the accident scene or they will not be allowed to tow the vehicle.

i. Any refusal by a licensed towing operator to tow or remove a vehicle when requested by the police shall be reported by the Police Officer assigned to the incident to his superior. The report of refusal shall include the reasons for refusal and a description of the disabled vehicle and shall be furnished to the Chief of Police. The operator shall be subject to removal from the duty list for said refusal if deemed unreasonable by the Chief of Police provided he is first given a hearing pursuant to Subsection 4-6.9 hereof.

j. Towing operators shall arrive at the scene to which they are dispatched within a reasonable time after being dispatched. Under normal circumstances, such reasonable time limit is defined as within 15 minutes of receipt of the call, weather permitting. Next operator on list shall be on standby in case additional help is needed, unless the tower has made prior arrangements with another licensed tower to use as his backup tower.

k. When any unusual situation occurs due to an investigation or special operations detail which is conducted through the Police Department, office of the Chief of Police or an accident which may be dangerous to the safety of the public, such as disabled vehicles containing dangerous cargo, solvents, fluids, natural gas, or the spilling thereof or danger related thereto. It will be in the discretion of the Police Department to select a towing company qualified to perform the duties of the operation needed. This company if selected does not have to be within the Township of Lakewood.

l. When no designation or destination has been made to where the vehicle is to be towed, the licensed towing



operators are authorized to remove the vehicles to the towing operator's place of business. It may be requested by the owner or driver of the vehicle involved in the accident or a disabled vehicle, to have the vehicle towed to another place of business or residence within the Township of Lakewood, by the on-duty towing service if payment arrangements have been made on scene.

m. When vehicles are towed to premises controlled by the Police Department for the purpose of utilizing the vehicles or its contents as evidence, or for other purposes, such vehicle shall not be released from police custody unless the owner of the vehicle furnishes the Police Department with a receipt that towing service fees have been paid.

n. In all cases where cars are to be towed for illegal parking, summonses for such offenses shall be issued prior to towing.

o. No towing operator operating under the license issued hereunder shall employ directly or indirectly any personnel or employees of the Township of Lakewood that maintain a position which is consistent of full time of 40 hours or more per week (i.e. Police, Public Works).

p. The Lakewood Township Police Department shall maintain a log record of calls to licensed towing operators under this section. Said record shall be available for inspection by any licensed operator or member of the public upon reasonable notice.

q. Such additional rules and regulations as may be promulgated by the Chief of Police shall take effect 30 days after notification by the Township Clerk of such rules and regulations upon all holder of licenses for towing operators provided further that they are approved by the governing body pursuant to Subsection 4-6.8 hereof. Service shall be made by forwarding these rules and regulations by certified mail, return receipt requested, to the licensee at the address listed in his most recent application.

r. Abandoned automobile summonses shall be issued prior to towing abandoned automobiles and the licensed towing operator on call shall be responsible to tow said vehicles to the licensee's premises at no cost to the Police Department or the Township of Lakewood. Police will assist operators to obtain junk title for said vehicles after proper waiting period, pursuant to law.

s. Towing operators shall keep a complete log of all vehicles towed while on duty which shall contain at least the following information:

1. Date, time, and location of towing.
2. Nature of call.
3. Destination.
4. If vehicle stored, the date storage commenced and terminated.
5. Itemized bill of all charges.
6. The log shall be made available to the Chief of Police at his request upon reasonable notification by the Chief or his designated representative.

t. Car owners shall be supplied with bill listings charges, which shall be itemized.

u. Towing operators shall have vehicle owners or authorized representative sign release forms when releasing vehicles.

v. Towing operators shall be capable of providing adequate transmission service if required in order to tow a vehicle, in order that the transmission will not be damaged by towing.

w. The Chief of Police shall see that a record is maintained containing the names, addresses and 24 hour telephone numbers of all licensed wreckers and a record of the types of wreckers available to meet the specific need of the emergency. The Chief of Police shall also see that a record is maintained of the regular response of wreckers to police calls and any and all complaints from vehicle owners as to improper charges or service. Any complaints as to the towing and/or storage charges shall be referred to the Chief of Police, who shall attempt to resolve same, and shall report same to the Division of Consumer Affairs.

x. The Chief of Police shall maintain a weekly revolving list of licensed wreckers to provide service where needed and shall instruct all duty and investigating officers to utilize said list. The Chief of Police shall supply a police radio to the tower, so that they may remain in contact with the Police Department. The radio, its case and microphone will be supplied by the Chief of Police and will be the responsibility of the tower in the event it is broken or is stolen. In the event the radio is broken or stolen, it will be replaced by the on-duty tower. The Police radio while in the possession of the tower must be kept away from people not directly involved with the

towing service.

y. The Police Chief shall have the power to temporarily suspend a wrecker's license for violations of safety standards or violations of the rules and regulations of operation. The following shall serve as a guide in imposing penalties for violations.

1. First Offense -suspension of license for one tour of duty (one week).
  2. Second Offense -suspension of license for two tours of duty.
  3. Third Offense -revocation of the towing license, pending a hearing by the Township Committee.
- z. Any additional charges and/or fees not mentioned within this section must be approved by the Traffic Safety Office.
- aa. Each tow truck in use pursuant to this section shall display weight classification cab decals pursuant to State requirements.

§ 4-6.11. Rates Schedule. [Ord. No. 2010-80]

Every operator of a towing service shall give the owner a written itemized bill for the towing cost and a written receipt when paid. A schedule of the towing regulations and fees shall be posted for viewing by the public at each towing business on the Police Duty List and in the Traffic Safety Office in the Police Department. Towing fees and charges shall be as follows:

a. Towing.

1. Automobile and trucks with a gross vehicle weight requirement (GVWR) of 5,500 8,600 pounds or under , motorcycles and motor scooters and snow removal included. Includes the use of special equipment (i.e. flatbed and wheel lift).

Flat Rate \$150 \$100

Motorcycles, Motor Scooters and Snow Removal May Require additional Labor or includes the use of special equipment (i.e. flatbed and wheel lift)

Not to exceed \$100

2. Automobiles and trucks over 8,6,5,501-15,000 GVWR

Flat Rate \$300 \$150

3. In the event that the owner, driver or authorized representative requests the vehicle be safely moved out of the roadway to prevent the obstruction of the traveling lane by moving said vehicle to the shoulder of the roadway, nearby public parking lot, or other nearby location

Flat Rate \$75

4. Unregistered impounds absent an MVA vehicles 5500 GVW or less.(Flat rate charge when picked up within the first 48hr no weekend storage charge or other fee to be applied.) \$150

3. 5.Trucks, buses, tractor-trailers and other heavy equipment over 33,000 15,001 pounds

Minimum Fee \$500 \$250

Additional hook up charges may be added (air lines, caging brakes, Axels, R&1 drive shaft) \$150.00 /hr.

b. Additional.

1. Mileage for vehicles towed from outside of the Township perimeters only \$6 \$3/mile

2. Unlock transmission Use of Go Jacks or Wheel Dollies \$50 \$10

3. Speedy dry, per bag

\$25 \$12.50

4. Waiting time (per man each half hour, maximum two men) \$50 ½ hr. \$25

5. Extra Clean up over half an hour for extra debris, glass, vehicle parts. Debris (clean up is mandatory Ref: N.J.S.A. 39:4-56.8) \$25 \$35 per 30 mins., not to exceed \$100

6. Administrative fee as per Subsection 4-6.6d \$25 \$50

7. Township processing fee as per Subsection 4-6.6e \$50 \$0

8. Wrap or tarp covering of vehicle to safeguard vehicle from the elements when requested by the Police Dept.,

vehicle owner or authorized party \$25 per window (not to exceed \$100)

8. 9. Removal and yard fee within the towing operators business to street. (Use of mechanical device to two vehicle to front of business for pick up) \$75 \$25

10. Recovery/Winching (in addition to towing per truck including driver)

GVW up to 7500 lbs

7501-14,000 lbs

14,001 and Over

\$200 ½ hr.

\$300 ½ hr

\$500 ½ hr

11. Specialized Recovery Equipment -Only when required for recovery/rotator/crane recovery unit.

Forklift/Bobcat

\$1000/ hr

\$400/ hr

9. Recovery and service fees and charges relating to automobiles and trucks with a GVWR of 8,600 pounds, or less and motorcycles \$50/half hour

10. Recovery and service fees and charges relating to heavy duty vehicles including automobiles and trucks with a GVWR of 8,601 and over, all buses, tractor trailers and other heavy equipment. \$125/half hour

c. Storage—Outside:

1. Automobiles, cycles, trucks under 8,600 15,000 pounds first calendar day.

\$1 per hour for first calendar day, thereafter.

Daily rates commence on the next calendar after the tow and each calendar day thereafter

(a) Vehicles impounded for Title 39 Violations will receive 1 day free storage based on a 24-hour period. No charge

\$25/\$45 day

2. Trucks, buses, tractor-trailers, etc. over 8,601 15,000 pounds \$50/\$125day

d. Storage—Inside.

Payment for impounded vehicles may be in cash or credit card. Towing operators shall accept cash and credit card payment for all other services rendered. Check payment is up to the discretion of the towing business.

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 **March 20, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

ordinance

**ORDINANCE 2025-015**

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING  
AND SUPPLEMENTING CHAPTER IV ENTITLED  
"GENERAL LICENSING" OF THE REVISED GENERAL  
ORDINANCES OF THE TOWNSHIP OF LAKEWOOD,  
SPECIFICALLY SECTION 4-6 ET. SEQ. (LICENSED  
TOWING OPERATORS REQUIREMENTS)**

**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 IV entitled "General Licensing" of the revised general ordinances of the Township of Lakewood, specifically Section 4-6 entitled "Licensed Towing Operators Requirements" be and hereby is amended and supplemented as follows:

**§ 4-6. LICENSED TOWING OPERATORS REQUIREMENTS.<sup>1</sup>**

**§ 4-6.2. Definitions.** [Ord. No. 2010-80]

As used in this section:

**ADMINISTRATIVE CHARGE** — Shall mean the charges for post-accident services including but not limited to physical inspection, telephone and/or fax call, removal of personal items and additional paperwork **before and at the times of release.** ~~The fee shall be charged after the 4th documented visit to a single vehicle or upon additional paperwork, including certified letters, has occurred.~~

**RECOVERY SERVICE** — Shall mean any operation, which requires the recovery of an automobile from a position beyond the right-of-way or berm, or from being impaled upon any other object within the right-of-way or berm by several actions, which may include but not be limited to winching and rigging. A recovery shall be when a towing operator applies his/her knowledge in a skillful manner to preserve the condition of the motor vehicle while moving the damaged vehicle to a towable position. If there is an extenuating circumstance in which excessive winching is required (i.e. vehicle off of roadway which requires more than 50 feet of cable) an additional charge of ~~\$20~~ **\$50** per 1/2 hour will apply. Must be documented by the officer at the scene or with photographs showing services.

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**1. Editor's Note: Prior ordinance history includes portions of 1971 Code §§ 6-10.1 — 6-10.12 and Ordinance Nos. 99-70, 2001-29, 2006-46 and 2006-61.**

**§ 4-6.6. Rates.** [Ord. No. 2010-80; Ord. No. 2016-5]

The following schedule of fees is hereby adopted for obtaining a towing operator's license and a renewal of towing operator's license pursuant to this section.

- a. Application Fee: \$150 (Initial).
- b. License Fee: \$325.
- c. Renewal Fee: ~~\$200~~ **\$350**. This fee shall be payable every year on September 30th. License and renewal fees paid pursuant to this section shall not be refundable for any reason.
- d. Administrative Fee. A fee of **\$50** ~~\$25~~ shall be charged by the towing operator after 4th documented visit to the vehicle or after additional paper work (i.e. certified letters). Towing operator shall document why this charge has been added and reference this section.
- e. Township Processing Fee. A fee of **\$0** ~~\$50~~ shall be charged on behalf of the Township by the towing operator on all released vehicles, whether towed for impound or MVA. This fee is to be paid to the Township for each released vehicle by the towing operator within 30 days of the finish of each tow cycle. However, if the towing operator or operators receive no fee for towing services, the fifty (\$50) dollar fee to the Township may be waived by the Township Manager.

**§ 4-6.8. Rules and Regulations.** [Ord. No. 2010-80]

- a. No flashing lights or sirens shall be used by a towing operator except by permission granted by the Chief of Police under the provisions of N.J.S.A. 39:3-50.
- b. Each wrecker and flatbed must meet all of the requirements and regulations of Title 39 Motor Vehicle Rules and Regulations including but not limited to proper registration and inspection. Dealer registration will not be permitted and each vehicle must have displayed

thereon the name and phone number of the owner/business in a minimum of three inch letters, which must be permanently affixed. The physical appearance of both the wrecker and flatbed will be of professional quality, as far as equipment and exterior finish. Further, each wrecker must have a boom lifting capacity of at least four tons.

- c. Each wrecker, while on duty, will be responsible for changing tires on police vehicles at any time when required to do so ~~and can pick up the tires at Police Headquarters. This service will be performed free of charge.~~ A charge of \$125 will apply for services performed within the Township of Lakewood. For services outside the city limits, additional charges will apply. No additional charges can be submitted without first obtaining written approval from the Township Chief of Police or his assignee.
- d. A charge of \$150 will apply for towing police vehicles within the township. For towing services outside the township, mileage charges will apply.

[To Codifier re-letter the remaining paragraphs e. through aa.]

- e. The governing body hereby designates the Police Department generally, and the Chief of Police particularly, as the supervising authority to enforce the provisions of this section. The Chief of Police is hereby given the authority to promulgate and enforce reasonable rules and regulations necessary to carry out the intent and purpose of this section. ~~provided, copies thereof are submitted to the governing body for approval at least 14 days prior to effective date thereof and written approval is given.~~ The regulations provided in this section are subject to the discretion of the Chief of Police.
- f. Prior to license renewal during the calendar year, each towing operator licensed under this section shall be inspected by a representative of the Police Department for compliance with the provisions of this section without prior notice on and any rules and regulations promulgated hereunder and a written inspection report thereof shall be prepared by the Police Department, signed by the operator who shall receive a copy thereof and filed with the Township Clerk. Failure to maintain the required equipment or to maintain same in good condition shall be grounds for removal from the towing list unless said failure is remedied within 30 days of receipt of the written inspection.
- g. Each towing operator, prior to departure from the scene of towing services, shall clean the streets of any debris resulting from any accident at such scene and shall at all times carry the necessary equipment to perform such cleaning services.
- h. No towing operator, licensed under this section, shall respond to the scene of an accident except upon the request of the driver or owner of the vehicles involved or except upon the request of the Police Department. If the owner or driver requests a private towing service to respond to the accident scene, it will be the responsibility of that responding company to clean up the accident scene or they will not be allowed to tow the vehicle.
- i. Any refusal by a licensed towing operator to tow or remove a vehicle when requested by the police shall be reported by the Police Officer assigned to the incident to his superior. The report of refusal shall include the reasons for refusal and a description of the disabled vehicle and shall be furnished to the Chief of Police. The operator shall be subject to removal from the duty list for said refusal if deemed unreasonable by the Chief of Police provided he is first given a hearing pursuant to Subsection 4-6.9 hereof.
- j. Towing operators shall arrive at the scene to which they are dispatched within a reasonable

time after being dispatched. Under normal circumstances, such reasonable time limit is defined as within 15 minutes of receipt of the call, weather permitting. Next operator on list shall be on standby in case additional help is needed, unless the tower has made prior arrangements with another licensed tower to use as his backup tower.

- k. When any unusual situation occurs due to an investigation or special operations detail which is conducted through the Police Department, office of the Chief of Police or an accident which may be dangerous to the safety of the public, such as disabled vehicles containing dangerous cargo, solvents, fluids, natural gas, or the spilling thereof or danger related thereto. It will be in the discretion of the Police Department to select a towing company qualified to perform the duties of the operation needed. This company if selected does not have to be within the Township of Lakewood.
- l. When no designation or destination has been made to where the vehicle is to be towed, the licensed towing operators are authorized to remove the vehicles to the towing operator's place of business. It may be requested by the owner or driver of the vehicle involved in the accident or a disabled vehicle, to have the vehicle towed to another place of business or residence within the Township of Lakewood, by the on-duty towing service if payment arrangements have been made on scene.
- m. When vehicles are towed to premises controlled by the Police Department for the purpose of utilizing the vehicles or its contents as evidence, or for other purposes, such vehicle shall not be released from police custody unless the owner of the vehicle furnishes the Police Department with a receipt that towing service fees have been paid.
- n. In all cases where cars are to be towed for illegal parking, summonses for such offenses shall be issued prior to towing.
- o. No towing operator operating under the license issued hereunder shall employ directly or indirectly any personnel or employees of the Township of Lakewood that maintain a position which is consistent of full time of 40 hours or more per week (i.e. Police, Public Works).
- p. The Lakewood Township Police Department shall maintain a log record of calls to licensed towing operators under this section. Said record shall be available for inspection by any licensed operator or member of the public upon reasonable notice.
- q. Such additional rules and regulations as may be promulgated by the Chief of Police shall take effect 30 days after notification by the Township Clerk of such rules and regulations upon all holder of licenses for towing operators provided further that they are approved by the governing body pursuant to Subsection 4-6.8 hereof. Service shall be made by forwarding these rules and regulations by certified mail, return receipt requested, to the licensee at the address listed in his most recent application.
- r. Abandoned automobile summonses shall be issued prior to towing abandoned automobiles and the licensed towing operator on call shall be responsible to tow said vehicles to the licensee's premises at no cost to the Police Department or the Township of Lakewood. Police will assist operators to obtain junk title for said vehicles after proper waiting period, pursuant to law.
- s. Towing operators shall keep a complete log of all vehicles towed while on duty which shall contain at least the following information:
  - 1. Date, time, and location of towing.
  - 2. Nature of call.



3. Destination.

4. If vehicle stored, the date storage commenced and terminated.
  5. Itemized bill of all charges.
  6. The log shall be made available to the Chief of Police at his request upon reasonable notification by the Chief or his designated representative.
- t. Car owners shall be supplied with bill listings charges, which shall be itemized.
  - u. Towing operators shall have vehicle owners or authorized representative sign release forms when releasing vehicles.
  - v. Towing operators shall be capable of providing adequate transmission service if required in order to tow a vehicle, in order that the transmission will not be damaged by towing.
  - w. The Chief of Police shall see that a record is maintained containing the names, addresses and 24 hour telephone numbers of all licensed wreckers and a record of the types of wreckers available to meet the specific need of the emergency. The Chief of Police shall also see that a record is maintained of the regular response of wreckers to police calls and any and all complaints from vehicle owners as to improper charges or service. Any complaints as to the towing and/or storage charges shall be referred to the Chief of Police, who shall attempt to resolve same, and shall report same to the Division of Consumer Affairs.
  - x. The Chief of Police shall maintain a weekly revolving list of licensed wreckers to provide service where needed and shall instruct all duty and investigating officers to utilize said list. The Chief of Police shall supply a police radio to the tower, so that they may remain in contact with the Police Department. The radio, its case and microphone will be supplied by the Chief of Police and will be the responsibility of the tower in the event it is broken or is stolen. In the event the radio is broken or stolen, it will be replaced by the on-duty tower. The Police radio while in the possession of the tower must be kept away from people not directly involved with the towing service.
  - y. The Police Chief shall have the power to temporarily suspend a wrecker's license for violations of safety standards or violations of the rules and regulations of operation. The following shall serve as a guide in imposing penalties for violations.
    1. First Offense -suspension of license for one tour of duty (one week).
    2. Second Offense -suspension of license for two tours of duty.
    3. Third Offense -revocation of the towing license, pending a hearing by the Township Committee.
  - z. Any additional charges and/or fees not mentioned within this section must be approved by the Traffic Safety Office.
  - aa. Each tow truck in use pursuant to this section shall display weight classification cab decals pursuant to State requirements.

**§ 4-6.11. Rates Schedule.** [Ord. No. 2010-80]

Every operator of a towing service shall give the owner a written itemized bill for the towing cost and a written receipt when paid. A schedule of the towing regulations and fees shall be posted for viewing by the public at each towing business on the Police Duty List and in the Traffic Safety Office in the Police Department. Towing fees and charges shall be as follows:

a. Towing.

1. Automobile and trucks with a gross vehicle weight requirement (GVWR) of ~~5,500~~ ~~8,600~~ pounds or under, ~~motorcycles and motor scooters and snow removal included. Includes the use of special equipment (i.e. flatbed and wheel lift).~~

Flat Rate ~~\$150~~ \$100

Motorcycles, Motor Scooters and Snow Removal May Require additional Labor or includes the use of special equipment (i.e. flatbed and wheel lift)

Not to exceed \$100

2. Automobiles and trucks over <del>8,6</del> <del>5,501</del> -15,000 GVWR	
Flat Rate	<del>\$300</del> \$150
<u>3. Unregistered impounds absent an MVA vehicles 5500 GVW or less.(Flat rate charge when picked up within the first 48hr no weekend storage charge or other fee to be applied.)</u>	<u>\$150</u>
<del>3.</del> <u>4.</u> Trucks, buses, tractor-trailers and other heavy equipment over <u>33,000</u> <del>15,001</del> pounds	
Minimum Fee	<del>\$500</del> \$250
<u>Additional hook up charges may be added (air lines, caging brakes, Axels, R&amp;1 drive shaft)</u>	<u>\$150.00 /hr.</u>

b. Additional.

1. Mileage for vehicles towed from outside of the Township perimeters only	<del>\$6</del> \$3/mile
2. Unlock transmission <u>Use of Go Jacks or Wheel Dollies</u>	<u>\$50</u> \$10

3. Speedy dry, per bag	<del>\$25</del> \$12.50
4. Waiting time (per man <u>each half</u> hour, maximum two men)	<del>\$50</del> <u>½ hr.</u> \$25
5. <del>Extra</del> Clean up <del>over half an hour</del> for <del>extra</del> debris, glass, vehicle parts. <del>Debris</del> (clean up is mandatory Ref: N.J.S.A. 39:4-56.8)	<del>\$25</del> <u>\$35 not to exceed \$100</u>
6. Administrative fee as per Subsection 4-6.6d	<del>\$25</del> <u>\$50</u>
7. Township processing fee as per Subsection 4-6.6e	<del>\$50</del> <u>\$0</u>
<u>8. Wrap or tarp covering of vehicle to safeguard vehicle from the elements when requested by the Police Dept., vehicle owner or authorized party</u>	<u>\$25 per window (not to exceed \$100)</u>
<del>8. 9.</del> Removal and yard fee within the towing operators business to street. (Use of mechanical device to two vehicle to front of business for pick up)	<del>\$75</del> <u>\$25</u>
<u>10. Recovery/Winching (in addition to towing per truck including driver)</u>	
<u>GVW up to 7500 lbs</u>	<u>\$200 ½ hr.</u>
<u>7501-14,000 lbs</u>	<u>\$300 ½ hr</u>
<u>14,001 and Over</u>	<u>\$500 ½ hr</u>
<u>11. Specialized Recovery Equipment -Only when required for recovery/rotator/crane recovery unit.</u>	<u>\$1000/ hr</u>
<u>Forklift/Bobcat</u>	<u>\$400/ hr</u>
<del>9. Recovery and service fees and charges relating to automobiles and trucks with a GVWR of 8,600 pounds, or less and motorcycles</del>	<del>\$50/half hour</del>
<del>10. Recovery and service fees and charges relating to heavy duty vehicles including automobiles and trucks with a GVWR of 8,601 and over, all buses, tractor trailers and other heavy equipment.</del>	<del>\$125/half hour</del>

c. Storage—Outside:

1. Automobiles, cycles, trucks under <u>8,600</u> <del>15,000</del> pounds <u>first calendar day.</u>	<u>No charge</u>
<u>\$1 per hour for first calendar day, thereafter.</u>	
<u>Daily rates commence on the next calendar after the tow and each calendar day thereafter</u>	
(a) <del>Vehicles impounded for Title 39 Violations will receive 1 day free storage based on a 24 hour period.</del>	<del>\$25/</del> <u>\$45</u> day
2. Trucks, buses, tractor-trailers, etc. over <u>8,601</u> <del>15,000</del> pounds	<del>\$50/</del> <u>\$125</u> day

d. Storage—Inside.

1. Automobiles, cycles, trucks under <u>5,500</u> <del>15,000</del> pounds (when required by Police Department for investigation purposes only)	<del>\$25/</del> <u>\$65</u> day
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Payment for impounded vehicles may be in cash or credit card. Towing operators shall accept cash and credit card payment for all other services rendered. ~~Check payment is up to the discretion of the towing business.~~

**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 **February 20, 2025.**

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Lauren Kirkman, RMC CMR  
Township Clerk