

AGENDA JUNE 26, 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: 26343186291. All participants will be muted upon entry but may participate by using the *3 key on the phone to raise your hand or by clicking the raise hand button to be recognized via computer. Comments may also be emailed to comments@lakewoodnj.gov. This meeting is live-streamed & recorded on Townhall Streams at <https://townhallstreams.com>
- (B) SALUTE TO THE FLAG AND PRAYER
- (C) APPROVAL OF MINUTES: May 22, 2025
- (D) MUNICIPAL BUDGET: Public Hearing Scheduled for August 7, 2025
 - (D)1. 2025-324 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The 2025 Local Municipal Budget To Be Read By Title Only At The Public Hearing
 - (D)2. 2025-325 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Certification Of Compliance With The United States Equal Employment Opportunity Commission's "Enforcement Guidance On The Consideration Of Arrest And Conviction Records In Employment Decisions Under Title VII Of The Civil Rights Act Of 1964"
 - (D)3. 2025-326 Introduction of Municipal Budget
- (E) CONSENT AGENDA

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

 - (E)4. 2025-0266 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Cambridge Pavers, In Connection With SP #2488 (10 Havenwood Ct) Block 386 Lot 1.01
 - (E)5. 2025-0267 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted

- By River Avenue Holdings, LLC., In Connection With SD #2005 (River Ave) Block 1020 Lot 1
- (E)6. 2025-0268 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Tzvi Y & Henya Weinstein In Connection With SD 1621 (771 Albert Ave) Block 1159.01, Lot 7.01
- (E)7. 2025-0269 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Dubin Contracting, LLC In Connection With 1184 Robin Dr. Block 284.19, Lot 10
- (E)8. 2025-0270 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Yisrael Friedman In Connection With 106 Forest Dr Block 12.01, Lot 15
- (E)9. 2025-0271 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Tzvi E. Bloch In Connection With 336 Cottage Place Block 248, Lot 24
- (E)10. 2025-0272 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Congregation Anshei Ridge In Connection With SP 2273 (322 Ridge Ave) Block 236.02, Lots 3 & 4
- (E)11. 2025-0273 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Moe Enterprise, LLC., In Connection With SP #1999 (East 4th St) Block 118 Lot 21
- (E)12. 2025-0274 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Joseph Wassertheil In Connection With 772 Albert Ave Block 1159, Lot 60
- (E)13. 2025-0275 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Congregation Bnos Devorah, Inc., In Connection With SP #2419 (Oak St), For Blocks 1149, 1152 & 1153, Lots Various
- (E)14. 2025-0276 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By 124 Locust Developers, LLC, In Connection With SD #2069A (Locust St), For Block 1081, Lot 4
- (E)15. 2025-0277 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 Somerset NH Equity, LLC., In Connection With ZB #4139A (New Hampshire Ave), For Block 1248, Lot 1
- (E)16. 2025-0278 Resolution Of The Township Of Lakewood, County Of Ocean,

State Of New Jersey, Reducing The Performance Guarantee (Second Reduction) Posted By Somerset NH Equity LLC., In Connection With ZB #4139A (New Hampshire Ave) For Block 1248, Lot 1

- (E)17. 2025-0279 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 1875 Swarthmore LLC, In Connection With SP 2479 (1875 Swarthmore Avenue) Block 1609 Lot 11.03
- (E)18. 2025-0280 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By New Jersey Natural Gas In Connection With Oak Street From Albert Ave To Coral Ave Block N/A, Lot N/A
- (E)19. 2025-0281 A Resolution Of Township Of Lakewood, County Of Ocean, State Of New Jersey, Adopting The Ocean County Multi-Jurisdictional All Hazard Mitigation Plan
- (E)20. 2025-0282 Resolution Of The Township Of Lakewood Authorizing And Approving Colliers Engineering & Design Inc. To Prepare, Submit And Execute A Grant Applications To The New Jersey Department Of Transportation For The E 7th St Improvements Project
- (E)21. 2025-0283 Resolution Of The Township Of Lakewood Authorizing And Approving Colliers Engineering & Design Inc. To Prepare, Submit And Execute A Grant Applications To The New Jersey Department Of Transportation For The Central Ave Pedestrian Safety Improvements Project
- (E)22. 2025-0284 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Procurement Of Services From Murray Paving And Concrete LLC Through The ESCNJ Cooperative System Pursuant To And In Accordance With N.J.S.A. 40a:11-12a And P.L. 2011, C.139
- (E)23. 2025-0285 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Procurement Of A Copier Machine Maintenance Service Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq.
- (E)24. 2025-0286 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure A Managed Compliance Program Pursuant To And In Accordance With P.L. 2011, C.139
- (E)25. 2025-0287 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of Replacement Lighting For Pine Park Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5
- (E)26. 2025-0288 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement With AFSCME District Council 71 Local 3790

- (E)27. 2025-0289 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Contracting Of Professional Services Pursuant To And In Accordance With N.J.S.A. 40a:11-5 (1)(A) And N.J.S.A. 19:44a-20.5
- (E)28. 2025-0290 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Contracting Of Professional Services Pursuant To And In Accordance With N.J.S.A. 40a:11-5 (1)(A) And N.J.S.A. 19:44a-20.4
- (E)29. 2025-0291 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of A Dodge Ram Truck To Chaverim For Nominal Consideration
- (E)30. 2025-0292 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 1 In Connection With A Project Known As "Manetta Place Drainage Improvements"
- (E)31. 2025-0293 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "East 4th Street, Ridge 4th Street & Clover Street Roadway Improvements" Project To "S&G Paving, Inc., Jamesburg, NJ" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (E)32. 2025-0294 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "2024 Roadway Improvements Program – Phase 1" Project To "S&G Paving, Inc., Jamesburg, NJ" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (E)33. 2025-0295 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "W. County Line Road & Prospect Street Sidewalk Improvements" Project To "A. Takton Concrete Corp., South River, NJ" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (E)34. 2025-0296 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Approval To Submit An Award Extension For 2024-Bike-00003 - La-2024 Bike Lakewood Township Lake Carasajlo Bike Path 15 To The New Jersey Department Of Transportation
- (E)35. 2025-0297 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution And Submission Of Statements Of Consent To The NJDEP For TWA Applications
- (E)36. 2025-0298 Resolution Township Of Lakewood County Of Ocean, State Of New Jersey Authorizing An Emergency Temporary Appropriation For 2025 Budget
- (E)37. 2025-0299 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Making Application To The Local Finance Board Pursuant To N.J.S.A. 40a:4-45.3d
- (E)38. 2025-0300 Resolution Of The Township Of Lakewood, County Of Ocean,

State Of New Jersey, Renewing Club Liquor Licenses For The Year 2025-2026

- (E)39. 2025-0301 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Consumption Liquor Licenses For The Year 2025-2026
- (E)40. 2025-0302 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing A Liquor License For The Year 2025-2026 (1514-33-048-001-Lake Terrace Manager)
- (E)41. 2025-0303 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Hotel Exception Liquor Licenses For The Year 2025-2026
- (E)42. 2025-0304 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing A Theater Exception Liquor License For The Year 2025-2026
- (E)43. 2025-0305 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving Distribution Liquor License Renewals For The Year 2025-2026
- (E)44. 2025-0306 Resolution Of The Township Of Lakewood, County Of Lakewood, State Of New Jersey, Renewing A Liquor License For The Year 2025-2026 (1514-44-023-005 ADI Spirits, Inc.)
- (E)45. 2025-0307 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License For The Year 2025-2026 (CB Lakewood LLC)
- (E)46. 2025-0308 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License For The Year 2025-2026 (Javier Perez Hernandez)
- (E)47. 2025-0309 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License For The Year 2025-2026 (S&G Associates, Inc.)
- (E)48. 2025-0310 Resolution Of The Township Of Lakewood, County Of Lakewood, State Of New Jersey, Renewing A Liquor License For The Year 2025-2026 (Maggies At Lakewood Country Club)
- (E)49. 2025-0311 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License For The Year 2025-2026 (TEB Equities Corp.)
- (E)50. 2025-0312 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of An Inactive Liquor License For The Year 2025-2026 (Matrix Woodlake, LLC)
- (E)51. 2025-0313 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Inactive Consumption Liquor License Seared 1514-33-012-008 For The Year 2025-2026
- (E)52. 2025-0314 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 12.02,

- Lot 21.03, Block 12.02, Lot 6; Block 12.02, Lot 22, And Block 12.02, Lot 20
- (E)53. 2025-0315 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
- (E)54. 2025-0316 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots To Madison Title Agency
- (E)55. 2025-0317 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots To Universal Abstract
- (E)56. 2025-0318 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots To Corelogic
- (E)57. 2025-0319 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots To Riverside Abstract
- (E)58. 2025-0320 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments On Various Block And Lots To Various Title Companies
- (E)59. 2025-0321 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund Overpayments By Homeowners and Mortgage Companies On Various Block And Lots
- (E)60. 2025-0322 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Participate In An Online Tax Sale For Delinquent 2024 Municipal Charges
- (F) ORDINANCES FIRST READING - Public Hearing To Be Announced
- (F)61. 2025-030 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Right Of Way Located On A Portion Of A Paper Street Known As Read Place In The Township Of Lakewood
- (F)62. 2025-031 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To Portion Of A Paper Street Known As Lambert Avenue In The Township Of Lakewood
- (F)63. 2025-032 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40a: 4-45.14)
- (F)64. 2025-033 Ordinance Of The Township Of Lakewood, County Of

Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-13 (Parking Prohibited At All Times On Certain Streets) (Somerset Ave.)

- (F)65. 2025-034 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-21.1 Entitled "Four-Way Stops" (Sims Avenue And Radiant Hill)

- (G) ORDINANCES SECOND READING: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at premeetingcomments@lakewoodnj.gov or during the meeting via comments@lakewoodnj.gov. Please include your name and address for the record.

- (G)66. 2025-021 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Opting Into The Garden State C-Pace Program To Facilitate The Financing Of C-Pace Projects

- (G)67. 2025-022 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement Of Local Property Taxes To 1965 Swarthmore Partners, LP, For Facilities Located At Block 1607, Lot 3 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

- (G)68. 2025-023 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement Of Local Property Taxes To Kikar Shabbos 1, LLC, For Facilities Located At Block 161, Lot 2 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

- (G)69. 2025-024 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To Portion Of A Paper Street Known As Ostend Street In The Township Of Lakewood

- (G)70. 2025-025 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 459, Lot 7 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Open Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Beaver Street And Nussbaum Avenue)

- (G)71. 2025-026 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Changing The Name Of A Streets Known As Columbus Avenue, As Depicted On Tax Map Sheets 87 And 89 To Java Avenue Pursuant To And In Accordance With N.J.S.A. 40:67-1(K) Et Seq.

- (G)72. 2025-027 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 440.07, Lot 2 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Nassau Street And Amsterdam Avenue)
- (G)73. 2025-028 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 451, Lot 7 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Columbus Avenue)
- (G)74. 2025-029 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 456, Lot 6 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Beaver Street And Amsterdam Avenue)
- (H) MOTION TO APPROVE BILL LIST: June 24, 2025
- (I) PUBLIC COMMENT: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at premeetingcomments@lakewoodnj.gov or during the meeting via comments@lakewoodnj.gov. Please include your name and address for the record.
- (J) COMMENTS FROM COMMITTEE MEMBERS
- (K) ADJOURNMENT

(D)1.2025-0324

2025-324 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The 2025 Local Municipal Budget To Be Read By Title Only At The Public Hearing

WHEREAS, N.J.S.A. 40A:4-8 provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, as well as posting of same; and

WHEREAS, the conditions required by N.J.S.A. 40A:4-8 will have been satisfied for the 2024 Municipal Budget by Township Officials at the time of the public hearing.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, in the County of Ocean, State of New Jersey that the 2025 Municipal Budget shall be read by its title only.

This Resolution shall take effect immediately upon adoption according to 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

budget by title

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE 2025 LOCAL MUNICIPAL BUDGET TO BE READ BY TITLE ONLY AT THE PUBLIC HEARING

WHEREAS, N.J.S.A. 40A:4-8 provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, as well as posting of same; and

WHEREAS, the conditions required by N.J.S.A. 40A:4-8 will have been satisfied for the 2024 Municipal Budget by Township Officials at the time of the public hearing.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Lakewood, in the County of Ocean, State of New Jersey that the 2025 Municipal Budget shall be read by its title only.

This Resolution shall take effect immediately upon adoption according to 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 on **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(D)2.2025-0325

2025-325 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Certification Of Compliance With The United States Equal Employment Opportunity Commission's "Enforcement Guidance On The Consideration Of Arrest And Conviction Records In Employment Decisions Under Title VII Of The Civil Rights Act Of 1964"

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c. 183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," as amended, 42 U.S.C. § 2000e et seq., (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c. 183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

certification of compliance

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "ENFORCEMENT GUIDANCE ON THE CONSIDERATION OF ARREST AND CONVICTION RECORDS IN EMPLOYMENT DECISIONS UNDER TITLE VII OF THE CIVIL RIGHTS ACT OF 1964"

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c. 183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c. 183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance

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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

LAKESWOOD TOWNSHIP CERTIFICATION PURSUANT TO P.L.2017, C.183 OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "ENFORCEMENT GUIDANCE ON THE CONSIDERATION OF ARREST AND CONVICTION RECORDS IN EMPLOYMENT DECISIONS UNDER TITLE VII OF THE CIVIL RIGHTS ACT OF 1964"

GROUP AFFIDAVIT FORM FOR MUNICIPALITIES AND COUNTIES
NO PHOTO COPIES OF SIGNATURES

STATE OF NEW JERSEY
COUNTY OF OCEAN

We, members of the governing body of the Township of Lakewood being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the Township Committee of the Township of Lakewood in the County of Ocean:
2. Pursuant to P.L. 2017, c. 183, we have familiarized ourselves with the contents of the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," as amended, 42 U.S.C. § 2000e et seq., (April 25, 2012);
3. We are familiar with the local unit's hiring practices as they pertain to the consideration of an individual's criminal history;
4. We certify that the local unit's hiring practices comply with the above-referenced enforcement guidance.

(L.S.) _____	(L.S.) _____
(L.S.) _____	(L.S.) _____
(L.S.) _____	(L.S.) _____
(L.S.) _____	(L.S.) _____
(L.S.) _____	(L.S.) _____

Sworn to and subscribed before me
_____ day of _____
Notary Public of New Jersey

Lauren Kirkman, RMC, CMR
Township Clerk

The Municipal Clerk, or Clerk of the Board of Chosen Freeholder shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be executed before a municipality or county can submit its approved budget to the Division of Local Government Services. The executed certificate and the adopted resolution must be kept on file and available for inspection

(D)3.2025-0326

2025-326 Introduction of Municipal Budget

(E)4.2025-0266

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Cambridge Pavers, In Connection With SP #2488 (10 Havenwood Ct) Block 386 Lot 1.01

WHEREAS, a performance guarantee was heretofore posted with the Township by Cambridge Pavers, in the form of a Treasurer's Check No. 4085 dated August 21, 2023 in the amount of \$13,830.00 issued by Connect One Bank, in connection with SP # 2488, Block 386, Lot 1.01 and,

WHEREAS, under date of May 20, 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 \$ 5,140.00.
2. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints as per 18-705.A.
3. The Applicant shall provide as per 18.705A "as built" plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to "T" or "V" connections from manholes.
4. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
5. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
6. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
7. The Applicant shall provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.
8. The Applicant shall provide an independent third party (professional engineer) certification of completed work regarding the retaining wall.
9. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer

c. Cambridge Pavers

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B386 L1.01

Engineer Letter B386 L1.01

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY CAMBRIDGE PAVERS, IN CONNECTION WITH SP #2488 (10
HAVENWOOD CT) BLOCK 386 LOT 1.01**

WHEREAS, a performance guarantee was heretofore posted with the Township by Cambridge Pavers, in the form of a Treasurer's Check No. 4085 dated August 21, 2023 in the amount of \$13,830.00 issued by Connect One Bank, in connection with SP # 2488, Block 386, Lot 1.01 and,

WHEREAS, under date of May 20, 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 \$ 5,140.00.
2. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints as per 18-705.A.
3. The Applicant shall provide as per 18.705A "as built" plans and profiles of the streets. Said plans shall comply with the requirements of section 18.705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to "T" or "V" connections from manholes.
4. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.

5. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
6. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
7. The Applicant shall provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.
8. The Applicant shall provide an independent third party (professional engineer) certification of completed work regarding the retaining wall.
9. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Cambridge Pavers

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 **June 26, 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

May 20, 2025
RVE Job No. 151511557

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: Cambridge Pavers
APPLICATION #: SP 2488 (10 Havenwood Ct)
BLOCK: 386 **LOT:** 1.01

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

- Performance Guarantee: Treasurer's Check No. 4085
- Drawn on: Connect One Bank
- Amount/Dated: \$13,830.00 / August 21, 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 owners.

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

- 1) Posting a two-year Maintenance Guarantee in the amount of \$5,140.00, with attached Maintenance Bond Form.
- 2) Provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A.
- 3) As per 18-705.A "as-built" plans and profiles of the streets. Said plans shall comply with the requirements of section 18-705.A, which includes but is not limited to showing elevations as constructed and reference bench marks. As well as showing elevations of inverts of manholes and catch basins and elevations of inlet gratings and manhole rims for the storm drainage system and also locations of sanitary sewer, laterals dimensioned from main and reference dimensions to "T" or "V" connections from manholes.
- 4) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.

- 5) Maintenance of a \$500.00 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 6) Provide a final release letter from Ocean County Soil Conservation District.
- 7) Provide a letter of final acceptance from the Ocean County Engineer's Office for all road improvements along county roads.
- 8) Independent third party (professional engineer) certification of completed work regarding the retaining wall.

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

Very truly yours,
Remington & Vernick Engineers, Inc.



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

Enclosure:

1. Maintenance Bond Form

JWS: ap

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
Cambridge Pavers, (Via Email: cgamarekinc@cambridgepavers.com)
Adam Pfeffer, Esq., (Via Email: adampfeffer@lspglegalgroup.com)

(E)5.2025-0267

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By River Avenue Holdings, LLC., In Connection With SD #2005 (River Ave) Block 1020 Lot 1

WHEREAS, a performance guarantee was heretofore posted with the Township by River Avenue Holdings, LLC., in the form of a Bond #S313368 dated July 13, 2017 in the amount of \$1,060,130.00 with a 1st Reduction on August 9, 2019 in the amount of \$339,140.00 with a 2nd Reduction on January 7, 2020 in the amount of \$318,039.00 issued by NGM Insurance Company, in connection with SD #2005, Block 1020, Lot 1

WHEREAS, under date of June 2, 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 \$ 132,520.00.
2. 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.
3. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall clean and video the Stormwater system.
5. The Applicant shall maintain a balance of \$4,410.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
6. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
7. The Applicant shall provide a letter of final acceptance from the NJDOT’s Office for all road improvements along Route 9.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. River Avenue 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1020 L1

Engineer Letter B1020 L1

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY RIVER AVENUE HOLDINGS, LLC., IN CONNECTION WITH SD #2005 (RIVER
AVE) BLOCK 1020 LOT 1**

WHEREAS, a performance guarantee was heretofore posted with the Township by River Avenue Holdings, LLC., in the form of a Bond #S313368 dated July 13, 2017 in the amount of \$1,060,130.00 with a 1st Reduction on August 9, 2019 in the amount of \$339,140.00 with a 2nd Reduction on January 7, 2020 in the amount of \$318,039.00 issued by NGM Insurance Company, in connection with SD #2005, Block 1020, Lot 1

WHEREAS, under date of June 2, 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 \$ 132,520.00.
2. 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.
3. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall clean and video the Stormwater system.
5. The Applicant shall maintain a balance of \$4,410.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
6. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.

7. The Applicant shall provide a letter of final acceptance from the NJDOT's Office for all road improvements along Route 9.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. River Avenue 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 **June 26, 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

June 2, 2025
RVE Job No. 15151847

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: River Avenue Holdings, LLC

APPLICATION NUMBER: SD 2005 (River Ave)

BLOCK #: 1020 **LOT(S) #:** 1

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

- Performance Guarantee: Bond No. S313368
- Issued by: NGM Insurance Company
- Amount/Dated: \$1,060,130.00 July 13, 2017
 - 1st Reduction: \$339,140.00 August 9, 2019
 - 2nd Reduction: \$318,039.00 January 7, 2020

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 within the public right-of-way shall be maintained by the Township of Lakewood. The stormwater system outside of the public right-of-way shall be maintained by the respective property owners.

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

1. Parkview Ave from Halsey Street to Edgecomb Ave.
2. Halsey Street from Route 9 to Parkview Ave.
3. Edgecomb Ave from Route 9 to Parkview Ave.
4. Elroy Street from Halsey Street to Oak Street.

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 \$132,520.00, with attached Maintenance Bond Form.
- 2) 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.

- 3) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 4) Stormwater system shall be cleaned and videoed.
- 5) Maintenance of a \$4,410.00 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 6) Provide a final release letter from Ocean County Soil Conservation District.
- 7) Provide a letter of final acceptance from the NJDOT's Office for all road improvements along Route 9.

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

Very truly yours,
Remington & Vernick Engineers, Inc.



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

Enclosure:

1. Maintenance Bond Form

JWS: jws

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Mark Jehnke, P.E., Ocean County Engineer
River Avenue Holdings, LLC – 212 Second Street, Suite 302, Lakewood, NJ 08701

(E)6.2025-0268

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Tzvi Y & Henya Weinstein In Connection With SD 1621 (771 Albert Ave) Block 1159.01, Lot 7.01

WHEREAS, a performance guarantee was heretofore posted with the Township by Tzvi Y & Henya Weinstein, in the form of Bond No. 72350188 dated May 1, 2021, in the amount of \$10,390.00 issued by Western Surety Company, in connection with SD #1621, Block 1159.01 Lot 7.01 and,

WHEREAS, under date of June 2, 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. Tzvi Y & Henya Weinstein

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1159.01 L7.01

Engineer Letter B1159.01 L7.01

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY TZVI Y & HENYA
WEINSTEIN IN CONNECTION WITH SD 1621
(771 ALBERT AVE) BLOCK 1159.01, LOT 7.01**

WHEREAS, a performance guarantee was heretofore posted with the Township by Tzvi Y & Henya Weinstein, in the form of Bond No. 72350188 dated May 1, 2021, in the amount of \$10,390.00 issued by Western Surety Company, in connection with SD #1621, Block 1159.01 Lot 7.01 and,

WHEREAS, under date of June 2, 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. Tzvi Y & Henya Weinstein

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 **June 26, 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

June 2, 2025
RVE Job No. 15151300

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Tzvi Y & Henya Weinstein
APPLICATION #: SD 1621 (771 Albert Ave)
BLOCK: 1159.01 **LOT:** 7.01

A request dated has been received from Ashley Development 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: Bond No. 72350188
- Issued By: Western Surety Company
- Amount: \$10,390.00
- Dated: May 1, 2021

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

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:slf

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Tzvi Y & Henya Weinstein – 724 Albert Avenue, Lakewood, NJ 08701 (devora@ashleymanage.com)

(E)7.2025-0269

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Dubin Contracting, LLC In Connection With 1184 Robin Dr. Block 284.19, Lot 10

WHEREAS, a performance guarantee was heretofore posted with the Township by Dubin Contracting, LLC, in the form of Check No. 54364809-3 dated September 29, 2020, in the amount of \$10,060.00 issued by TD Bank, in connection with 1184 Robin Dr, Block 284.19 Lot 10 and,

WHEREAS, under date of June 2, 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. Dubin Contracting, 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B284.19 L10

Engineer Letter B284.19 L10

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY DUBIN
CONTRACTING, LLC IN CONNECTION WITH
1184 ROBIN DR. BLOCK 284.19, LOT 10**

WHEREAS, a performance guarantee was heretofore posted with the Township by Dubin Contracting, LLC, in the form of Check No. 54364809-3 dated September 29, 2020, in the amount of \$10,060.00 issued by TD Bank, in connection with 1184 Robin Dr, Block 284.19 Lot 10 and,

WHEREAS, under date of June 2, 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. Dubin Contracting, 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 **June 26, 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

June 2, 2025
RVE Job No. 15151247

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Dubin Contracting, LLC
APPLICATION #: N/A (1184 Robin Dr)
BLOCK: 284.19 **LOT:** 10

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

- Performance Guarantee: Official Check No. 54364809-3
- Drawn on: TD Bank
- Amount: \$10,060.00
- Dated: September 29, 2020

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

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:slf

cc: Phil Roux, Director of Public Works; Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts;; Lauren Kirkman, Township Clerk; Steven Secare, Township Attorney; Dubin Contracting, LLC – 31 Birch Street, Lakewood, NJ 08701 (chaim@dubincontracting.com)

(E)8.2025-0270

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Yisrael Friedman In Connection With 106 Forest Dr Block 12.01, Lot 15

WHEREAS, a performance guarantee was heretofore posted with the Township by Yisrael Friedman, in the form of Bond #64644530 dated May 22, 2019, in the amount of \$12,690.00 issued by Western Surety Company, in connection with 106 Forest Dr, Block 12.01 Lot 15 and,

WHEREAS, under date of June 2, 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. Yisrael Friedman

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B12.01 L15

Engineer Letter B12.01 L15

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY YISRAEL FRIEDMAN
IN CONNECTION WITH 106 FOREST DR BLOCK
12.01, LOT 15**

WHEREAS, a performance guarantee was heretofore posted with the Township by Yisrael Friedman, in the form of Bond #64644530 dated May 22, 2019, in the amount of \$12,690.00 issued by Western Surety Company, in connection with 106 Forest Dr, Block 12.01 Lot 15 and,

WHEREAS, under date of June 2, 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. Yisrael Friedman

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 **June 26, 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

June 2, 2025
RVE Job No. 15151113

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Yisrael Friedman
APPLICATION #: N/A (106 Forest Dr)
BLOCK: 12.01 **LOT:** 15

A request has been received from Matt's Construction 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: Bond No. 64644530
- Issued By: Western Surety Company
- Amount: \$12,690.00
- Dated: May 22, 2019

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

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:slf

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Yisrael Friedman – 106 Forest Avenue, Lakewood, NJ 08701; Matt's Construction

(E)9.2025-0271

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Tzvi E. Bloch In Connection With 336 Cottage Place Block 248, Lot 24

WHEREAS, a performance guarantee was heretofore posted with the Township by Tzvi E. Bloch, in the form of Bond #72347171 dated March 5, 2021, in the amount of \$8,750.00 issued by Western Surety Company, in connection with 336 Cottage Place, Block 248 Lot 24 and,

WHEREAS, under date of June 2, 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. Tzvi E. Bloch

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B248 L24

Engineer Letter B248 L24

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY TZVI E. BLOCH IN
CONNECTION WITH 336 COTTAGE PLACE
BLOCK 248, LOT 24**

WHEREAS, a performance guarantee was heretofore posted with the Township by Tzvi E. Bloch, in the form of Bond #72347171 dated March 5, 2021, in the amount of \$8,750.00 issued by Western Surety Company, in connection with 336 Cottage Place, Block 248 Lot 24 and,

WHEREAS, under date of June 2, 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. Tzvi E. Bloch

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 **June 26, 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

June 2, 2025
RVE Job No. 15151292

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Tzvi E. Bloch
APPLICATION #: N/A (336 Cottage Pl)
BLOCK: 248 **LOT:** 24

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: Bond No. 72347171
- Issued By: Western Surety Company
- Amount: \$8,750.00
- Dated: March 5, 2021

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

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Tzvi E. Bloch – 17 Yomah Ct, Lakewood, NJ 08701 (chayabloch1@gmail.com)

(E)10.2025-0272

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Congregation Anshei Ridge In Connection With SP 2273 (322 Ridge Ave) Block 236.02, Lots 3 & 4

WHEREAS, a performance guarantee was heretofore posted with the Township by Congregation Anshei Ridge, in the form of Check #2410621 dated November 22, 2019, in the amount of \$24,384.00 issued by Santander Bank, in connection with SP #2273, Block 236.02 Lots 3 & 4 and,

WHEREAS, under date of June 13, 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. Congregation Anshei Ridge

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B236.02 L3 & 4

Engineer Letter B236.02 L3 & 4

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY CONGREGATION
ANSHEI RIDGE IN CONNECTION WITH SP 2273
(322 RIDGE AVE) BLOCK 236.02, LOTS 3 & 4**

WHEREAS, a performance guarantee was heretofore posted with the Township by Congregation Anshei Ridge, in the form of Check #2410621 dated November 22, 2019, in the amount of \$24,384.00 issued by Santander Bank, in connection with SP #2273, Block 236.02 Lots 3 & 4 and,

WHEREAS, under date of June 13, 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. Congregation Anshei Ridge

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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk



REMINGTON & VERNICK ENGINEERS

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

To: Patrick Donnelly, Municipal Manager

June 13, 2025
RVE Job No. 1515I978

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: Congregation Anshei Ridge
APPLICATION #: SP 2273 (322 Ridge Ave)
BLOCK: 236.02 **LOT:** 3 & 4

Our records indicate that the Township Committee approved the release of the Performance Guarantee for the referenced project on March 16, 2023. Said release was granted with some conditions. All of these conditions have been completed, except for the posting of the maintenance guarantee. In that the two-year period for the maintenance period has passed Remington & Vernick Engineers has inspected all improvements covered by the guarantee, and we are satisfied that the bonded improvements are acceptable. Therefore, I recommend that the maintenance guarantee be waived for this project.

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

1. Performance Guarantee: Official Check No. 2410621
2. Drawn on: Santander Bank
3. Amount: \$24,384.00
4. Date: November 22, 2019

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

Dominic Cundari, P.E.
Assistant Township Engineer

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Steven Secare, Township Attorney
Ocean County Soils Conservation District
Congregation Anshei Ridge – 5 Shoshana Drive, Lakewood, NJ 08701 (baisdovidexpansion@gmail.com)

(E)11.2025-0273

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Moe Enterprise, LLC., In Connection With SP #1999 (East 4th St) Block 118 Lot 21

WHEREAS, a performance guarantee was heretofore posted with the Township by Moe Enterprise, LLC., in the form of a Check No. 1392381 dated February 13, 2017 in the amount of \$18,870.00 issued by Santander Bank, in connection with SP #1999, Block 118, Lot 21

WHEREAS, under date of May 26, 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 \$ 2,360.00.
2. 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.
3. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Moe Enterprise, 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 **June 26, 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, RELEASING A PERFORMANCE GUARANTEE
POSTED BY MOE ENTERPRISE, LLC., IN CONNECTION WITH SP #1999 (EAST 4TH
ST) BLOCK 118 LOT 21**

WHEREAS, a performance guarantee was heretofore posted with the Township by Moe Enterprise, LLC., in the form of a Check No. 1392381 dated February 13, 2017 in the amount of \$18,870.00 issued by Santander Bank, in connection with SP #1999, Block 118, Lot 21

WHEREAS, under date of May 26, 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 \$ 2,360.00.
2. 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.
3. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.

4. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. Moe Enterprise, 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 **June 26, 2025.**

Lauren Kirkman RMC, CMR
Township Clerk

(E)12.2025-0274

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Joseph Wassertheil In Connection With 772 Albert Ave Block 1159, Lot 60

WHEREAS, a performance guarantee was heretofore posted with the Township by Joseph Wassertheil, in the form of Check #9645700505 dated November 4, 2020, in the amount of \$11,880.00 issued by Chase Bank, in connection with 772 Albert Ave, Block 1159 Lot 60 and,

WHEREAS, under date of June 12, 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. Joseph Wassertheil

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1159 L60

Engineer Letter B1159 L60

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY JOSEPH
WASSTHEIL IN CONNECTION WITH 772
ALBERT AVE BLOCK 1159, LOT 60**

WHEREAS, a performance guarantee was heretofore posted with the Township by Joseph Wassertheil, in the form of Check #9645700505 dated November 4, 2020, in the amount of \$11,880.00 issued by Chase Bank, in connection with 772 Albert Ave, Block 1159 Lot 60 and,

WHEREAS, under date of June 12, 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. Joseph Wassertheil

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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk



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

To: Patrick Donnelly, Municipal Manager

June 12, 2025
RVE Job No. 15151256

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: Joseph Wassertheil
APPLICATION NUMBER: N/A (772 Albert Ave)
BLOCK #: 1159 **LOT(S) #:** 60

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

1. Performance Guarantee: Cashier's Check No. 9645700505
2. Drawn on: Chase Bank
3. Amount of Check: \$11,880.00
4. Dated: November 4, 2020

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

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:

cc: Phil Roux, Director of Public Works;
Margaret Stazko, Assistant Treasurer;
Megan Nixon, Supervisor of Accounts;
Lauren Kirkman, Township Clerk;
Steven Secare, Township Attorney;
Joseph Wassertheil – 764 Albert Avenue, Lakewood, NJ 08701 (joe@jwasser.com)

(E)13.2025-0275

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Congregation Bnos Devorah, Inc., In Connection With SP #2419 (Oak St), For Blocks 1149, 1152 & 1153, Lots Various

WHEREAS, a performance guarantee was heretofore posted with the Township by Congregation Bnos Devorah, Inc., in the form of Bond No. 621-102137-4 issued by The United States Fire Insurance Company, dated April 6, 2022, in the amount of \$490,744.10, in connection with a project known as SP #2419, Blocks 1149, 1152 & 1153, Lots Various and

WHEREAS, under date of June 2, 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 from \$490,744.10 to \$147,219.23. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$478,280.00 to \$143,480.00 and the Safety and Stabilization Guarantee is reduced from \$12,464.10 to \$3,739.23 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 Bnos Devorah, 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1149, 1152 & 1153, L Various

Engineer Letter B1149, 1152 & 1153, L Various

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY
OF OCEAN, STATE OF NEW JERSEY, REDUCING THE
PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED
BY CONGREGATION BNOS DEVORAH, INC., IN
CONNECTION WITH
SP #2419 (OAK ST), FOR BLOCKS 1149, 1152 & 1153, LOTS
VARIOUS**

WHEREAS, a performance guarantee was heretofore posted with the Township by Congregation Bnos Devorah, Inc., in the form of Bond No. 621-102137-4 issued by The United States Fire Insurance Company, dated April 6, 2022, in the amount of \$490,744.10, in connection with a project known as SP #2419, Blocks 1149, 1152 & 1153, Lots Various and

WHEREAS, under date of June 2, 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 from \$490,744.10 to \$147,219.23. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$478,280.00 to \$143,480.00 and the Safety and Stabilization Guarantee is reduced from \$12,464.10 to \$3,739.23 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 Bnos Devorah, 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 **June 26, 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

June 2 2025
RVE Job No. 151511370

REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

DEVELOPER: Congregation Bnos Devorah, Inc.

APPLICATION NUMBER: SP 2419 (Oak St)

BLOCK #: 1149, 1152 & 1153 **LOT(S) #:** Various

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

1. Performance Guarantee: Bond No. 621-102137-4
2. Issued by: United States Fire Insurance Company
3. Amount of Guarantee: \$490,744.10
4. Date of Bond: April 6, 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 **May 21, 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 \$490,744.10 to \$147,219.23**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$478,280.00 to \$143,480.00 and the Safety and Stabilization Guarantee is reduced from \$12,464.10 to \$3,739.23, until the remaining improvements are constructed.

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:

cc: Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
Congregation Bnos Devorah, Inc. – 360 Oak Street, Lakewood, NJ 08701

(E)14.2025-0276

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By 124 Locust Developers, LLC, In Connection With SD #2069A (Locust St), For Block 1081, Lot 4

WHEREAS, a TCO performance guarantee was heretofore posted with the Township by 124 Locust Developers, LLC., in the form of Bond No. 621-102518-1 issued by United States Fire Insurance Company, dated February 23, 2024, in the amount of \$217,100.00, in connection with a project known as SD #2069A, Block 1081, Lot 4 and

WHEREAS, under date of June 6, 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 from \$217,100.00 to \$117,430.00, 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. 124 Locust Developers, LLC.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1081 L4

Engineer Letter B1081 L4

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY
OF OCEAN, STATE OF NEW JERSEY, REDUCING THE
PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED
BY 124 LOCUST DEVELOPERS, LLC., IN CONNECTION WITH
SD #2069A (LOCUST ST), FOR BLOCK 1081, LOT 4**

WHEREAS, a TCO performance guarantee was heretofore posted with the Township by 124 Locust Developers, LLC., in the form of Bond No. 621-102518-1 issued by United States Fire Insurance Company, dated February 23, 2024, in the amount of \$217,100.00, in connection with a project known as SD #2069A, Block 1081, Lot 4 and

WHEREAS, under date of June 6, 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 from \$217,100.00 to \$117,430.00, 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. 124 Locust Developers, LLC.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025.**

Lauren Kirkman RMC, CMR
Township Clerk



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

To: Patrick Donnelly, Municipal Manager

June 6, 2025
RVE Job No. 15151836

REDUCTION OF PERFORMANCE GUARANTEE (TCO) – FIRST REDUCTION

DEVELOPER: 124 Locust Developers, LLC

APPLICATION #: SD 2069A (Locust St)

BLOCK: 1081 **LOT:** 4

A written request has been received 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: Bond No. 621-102518-1
- Issued by: United States Fire Insurance Company
- Amount of Guarantee: \$217,100.00
- Date of Bond: February 23, 2024

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 **June 4, 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 \$217,100.00 to \$117,430.00.**

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS: hr

cc: Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
124 Locust Developers, LLC – 742 Ocean Avenue, Lakewood, NJ 08701 (steve@accuratebuildersnj.com)

(E)15.2025-0277

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 Somerset NH Equity, LLC., In Connection With ZB #4139A (New Hampshire Ave), For Block 1248, Lot 1

WHEREAS, a performance guarantee was heretofore posted with the Township by Somerset NH Equity, LLC., in the form of Bond No. 621-102662-1 issued by United States Fire Insurance Company, dated January 15, 2025, in the amount of \$464,840.00, in connection with a project known as ZB #4139A, Block 1248, Lot 1 and

WHEREAS, under date of June 12, 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 from \$464,840.00 to \$375,580.00, until the remaining improvements are constructed.
2. The Applicant shall replenish their engineering inspection escrow account in the amount of \$21,317.16.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer
 - C. Somerset NH Equity, 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 **June 26, 2025.**

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1248 L1

Engineer Letter B1248 L1

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 SOMERSET NH EQUITY, LLC., IN CONNECTION WITH
ZB #4139A (NEW HAMPSHIRE AVE), FOR BLOCK 1248, LOT 1**

WHEREAS, a performance guarantee was heretofore posted with the Township by Somerset NH Equity, LLC., in the form of Bond No. 621-102662-1 issued by United States Fire Insurance Company, dated January 15, 2025, in the amount of \$464,840.00, in connection with a project known as ZB #4139A, Block 1248, Lot 1 and

WHEREAS, under date of June 12, 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 from \$464,840.00 to \$375,580.00, until the remaining improvements are constructed.
2. The Applicant shall replenish their engineering inspection escrow account in the amount of \$21,317.16.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer
 - C. Somerset NH Equity, 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 **June 26, 2025.**

Lauren Kirkman RMC, CMR
Township Clerk



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

To: Patrick Donnelly, Municipal Manager

June 12, 2025
RVE Job No. 151511349

REDUCTION OF PERFORMANCE GUARANTEE (TCO) – FIRST REDUCTION

DEVELOPER: Somerset NH Equity, LLC
APPLICATION #: ZB 4139A (New Hampshire Ave)
BLOCK: 1248 **LOT:** 1

A written request has been received 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: Bond No. 621-102662-1
- Issued by: United States Fire Insurance Company
- Amount of Guarantee: \$464,840.00
- Date of Bond: January 15, 2025

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 indicating the amount of the bonded items still incompletd. 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 \$464,840.00 to \$375,580.00.**

Also, please note that the engineering inspection escrow for this project is depleted. Please forward additional escrow in the amount of \$21,317.16 to this office to replenish your account.

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:

cc: Lauren Kirkman, Township Clerk
Steve Secare, Township Attorney
Somerset NH Equity, LLC – 358 North Lincoln Avenue #120, Lincolnwood, NJ 60712
(yehuda@lenoxgrp.com)

(E)16.2025-0278

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (Second Reduction) Posted By Somerset NH Equity LLC., In Connection With ZB #4139A (New Hampshire Ave) For Block 1248, Lot 1

WHEREAS, a performance guarantee was heretofore posted with the Township by Somerset NH Equity, LLC., in the form of Bond #621-102156-3, issued by United States Fire Insurance Company dated June 20, 2022 in the amount of \$1,322,368.51 with a 1st Reduction on September 23, 2024 to \$559,134.55, in connection with a project known as ZB #4139A Block 1248, Lot 1, and

WHEREAS, under date of June 12, 2025, the Township Engineer did recommend the Second Reduction of the performance guarantee aforesaid; and

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

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

1. That the total amount of the Performance Guarantee aforesaid be and hereby is reduced by an from \$559,134.55 to \$396,706.55. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$546,370.00 to \$378,650.00 and the Safety and Stabilization Guarantee is reduced from \$12,764.55 to \$9,056.55, until the remaining improvements are constructed.

2. The Applicant shall replenish the engineering escrow account in the amount of \$21,317.16.

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

- A. Township Engineer
- B. Chief Financial Officer; and
- C. Somerset NH Equity, 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B2148 L1

Engineer Letter B1248 L1

RESOLUTION # 2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (SECOND REDUCTION) POSTED BY SOMERSET NH EQUITY LLC., IN CONNECTION WITH ZB #4139A, (NEW HAMPSHIRE AVE) FOR BLOCK 1248, LOT 1

WHEREAS, a performance guarantee was heretofore posted with the Township by Somerset NH Equity, LLC., in the form of Bond #621-102156-3, issued by United States Fire Insurance Company dated June 20, 2022 in the amount of \$1,322,368.51 with a 1st Reduction on September 23, 2024 to \$559,134.55, in connection with a project known as ZB #4319A Block 1248, Lot 1, and

WHEREAS, under date of June 12, 2025, the Township Engineer did recommend the Second Reduction of the performance guarantee aforesaid; and

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

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

1. That the total amount of the Performance Guarantee aforesaid be and hereby is reduced by an from \$559,134.55 to \$396,706.55. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$546,370.00 to \$378,650.00 and the Safety and Stabilization Guarantee is reduced from \$12,764.55 to \$9,056.55, until the remaining improvements are constructed.
2. The Applicant shall replenish the engineering escrow account in the amount of \$21,317.16.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Township Engineer
 - B. Chief Financial Officer; and
 - C. Somerset NH Equity, 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 **June 26, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk



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

To: Patrick Donnelly, Municipal Manager

June 12, 2025
RVE Job No. 151511349

REDUCTION OF PERFORMANCE GUARANTEE – SECOND REDUCTION

DEVELOPER: Somerset NH Equity, LLC
APPLICATION #: ZB 4139A (New Hampshire Ave)
BLOCK: 1248 **LOT:** 1

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. 621-102156-3
- Issued By: United States Fire Insurance Company
- Amount / Dated: \$1,322,368.51 / June 20, 2022
 - 1st Reduction \$559,134.55 / September 23, 2024

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 **June 11, 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.

The original guarantee has previously been reduced via Resolution adopted by the Lakewood Township Committee on September 26, 2024. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **from \$559,134.55 to \$396,706.55**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$546,370.00 to \$387,650.00, and the Safety and Stabilization Guarantee is reduced from \$12,764.55 to \$9,056.55, until the remaining improvements are constructed.

Also, please note that the engineering inspection escrow for this project is depleted. Please forward additional escrow in the amount of \$21,317.16 to this office to replenish your account.

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS:

cc: Lauren Kirkman, Township Clerk
Steve Secare, Twp. Attorney
Somerset NH Equity, LLC – 7358 North Lincoln Avenue #120, Lincolnwood, NJ 60712
(yehuda@lenoxgrp.com)

(E)17.2025-0279

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 1875 Swarthmore LLC, In Connection With SP 2479 (1875 Swarthmore Avenue) Block 1609 Lot 11.03

WHEREAS, a performance guarantee was heretofore posted with the Township by 1875 Swarthmore LLC, in the form of a Check # 13551 dated January 9, 2024 issued by First Commerce Bank, in connection with SP # 2479, Block 1609, Lot 11.03 and,

WHEREAS, under date of June 19, 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 \$ 17,900.00.
2. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints as per 18-705.A.
3. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall maintain a balance of \$1,734.74 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
6. The Applicant shall provide proof that the lots shall be consolidated as a condition of any approval.
7. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. 1875 Swarthmore, 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B1609 L11.03

Engineer Letter B1609 L11.03

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE
POSTED BY 1875 SWARTHMORE LLC, IN CONNECTION WITH SP 2479 (1875
SWARTHMORE AVENUE) BLOCK 1609 LOT 11.03**

WHEREAS, a performance guarantee was heretofore posted with the Township by 1875 Swarthmore LLC, in the form of a Check # 13551 dated January 9, 2024 issued by First Commerce Bank, in connection with SP # 2479, Block 1609, Lot 11.03 and,

WHEREAS, under date of June 19, 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 \$ 17,900.00.
2. The Applicant shall provide a proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints as per 18-705.A.
3. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall maintain a balance of \$1,734.74 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.

5. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
6. The Applicant shall provide proof that the lots shall be consolidated as a condition of any approval.
7. The Township Clerk shall forward a certified copy of the Resolution to the following:
 - a. Township Engineer;
 - b. Chief Financial Officer
 - c. 1875 Swarthmore, 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 **June 26, 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

June 19, 2025
RVE Job No. 15151542

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE

DEVELOPER: 1875 Swarthmore LLC
APPLICATION NUMBER: SP 2479 (1875 Swarthmore Avenue)
BLOCK #: 1609 **LOT(S) #:** 11.03

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

- Performance Guarantee: Cashier's Check No. 13551
- Drawn on: First Commerce Bank
- Amount of Check: \$25,040.00
- Dated: January 9, 2024

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

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

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

- 1) Posting a two-year Maintenance Guarantee in the amount of \$17,900.00, with attached Maintenance Bond Form.
- 2) Provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18-705.A
- 3) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 4) Maintenance of \$1,734.74 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 5) Provide a final release letter from Ocean County Soil Conservation District.
- 6) Provide proof that the lots shall be consolidated as a condition of any approval.

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

Very truly yours,
Remington & Vernick Engineers, Inc.



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

JWS: kw

cc: Phil Roux, Director of Public Works
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Lauren Kirkman, Township Clerk
Steven Secare, Township Attorney
Ocean County Soil Conservation District
Newlines Land Consultants LLC – 315 Monmouth Avenue, Suite 205, Lakewood, NJ 08701
(sm@newlinesco.com)

(E)18.2025-0280

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By New Jersey Natural Gas In Connection With Oak Street From Albert Ave To Coral Ave Block N/A, Lot N/A

WHEREAS, a performance guarantee was heretofore posted with the Township by New Jersey Natural Gas in the form of Bond No. 107855706 dated June 29, 2023, in the amount of \$77,860.00 issued by Travelers Casualty & Surety Company of America, in connection with Oak Street from Albert Ave to Coral Ave, Block N/A Lot N/A and,

WHEREAS, under date of June 20, 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. New Jersey Natural Gas

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

Resolution B NA L NA

Engineer Letter B NA L NA

RESOLUTION # 2025-

**RESOLUTION OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE OF
NEW JERSEY, RELEASING PERFORMANCE
GUARANTEE POSTED BY NEW JERSEY
NATURAL GAS IN CONNECTION WITH OAK
STREET FROM ALBERT AVE TO CORAL AVE
BLOCK N/A, LOT N/A**

WHEREAS, a performance guarantee was heretofore posted with the Township by New Jersey Natural Gas in the form of Bond No. 107855706 dated June 29, 2023, in the amount of \$77,860.00 issued by Travelers Casualty & Surety Company of America, in connection with Oak Street from Albert Ave to Coral Ave, Block N/A Lot N/A and,

WHEREAS, under date of June 20, 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. New Jersey Natural Gas

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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk



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

To: Patrick Donnelly, Municipal Manager

June 20, 2025
RVE Job No. 15151531

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
WAIVE MAINTENANCE BOND

DEVELOPER: New Jersey Natural Gas Company
APPLICATION NUMBER: N/A (Oak St from Albert Ave to Coral Ave)
BLOCK #: N/A **LOT(S) #:** N/A

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

1. Performance Guarantee: Bond No. 107855706
2. Drawn on: Travelers Casualty & Surety Company of America
3. Amount of Check: \$77,860.00
4. Dated: June 29, 2023

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

The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Verification that all outstanding engineering inspection escrow charges are paid.

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

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

Very truly yours,
Remington & Vernick Engineers, Inc.

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

JWS: kw

cc: Phil Roux, Director of Public Works; Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts; Lauren Kirkman, Township Clerk; Steven Secare, Township Attorney; Dylan Rogers, New Jersey Natural Gas Company (drogers@njng.com)

(E)19.2025-0281

A Resolution Of Township Of Lakewood, County Of Ocean, State Of New Jersey, Adopting The Ocean County Multi-Jurisdictional All Hazard Mitigation Plan

WHEREAS the Lakewood Township Committee recognizes the threat that natural hazards pose to people and property within the Township of Lakewood; and

WHEREAS the County of Ocean has prepared a multi-hazard mitigation plan, hereby known as Ocean County Multi-Jurisdictional All Hazard Mitigation Plan 2025, in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS the Ocean County Multi-Jurisdictional All Hazard Mitigation Plan 2025 identifies mitigation goals and actions to reduce or eliminate long term risk to people and property in (local government) from the impacts of future hazards and disasters; and

WHEREAS adoption by the Lakewood Township Committee demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Ocean County Multi-Jurisdictional All Hazard Mitigation Plan 2025.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP OF LAKEWOOD, NJ THAT:

Section 1. In accordance with (local rule for adopting resolutions), the Lakewood Township Committee adopts the Ocean County Multi-Jurisdictional All Hazard Mitigation Plan 2025. While content related to Lakewood Township may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the Township of Lakewood] to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-281

A RESOLUTION OF TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING THE OCEAN COUNTY MULTI-JURISDICTIONAL ALL HAZARD MITIGATION PLAN

WHEREAS the Lakewood Township Committee recognizes the threat that natural hazards pose to people and property within the Township of Lakewood; and

WHEREAS the County of Ocean has prepared a multi-hazard mitigation plan, hereby known as Ocean County Multi-Jurisdictional All Hazard Mitigation Plan 2025, in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS the Ocean County Multi-Jurisdictional All Hazard Mitigation Plan 2025 identifies mitigation goals and actions to reduce or eliminate long term risk to people and property in (local government) from the impacts of future hazards and disasters; and

WHEREAS adoption by the Lakewood Township Committee demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Ocean County Multi-Jurisdictional All Hazard Mitigation Plan 2025.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP OF LAKEWOOD, NJ THAT:

Section 1. In accordance with (local rule for adopting resolutions), the Lakewood Township Committee adopts the Ocean County Multi-Jurisdictional All Hazard Mitigation Plan 2025. While content related to Lakewood Township may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the Township of Lakewood] to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of __in favor and ____against, and ____abstaining, this ____day of _____, _____.

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 on **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)20.2025-0282

Resolution Of The Township Of Lakewood Authorizing And Approving Colliers Engineering & Design Inc. To Prepare, Submit And Execute A Grant Applications To The New Jersey Department Of Transportation For The E 7th St Improvements Project

NOW, THEREFORE, BE IT RESOLVED that the Committee of the Township of Lakewood formally approves Colliers Engineering & Design to submit the grant application for the above stated project.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Mayor Raymond Coles, Deputy Mayor Menashe Miller, Business Administrator/Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to submit an electronic grant application identified as MA-2026-E 7th St Improvements-00151 to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

BE IT FURTHER RESOLVED that Mayor Raymond Coles, 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 approval to execute 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD AUTHORIZING AND APPROVING COLLIERS ENGINEERING & DESIGN INC. TO PREPARE, SUBMIT AND EXECUTE A GRANT APPLICATIONS TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE E 7TH ST IMPROVEMENTS PROJECT.

NOW, THEREFORE, BE IT RESOLVED that the Committee of the Township of Lakewood formally approves Colliers Engineering & Design to submit the grant application for the above stated project.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Mayor Raymond Coles, Deputy Mayor Menashe Miller, Business Administrator/Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to submit an electronic grant application identified as MA-2026-E 7th St Improvements-00151 to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

BE IT FURTHER RESOLVED that Mayor Raymond Coles, 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 approval to execute 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 on **June 26, 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)

(E)21.2025-0283

Resolution Of The Township Of Lakewood Authorizing And Approving Colliers Engineering & Design Inc. To Prepare, Submit And Execute A Grant Applications To The New Jersey Department Of Transportation For The Central Ave Pedestrian Safety Improvements Project

NOW, THEREFORE, BE IT RESOLVED that the Committee of the Township of Lakewood formally approves Colliers Engineering & Design to submit the grant application for the above stated project.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Mayor Raymond Coles, Deputy Mayor Menashe Miller, Business Administrator/Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to submit an electronic grant application identified as SSTT-2026-Central Ave Pedestrian Safety Impro-00015 to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

BE IT FURTHER RESOLVED that Mayor Raymond Coles, 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 approval to execute 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD AUTHORIZING AND APPROVING COLLIERS ENGINEERING & DESIGN INC. TO PREPARE, SUBMIT AND EXECUTE A GRANT APPLICATIONS TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE CENTRAL AVE PEDESTRIAN SAFETY IMPROVEMENTS PROJECT.

NOW, THEREFORE, BE IT RESOLVED that the Committee of the Township of Lakewood formally approves Colliers Engineering & Design to submit the grant application for the above stated project.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Mayor Raymond Coles, Deputy Mayor Menashe Miller, Business Administrator/Township Manager Patrick Donnelly and Clerk Lauren Kirkman are hereby authorized to submit an electronic grant application identified as SSTT-2026-Central Ave Pedestrian Safety Impro-00015 to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

BE IT FURTHER RESOLVED that Mayor Raymond Coles, 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 approval to execute 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 on **June 26, 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)

(E)22.2025-0284

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Procurement Of Services From Murray Paving And Concrete LLC Through The ESCNJ Cooperative System Pursuant To And In Accordance With N.J.S.A. 40a:11-12a And P.L. 2011, C.139

WHEREAS, the Township of Lakewood is in need of milling and paving for some of its streets and, whereas, pursuant to N.J.S.A. 40A:11-12a, N.J.A.C. 5:34-7 et seq. and P.L. 2011, c.139, it may, by resolution and without advertising for bids, purchase any goods or services through the ESCNJ County Cooperative pricing system; and

WHEREAS, Murray Paving and Concrete, LLC at 210 S. Newman Street Hackensack NJ 07601 is the holder of the ESCNJ contract #22/23-03 Region 4PV for this service; and

WHEREAS, the Township of Lakewood intends to enter into a contract with Murray Paving and Concrete, LLC through said ESCNJ Cooperative pricing system.

NOW THEREFORE, BE IT RESOLVED, by the governing body of the Township of Lakewood, County of Ocean, State of New Jersey:

1. That the governing body does hereby authorize the purchase of the aforementioned services from Murray Paving and Concrete, LLC, through the ESCNJ Cooperative.
2. That the governing body, pursuant to N.J.A.C. 5:30-5.5(b) regarding the certification of available funds, hereby states that no contract amount shall be chargeable or certified until such time as the goods or services are received and a certification of availability of funds is made by the Chief Finance Officer; and
3. A certified copy of this Resolution shall be forwarded by the Township Clerk to the following:
 - a. Municipal Manager
 - b. Purchasing Agent
 - c. Chief Financial Officer
 - d. Township Clerk
 - e. Murray Paving and Concrete, 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR

Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING THE PROCUREMENT OF SERVICES
FROM MURRAY PAVING AND CONCRETE LLC THROUGH THE ESCNJ
COOPERATIVE SYSTEM PURSUANT TO AND IN ACCORDANCE WITH
N.J.S.A. 40A:11-12a AND P.L. 2011, c.139**

WHEREAS, the Township of Lakewood is in need of milling and paving for some of its streets and, whereas, pursuant to N.J.S.A. 40A:11-12a, N.J.A.C. 5:34-7 et seq. and P.L. 2011, c.139, it may, by resolution and without advertising for bids, purchase any goods or services through the ESCNJ County Cooperative pricing system; and

WHEREAS, Murray Paving and Concrete, LLC at 210 S. Newman Street Hackensack NJ 07601 is the holder of the ESCNJ contract #22/23-03 Region 4PV for this service; and

WHEREAS, the Township of Lakewood intends to enter into a contract with Murray Paving and Concrete, LLC through said ESCNJ Cooperative pricing system.

NOW THEREFORE, BE IT RESOLVED, by the governing body of the Township of Lakewood, County of Ocean, State of New Jersey:

1. That the governing body does hereby authorize the purchase of the aforementioned services from Murray Paving and Concrete, LLC, through the ESCNJ Cooperative.
2. That the governing body, pursuant to N.J.A.C. 5:30-5.5(b) regarding the certification of available funds, hereby states that no contract amount shall be chargeable or certified until such time as the goods or services are received and a certification of availability of funds is made by the Chief Finance Officer; and
3. A certified copy of this Resolution shall be forwarded by the Township Clerk to the following:

- a. Municipal Manager
- b. Purchasing Agent
- c. Chief Financial Officer
- d. Township Clerk
- e. Murray Paving and Concrete, 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 **June 22, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly
Chief Financial Officer

(E)23.2025-0285

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

WHEREAS, the Township of Lakewood is in need of maintenance for its copier machines and wishes to procure the service through a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

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

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, June 26, 2024 to June 25, 2026; and

WHEREAS, Shore Business Solutions at 1720 Route 34 Farmingdale, NJ 07727 will provide said service and has also completed and submitted the required Business Entity Disclosure Certification which certifies that Shore Business Solutions has not made any reportable contributions to the political or candidate committees designated in the disclosure forms in the previous one year, and that the contract will prohibit the Shore Business Solutions from making any reportable contributions through the term of the contract, and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, a Certificate of Availability of Funds executed by the Chief Financial Officer is annexed hereto.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Shore Business Solutions at 1720 Route 34 Farmingdale, NJ 07727; and,

That the agreement with Shore Business Solutions at 1720 Route 34 Farmingdale, NJ 07727 shall be an open-ended contract with funds being encumbered contingent upon the availability of said funds. That no minimum or maximum quantities are implied or guaranteed.

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Shore Business Solutions

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR

Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE PROCUREMENT OF A COPIER MACHINE MAINTENANCE SERVICE PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ.

WHEREAS, the Township of Lakewood is in need of maintenance for its copier machines and wishes to procure the service through a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

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

WHEREAS, the anticipated term of this contract is for twelve (12) consecutive months from time of contract award, June 26, 2024 to June 25, 2026; and

WHEREAS, Shore Business Solutions at 1720 Route 34 Farmingdale, NJ 07727 will provide said service and has also completed and submitted the required Business Entity Disclosure Certification which certifies that Shore Business Solutions has not made any reportable contributions to the political or candidate committees designated in the disclosure forms in the previous one year, and that the contract will prohibit the Shore Business Solutions from making any reportable contributions through the term of the contract, and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, a Certificate of Availability of Funds executed by the Chief Financial Officer is annexed hereto.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Shore Business Solutions at 1720 Route 34 Farmingdale, NJ 07727; and,

That the agreement with Shore Business Solutions at 1720 Route 34 Farmingdale, NJ 07727 shall be an open-ended contract with funds being encumbered contingent upon the availability of said funds. That no minimum or maximum quantities are implied or guaranteed.

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Shore Business Solutions

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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

(E)24.2025-0286

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure A Managed Compliance Program Pursuant To And In Accordance With P.L. 2011, C.139

WHEREAS, the Township of Lakewood is in need of a Managed Compliance and Cybersecurity and wishes to procure same through Omni Partners,(NCPA), a National Cooperative vendor, pursuant to the provisions of P.L. 2011, c.139; and

WHEREAS, an explanation brief has been submitted as to why the Township had to consider the National Cooperative in this instance, as per Local Finance Notice 2012-10, and that all additional documentation necessary for a National Coop purchase is in the file; and

WHEREAS, Fire Rivers IT, Inc., 17-17 Route 208, Suite 300, Fair Lawn, NJ 07410, is the holder of the NCPA contract #01-169 for this acquisition; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO has certified that there are sufficient funds for this purchase, not to exceed \$48,0000 in account 5-01-140-140-221.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Fire Rivers IT, Inc., 17-17 Route 208, Suite 300, Fair Lawn, NJ 07410 in an amount not to exceed \$48,000.00 as described herein; and,

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Fire Rivers IT, 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-
RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE
OF NEW JERSEY AUTHORIZING THE AWARD OF CONTRACT TO PROCURE A
MANAGED COMPLIANCE PROGRAM PURSUANT TO AND IN ACCORDANCE
WITH P.L. 2011, c.139

WHEREAS, the Township of Lakewood is in need of a Managed Compliance and Cybersecurity and wishes to procure same through Omni Partners,(NCPA), a National Cooperative vendor, pursuant to the provisions of P.L. 2011, c.139; and

WHEREAS, an explanation brief has been submitted as to why the Township had to consider the National Cooperative in this instance, as per Local Finance Notice 2012-10, and that all additional documentation necessary for a National Coop purchase is in the file; and

WHEREAS, Fire Rivers IT, Inc., 17-17 Route 208, Suite 300, Fair Lawn, NJ 07410, is the holder of the NCPA contract #01-169 for this acquisition; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO has certified that there are sufficient funds for this purchase, not to exceed \$48,0000 in account 5-01-140-140-221.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Fire Rivers IT, Inc., 17-17 Route 208, Suite 300, Fair Lawn, NJ 07410 in an amount not to exceed \$48,000.00 as described herein; and,

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Fire Rivers IT, Inc

CERTIFICATION

I 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 June 26, 2025.

Lauren Kirkman, RMC CMC
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in the year

2025 Official Budget of the Township of Lakewood. The above funds have been certified as available in 2025 – Account No. 5-01-140-140-221.

Peter O'Reilly,
Chief Financial Officer

(E)25.2025-0287

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Purchase Of Replacement Lighting For Pine Park Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5

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

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

WHEREAS, the anticipated term of this contract is for said service is for the satisfactory installation of said lighting; and

WHEREAS, Musco Sports Lighting, LLC at 100 First Avenue West Oskaloosa IA 52577 is providing this service for a cost not to exceed \$32,000.00; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, will certify that there are sufficient legally appropriated funds not to exceed \$32,000.00 for this contract.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Musco in an amount not to exceed \$32,000.00 as described herein; and,

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

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

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 **June 26, 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 REPLACEMENT LIGHTING FOR PINE PARK PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5

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

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

WHEREAS, the anticipated term of this contract is for said service is for the satisfactory installation of said lighting; and

WHEREAS, Musco Sports Lighting, LLC at 100 First Avenue West Oskaloosa IA 52577 is providing this service for a cost not to exceed \$32,000.00; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, will certify that there are sufficient legally appropriated funds not to exceed \$42,000.00 for this contract.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey authorizes Mayor Raymond Coles to enter into a contract with Aggressive in an amount not to exceed \$42,000.00 as described herein; and,

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

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

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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

(E)26.2025-0288

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of An Agreement With AFSCME District Council 71 Local 3790

WHEREAS, a contract between the Township of Lakewood and AFSCME District Council 71 Local 3790 has expired; and

WHEREAS, the Township Committee of the Township of Lakewood desires to enter into a successor contract with AFSCME District Council 71 Local 3790 entitled "Agreement Between the Township of Lakewood, Ocean County, New Jersey and Local 3790 AFSCME District Council 71, January 1, 2025 to December 31, 2028," and

WHEREAS, said contract shall be effective January 1, 2025 through December 31, 2028; and

WHEREAS, said contract follows several negotiating sessions; and

WHEREAS, the Township Attorney has reviewed the proposed form of agreement aforesaid and is satisfied with the contents of same; and

WHEREAS, the Township Committee is further satisfied that the execution of such agreement on behalf of the Township would be in the public interest.

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

1. That the Mayor and or designee is authorized to execute and the Clerk to attest to the proposed form of agreement aforesaid.
2. That the Township Clerk shall forward a certified copy of this Resolution to the all parties of interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTON #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE
OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH
AFSCME DISTRICT COUNCIL 71 LOCAL 3790**

WHEREAS, a contract between the Township of Lakewood and AFSCME District Council 71 Local 3790 has expired; and

WHEREAS, the Township Committee of the Township of Lakewood desires to enter into a successor contract with AFSCME District Council 71 Local 3790 entitled "Agreement Between the Township of Lakewood, Ocean County, New Jersey and Local 3790 AFSCME District Council 71, January 1, 2025 to December 31, 2028," and

WHEREAS, said contract shall be effective January 1, 2025 through December 31, 2028; and

WHEREAS, said contract follows several negotiating sessions; and

WHEREAS, the Township Attorney has reviewed the proposed form of agreement aforesaid and is satisfied with the contents of same; and

WHEREAS, the Township Committee is further satisfied that the execution of such agreement on behalf of the Township would be in the public interest.

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

1. That the Mayor and or designee is authorized to execute and the Clerk to attest to the proposed form of agreement aforesaid.
2. That the Township Clerk shall forward a certified copy of this Resolution to the all parties of interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)27.2025-0289

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Contracting Of Professional Services Pursuant To And In Accordance With N.J.S.A. 40a:11-5 (1)(A) And N.J.S.A. 19:44a-20.5

WHEREAS, the Township of Lakewood is in need of certain professional services, which N.J.S.A. 40A:11-5(1)(a) has ruled is exempt from public bidding; and

WHEREAS, the Township, therefore, wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

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

WHEREAS, PM Consultants LLC at 852 Hollberry Lane Brick, NJ 08724 will be providing this service for the term of this contract which is from the award date, June 26, 2025 until December 31, 2025; and

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

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

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

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. PM Consultants

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 **June 26, 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 CONTRACTING OF PROFESSIONAL SERVICES PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-5 (1)(A) AND N.J.S.A. 19:44A-20.5

WHEREAS, the Township of Lakewood is in need of certain professional services, which N.J.S.A. 40A:11-5(1)(a) has ruled is exempt from public bidding; and

WHEREAS, the Township, therefore, wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

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

WHEREAS, PM Consultants LLC at 852 Hollberry Lane Brick, NJ 08724 will be providing this service for the term of this contract which is from the award date, June 26, 2025 until December 31, 2025; and

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

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

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

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

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. PM Consultants

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 **June 26, 2025**.

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

(E)28.2025-0290

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Contracting Of Professional Services Pursuant To And In Accordance With N.J.S.A. 40a:11-5 (1)(A) And N.J.S.A. 19:44a-20.4

WHEREAS, the Township of Lakewood is in need of certain professional services, which N.J.S.A. 40A:11-5(1)(a) has ruled are exempt from public bidding; and

WHEREAS, the Township, therefore, wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

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

WHEREAS, MAD Global Strategy Group LLC at 57 South Fullerton Avenue Unit 2 Montclair NJ 07042 will be providing this service for the term of this contract which is from the award date, June 26, 2025, until December 31, 2025; and

WHEREAS, MAD has provided the necessary documentation for submission for this bid; and

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

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

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

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

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 **June 26, 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 CONTRACTING OF PROFESSIONAL SERVICES PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-5 (1)(A) AND N.J.S.A. 19:44A-20.4

WHEREAS, the Township of Lakewood is in need of certain professional services, which N.J.S.A. 40A:11-5(1)(a) has ruled are exempt from public bidding; and

WHEREAS, the Township, therefore, wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

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

WHEREAS, MAD Global Strategy Group LLC at 57 South Fullerton Avenue Unit 2 Montclair NJ 07042 will be providing this service for the term of this contract which is from the award date, June 26, 2025, until December 31, 2025; and

WHEREAS, MAD has provided the necessary documentation for submission for this bid; and

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

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

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

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

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 June 26, 2025.

Lauren Kirkman, RMC CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

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

Peter O'Reilly, Chief Financial Officer

(E)29.2025-0291

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,
Authorizing The Sale Of A Dodge Ram Truck To Chaverim For Nominal Consideration

WHEREAS, the Township is the current owner of a 2012 Dodge Ram 350 Utility, Vin # 3C7WDTBT8CG217631, which is no longer needed for public use; and,

WHEREAS, N.J.S.A. 40A:12-21.1 et. seq. authorizes the private sale and conveyance of municipally owned property for a consideration which may be nominal to an organization such as Chaverim Volunteer Services Inc., a 501 (c)(3) Non-profit corporation of the State of New Jersey, having its principal offices at 139 Carol Street, Lakewood, New Jersey 08701, ("Chaverim"; and,

WHEREAS, Chaverim Volunteer Services Inc of Lakewood has requested the 2012 Dodge Ram 350 Utility, conveyed to it pursuant to said statute and the Lakewood Township Committee has determined that the Property aforementioned should be transferred to Chaverim Volunteer Services Inc. of Lakewood, a duly qualified volunteer first aid squad, and same should be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, inasmuch as this transfer is from the municipality to a qualifying entity pursuant to statute, same may be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, this transfer shall benefit the residents of the Township of Lakewood through the more efficient management of the property and in furtherance of the benefits derived by the residents of Lakewood from the work of Chaverim Volunteer Services Inc. of Lakewood.

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

1. In accordance with N.J.S.A. 40A:12:21.1, et. seq., the Township Committee does hereby authorize the private sale and transfer of the 2012 Dodge Ram 350 Utility, Vin # 3C7WDTBT8CG217631 to Chaverim Volunteer Services Inc., Lakewood, New Jersey for the nominal sum of one dollar (\$1.00).
2. The Mayor of his designee and Township Clerk are authorized to execute any and all other documents necessary to effectuate this transfer.
3. The Township of Lakewood makes no representations with regard to the Property or title. This conveyance is made "as is."

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR

Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTON #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE SALE OF A DODGE RAM TRUCK
TO CHAVERIM FOR NOMINAL CONSIDERATION**

WHEREAS, the Township is the current owner of a 2012 Dodge Ram 350 Utility, Vin # 3C7WDTBT8CG217631, which is no longer needed for public use; and,

WHEREAS, N.J.S.A. 40A:12-21.1 et. seq. authorizes the private sale and conveyance of municipally owned property for a consideration which may be nominal to an organization such as Chaverim Volunteer Services Inc., a 501 (c)(3) Non-profit corporation of the State of New Jersey, having its principal offices at 139 Carol Street, Lakewood, New Jersey 08701, (“Chaverim”; and,

WHEREAS, Chaverim Volunteer Services Inc of Lakewood has requested the 2012 Dodge Ram 350 Utility, conveyed to it pursuant to said statute and the Lakewood Township Committee has determined that the Property aforementioned should be transferred to Chaverim Volunteer Services Inc. of Lakewood, a duly qualified volunteer first aid squad, and same should be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, inasmuch as this transfer is from the municipality to a qualifying entity pursuant to statute, same may be made for a nominal consideration of one dollar (\$1.00); and

WHEREAS, this transfer shall benefit the residents of the Township of Lakewood through the more efficient management of the property and in furtherance of the benefits derived by the residents of Lakewood from the work of Chaverim Volunteer Services Inc. of Lakewood.

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

1. In accordance with N.J.S.A. 40A:12:21.1, et. seq., the Township Committee does hereby authorize the private sale and transfer of the 2012 Dodge Ram 350 Utility, Vin # 3C7WDTBT8CG217631 to Chaverim Volunteer Services Inc., Lakewood, New Jersey for the nominal sum of one dollar (\$1.00).
2. The Mayor of his designee and Township Clerk are authorized to execute any and all other documents necessary to effectuate this transfer.
3. The Township of Lakewood makes no representations with regard to the Property or title. This conveyance is made “as is.”

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **June 26, 2025.**

Lauren Kirkman, RMC,CMR

Township Clerk

(E)30.2025-0292

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 1 In Connection With A Project Known As “Manetta Place Drainage Improvements”

WHEREAS, the Consulting Township Engineer for the MANETTA PLACE DRAINAGE IMPROVEMENTS project has recommended that the Township Committee approve the following Change Order for the following costs with S&G Paving, Inc., 224C Forsgate Drive, Jamesburg, NJ 08831.

Amount of Original Contract: \$ 430,186.90

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

ADDITIONS

Additional Contract/As Built Quantities \$ 61,317.46

Adjusted Contract Amount Based on Change Order \$ 491,504.36

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

WHEREAS, the total amount of Change Orders to date leaves the contract price at \$491,504.36; and,

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO has certified that there are sufficient funds for this purchase, not to exceed \$61,317.46 in account C-04-24-002-400-406; and

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

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

1. That the Mayor and or his designee and the Consulting Township Engineer (Colliers Engineering & Design) are authorized to execute and the Clerk to attest to the Change Order aforesaid.
2. That the Township Committee does hereby express its approval and authorization of such Change Order.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Mayor;
 - B. Township Manager;
 - C. Chief Financial Officer;
 - D. Collier’s Engineering & Design;
 - E. S&G Paving, 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 **June 26, 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 CHANGE ORDER NUMBER 1 IN CONNECTION WITH A PROJECT KNOWN AS “MANETTA PLACE DRAINAGE IMPROVEMENTS”

WHEREAS, the Consulting Township Engineer for the **MANETTA PLACE DRAINAGE IMPROVEMENTS** project has recommended that the Township Committee approve the following Change Order for the following costs with S&G Paving, Inc., 224C Forsgate Drive, Jamesburg, NJ 08831.

Amount of Original Contract: \$ 430,186.90

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

ADDITIONS

Additional Contract/As Built Quantities \$ 61,317.46

Adjusted Contract Amount Based on Change Order \$ **491,504.36**

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

WHEREAS, the total amount of Change Orders to date leaves the contract price at \$491,504.36; and,

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO has certified that there are sufficient funds for this purchase, not to exceed \$61,317.46 in account C-04-24-002-400-406; and

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

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

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

3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Mayor;
 - B. Township Manager;
 - C. Chief Financial Officer;
 - D. Collier's Engineering & Design;
 - E. S&G Paving, 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Peter O'Reilly, Chief Financial Officer for the Township of Lakewood, do hereby certify that there are sufficient legally appropriated funds for the above purpose in the Official Budget of the Township of Lakewood. The above funds have been certified as available in Account No. C-04-24-002-400-406.

Peter O'Reilly, Chief Financial Officer

(E)31.2025-0293

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “East 4th Street, Ridge 4th Street & Clover Street Roadway Improvements” Project To “S&G Paving, Inc., Jamesburg, 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 June 10, 2025 at the Lakewood Township Municipal Building for the East 4th Street, Ridge 4th Street & Clover Street Roadway Improvements project; and

WHEREAS, four (4) bids were received; and

WHEREAS, the bid from S&G PAVING, INC., JAMESBURG, NJ was the lowest responsive and responsible bid for the East 4th Street, Ridge 4th Street & Clover Street Roadway Improvements project at a cost of \$1,670,672.01; and

WHEREAS, the Township’s Consulting Engineer, Colliers Engineering & Design, Inc., has recommended to award said contract to S&G PAVING, INC., JAMESBURG, NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$1,670,672.01 in the 2025 budget from account C-04-24-002-300-303 and C-04-24-002-400-403 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 4th Street, Ridge 4th Street & Clover Street Roadway Improvements project for an amount not to exceed a total cost of \$1,670,672.01 be awarded to S&G PAVING, INC., JAMESBURG, NJ.
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 East 4th Street, Ridge 4th Street & Clover Street 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. S&G Paving, Inc.
- F. Public Works

CERTIFICATION

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

copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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 4TH STREET, RIDGE 4TH STREET & CLOVER STREET ROADWAY IMPROVEMENTS” PROJECT TO “S&G PAVING, INC., JAMESBURG, 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 June 10, 2025 at the Lakewood Township Municipal Building for the East 4th Street, Ridge 4th Street & Clover Street Roadway Improvements project; and

WHEREAS, four (4) bids were received; and

WHEREAS, the bid from **S&G PAVING, INC., JAMESBURG, NJ** was the lowest responsive and responsible bid for the East 4th Street, Ridge 4th Street & Clover Street Roadway Improvements project at a cost of \$1,670,672.01; and

WHEREAS, the Township’s Consulting Engineer, Colliers Engineering & Design, Inc., has recommended to award said contract to **S&G PAVING, INC., JAMESBURG, NJ**; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$1,670,672.01 in the 2025 budget from account C-04-24-002-300-303 and C-04-24-002-400-403 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 4th Street, Ridge 4th Street & Clover Street Roadway Improvements project for an amount not to exceed a total cost of \$1,670,672.01 be awarded to **S&G PAVING, INC., JAMESBURG, NJ**.
- 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 East 4th Street, Ridge 4th Street & Clover Street 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. S&G Paving, Inc.
- F. Public Works

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose. The above funds have been certified as available in C-04-24-002-300-303 and C-04-24-002-400-403.

Peter O'Reilly,
Chief Financial Officer

(E)32.2025-0294

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “2024 Roadway Improvements Program – Phase 1” Project To “S&G Paving, Inc., Jamesburg, 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 June 10, 2025 at the Lakewood Township Municipal Building for the 2024 Roadway Improvements Program – Phase 1 project; and

WHEREAS, six (6) bids were received; and

WHEREAS, the bid from S&G PAVING, INC., JAMESBURG, NJ was the lowest responsive and responsible bid for the 2024 Roadway Improvements Program – Phase 1 project at a cost of \$3,257,075.77; and

WHEREAS, the Township’s Consulting Engineer, Colliers Engineering & Design, Inc., has recommended to award said contract to S&G PAVING, INC., JAMESBURG, NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$3,257,075.77 in the 2025 budget from account C-04-24-002-300-303 and C-04-24-002-400-403 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 2024 Roadway Improvements Program – Phase 1 project for an amount not to exceed a total cost of \$3,257,075.77 be awarded to S&G PAVING, INC., JAMESBURG, NJ.
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 2024 Roadway Improvements Program – Phase 1 project.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Township Consulting Engineer
- D. Purchasing Agent
- E. S&G Paving, Inc.
- F. Public Works

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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 “2024 ROADWAY IMPROVEMENTS PROGRAM – PHASE 1” PROJECT TO “S&G PAVING, INC., JAMESBURG, 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 June 10, 2025 at the Lakewood Township Municipal Building for the 2024 Roadway Improvements Program – Phase 1 project; and

WHEREAS, six (6) bids were received; and

WHEREAS, the bid from **S&G PAVING, INC., JAMESBURG, NJ** was the lowest responsive and responsible bid for the 2024 Roadway Improvements Program – Phase 1 project at a cost of \$3,257,075.77; and

WHEREAS, the Township’s Consulting Engineer, Colliers Engineering & Design, Inc., has recommended to award said contract to **S&G PAVING, INC., JAMESBURG, NJ**; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$3,257,075.77 in the 2025 budget from account C-04-24-002-300-303 and C-04-24-002-400-403 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 2024 Roadway Improvements Program – Phase 1 project for an amount not to exceed a total cost of \$3,257,075.77 be awarded to **S&G PAVING, INC., JAMESBURG, NJ**.
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 2024 Roadway Improvements Program – Phase 1 project.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Township Consulting Engineer
- D. Purchasing Agent
- E. S&G Paving, Inc.
- F. Public Works

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose in Bond Ordinance **2023-010, adopted on March 16, 2023**, of the Township of Lakewood. The above funds have been certified as available in – Account No. C-04-24-002-300-304 and C-04-24-002-400-404

Peter O'Reilly,
Chief Financial Officer

(E)33.2025-0295

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “W. County Line Road & Prospect Street Sidewalk Improvements” Project To “A. Takton Concrete Corp., South River, NJ” Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

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

WHEREAS, bids were opened on June 18, 2025 at the Lakewood Township Municipal Building for the W. County Line Road & Prospect Street Sidewalk Improvements project; and

WHEREAS, three (3) bids were received; and

WHEREAS, the bid from A. Takton Concrete Corp., South River, NJ was the lowest responsive and responsible bid for the W. County Line Road & Prospect Street Sidewalk Improvements project at a cost of \$698,839.30; and

WHEREAS, the Township’s Engineer, Remington & Vernick Engineers, Inc., has recommended to award said contract to A. Takton Concrete Corp., South River, NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$698,839.30 in the 2025 budget from account C-04-24-002-300-303 and C-04-24-002-400-403 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 W. County Line Road & Prospect Street Sidewalk Improvements project for an amount not to exceed a total cost of \$698,839.30 be awarded to A. TAKTON CONCRETE CORP., SOUTH RIVER, NJ.
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 W. County Line Road & Prospect Street Sidewalk 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 Engineer
- D. Purchasing Agent
- E. A. Takton Concrete Corp.
- 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 **June 26, 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 “W. COUNTY
LINE ROAD & PROSPECT STREET SIDEWALK IMPROVEMENTS” PROJECT TO
“A. TAKTON CONCRETE CORP., SOUTH RIVER, NJ” PURSUANT TO AND IN
ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.**

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

WHEREAS, bids were opened on June 18, 2025 at the Lakewood Township Municipal Building for the W. County Line Road & Prospect Street Sidewalk Improvements project; and

WHEREAS, three (3) bids were received; and

WHEREAS, the bid from **A. Takton Concrete Corp., South River, NJ** was the lowest responsive and responsible bid for the W. County Line Road & Prospect Street Sidewalk Improvements project at a cost of \$698,839.30; and

WHEREAS, the Township’s Engineer, Remington & Vernick Engineers, Inc., has recommended to award said contract to **A. Takton Concrete Corp., South River, NJ**; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$698,839.30 in the 2025 budget from account C-04-24-002-300-303 and C-04-24-002-400-403 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 W. County Line Road & Prospect Street Sidewalk Improvements project for an amount not to exceed a total cost of \$698,839.30 be awarded to **A. TAKTON CONCRETE CORP., SOUTH RIVER, NJ**.
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 W. County Line Road & Prospect Street Sidewalk 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 Engineer
- D. Purchasing Agent
- E. A. Takton Concrete Corp.
- 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

I hereby certify there are sufficient legally appropriated funds for the above purpose for the Township of Lakewood. The above funds have been certified as available in – Account No. C-04-24-002-300-303 and C-04-24-002-400-403.

Peter O'Reilly,
Chief Financial Officer

(E)34.2025-0296

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Approval To Submit An Award Extension For 2024-Bike-00003 - La-2024 Bike Lakewood Township Lake Carasaljo Bike Path 15 To The New Jersey Department Of Transportation

WHEREAS, the Township has received an FY 2024 Bikeway Program grant in the amount of \$1,000,000.00, for the Bike Path Improvements surrounding Lake Carasaljo.

WHEREAS, the Consulting Township Engineer for the LAKE CARASALJO FY 2024 BIKE PATH IMPROVEMENTS project recommends that the Township Committee request an Award Extension from the New Jersey Department of Transportation (NJDEP) to address the permitting requirements associated with Lake Carasaljo.

WHEREAS, a permit application has been submitted (File No. 1514-24-0003.1 LUP250001 - LAKE CARASALJO) to NJDEP to address a violation that was issued for the floating docks in the center of Lake Carasaljo. These floating docks will connect to the proposed bike path improvements. In addition, NJDEP permitting will be required for the Bike Path project that received NJDOT funding.

WHEREAS, approval is needed to submit a twelve (12) month award extension request for 2024-BIKE-00003 - LA-2024 BIKE LAKEWOOD TOWNSHIP LAKE CARASALJO BIKE PATH 15 to the New Jersey Department of Transportation to accommodate said permitting.

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

1. That the Mayor and or his designee and the Consulting Township Engineer (Colliers Engineering & Design, Inc.) are authorized to execute and the Clerk to attest to the request for Award Extension aforesaid.
2. That the Township Committee does hereby express its approval and authorization of such request for a twelve (12) month Award Extension for the LAKE CARASALJO FY 2024 BIKE PATH IMPROVMENTS project.
3. That the Township Committee or the Consulting Township Engineer are authorized to submit a formal request for a twelve (12) month Award Extension for the LAKE CARASALJO FY 2024 BIKE PATH IMPROVMENTS project to the New Jersey Department of Transportation through November 28, 2026.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Mayor;
- B. Township Manager;
- C. Chief Financial Officer;
- D. Collier's Engineering & Design, 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 **June 26, 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 APPROVAL TO SUBMIT AN AWARD EXTENSION FOR 2024-BIKE-00003 - LA-2024 BIKE LAKEWOOD TOWNSHIP LAKE CARASALJO BIKE PATH 15 TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

WHEREAS, the Township has received an FY 2024 Bikeway Program grant in the amount of \$1,000,000.00, for the Bike Path Improvements surrounding Lake Carasaljo.

WHEREAS, the Consulting Township Engineer for the **LAKE CARASALJO FY 2024 BIKE PATH IMPROVEMENTS** project recommends that the Township Committee request an Award Extension from the New Jersey Department of Transportation (NJDEP) to address the permitting requirements associated with Lake Carasaljo.

WHEREAS, a permit application has been submitted (File No. 1514-24-0003.1 LUP250001 - LAKE CARASALJO) to NJDEP to address a violation that was issued for the floating docks in the center of Lake Carasaljo. These floating docks will connect to the proposed bike path improvements. In addition, NJDEP permitting will be required for the Bike Path project that received NJDOT funding.

WHEREAS, approval is needed to submit a twelve (12) month award extension request for 2024-BIKE-00003 - LA-2024 BIKE LAKEWOOD TOWNSHIP LAKE CARASALJO BIKE PATH 15 to the New Jersey Department of Transportation to accommodate said permitting.

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

1. That the Mayor and or his designee and the Consulting Township Engineer (Colliers Engineering & Design, Inc.) are authorized to execute and the Clerk to attest to the request for Award Extension aforesaid.
2. That the Township Committee does hereby express its approval and authorization of such request for a twelve (12) month Award Extension for the **LAKE CARASALJO FY 2024 BIKE PATH IMPROVMENTS** project.
3. That the Township Committee or the Consulting Township Engineer are authorized to submit a formal request for a twelve (12) month Award Extension for the **LAKE CARASALJO FY 2024 BIKE PATH IMPROVMENTS** project to the New Jersey Department of Transportation through November 28, 2026.
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Mayor;
- B. Township Manager;
- C. Chief Financial Officer;
- D. Collier's Engineering & Design, 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)35.2025-0297

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#22404 / Joint Venture/Newport Ave., Doria Ave., Franklin Blvd, Wenstrum Ave. Brush. Ave. Bellevue Ave. – 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 **June 26, 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#22404 / Joint Venture/Newport Ave., Doria Ave., Franklin Blvd, Wenstrum Ave. Brush. Ave. Bellevue Ave. – 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)36.2025-0298

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, 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 \$112,166,383.80 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 26th day of June 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #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 \$112,166,383.80 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 26th day of June 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)37.2025-0299

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Making Application To The Local Finance Board Pursuant To N.J.S.A. 40a:4-45.3d

WHEREAS, the Mayor and Township Committee of the Township of Lakewood in the County Of Ocean desires to make application to the Local Finance Board for its approval of a proposed appropriation waiver pursuant to N.J.S.A. 40A:4-45.3d; and

WHEREAS, the Mayor and Township Committee of the Township of Lakewood believes that:

(A) It is in the public interest to accomplish such purpose; and,

(B) The appropriation waiver is for the health, wealth, convenience or betterment of the inhabitants of the Township of Lakewood; and,

(C)The proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the Township of Lakewood and will not create any undue financial burden to be placed upon the Township of Lakewood;

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

Section 1. The application to the Local Finance Board is hereby approved, and the Chief Financial Officer, along with other representatives of the Township of Lakewood are hereby authorized to prepare such application and to represent the Township of Lakewood in matters pertaining thereto.

Section 2. The Municipal Clerk or the Chief Financial Officer of the Township of Lakewood is hereby directed to file a copy of the proposed appropriation waiver with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and or approvals as provided by the applicable New Jersey Statute.

Section 4. This resolution hereby supersedes all previous resolutions on this matter.

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 **June 26, 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, MAKING APPLICATION TO THE LOCAL FINANCE BOARD
PURSUANT TO N.J.S.A. 40A:4-45.3D**

WHEREAS, the Mayor and Township Committee of the Township of Lakewood in the County Of Ocean desires to make application to the Local Finance Board for its approval of a proposed appropriation waiver pursuant to N.J.S.A. 40A:4-45.3d; and

WHEREAS, the Mayor and Township Committee of the Township of Lakewood believes that:

- (A) It is in the public interest to accomplish such purpose; and,
- (B) The appropriation waiver is for the health, wealth, convenience or betterment of the inhabitants of the Township of Lakewood; and,
- (C) The proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the Township of Lakewood and will not create any undue financial burden to be placed upon the Township of Lakewood;

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

Section 1. The application to the Local Finance Board is hereby approved, and the Chief Financial Officer, along with other representatives of the Township of Lakewood are hereby authorized to prepare such application and to represent the Township of Lakewood in matters pertaining thereto.

Section 2. The Municipal Clerk or the Chief Financial Officer of the Township of Lakewood is hereby directed to file a copy of the proposed appropriation waiver with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and or approvals as provided by the applicable New Jersey Statute.

Section 4. This resolution hereby supersedes all previous resolutions on this matter.

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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)38.2025-0300

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Club Liquor Licenses For The Year 2025-2026

WHEREAS, applications have been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing Club Licenses for the year 2025-2026; and

WHEREAS, said applicants has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Club Licenses for the year 2025-2026 to:

NAME DBA LICENSE NUMBER

American Legion Post #166 American Legion Post #166 1514-31-036-001

Lakewood Lodge #1432 B P O Lakewood Lodge #1432 B P O 1514-31-037-001

Student Government Club Student Government Club Assoc. 1514-31-044-001

IT IS FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township clerk to all parties of interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, RENEWING CLUB LIQUOR LICENSES FOR
THE YEAR 2025-2026**

WHEREAS, applications have been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing Club Licenses for the year 2025-2026; and

WHEREAS, said applicants has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Club Licenses for the year 2025-2026 to:

NAME	DBA	LICENSE NUMBER
American Legion Post #166	American Legion Post #166	1514-31-036-001
Lakewood Lodge #1432 B P O	Lakewood Lodge #1432 B P O	1514-31-037-001
Student Government Club	Student Government Club Assoc.	1514-31-044-001

IT IS FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township clerk to all parties of interest.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)39.2025-0301

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Consumption Liquor Licenses For The Year 2025-2026

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing PLENARY RETAIL CONSUMPTION LICENSES for the year 2025-2026; and

WHEREAS, said applicants has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said applications and hereby grants approval for the renewal of Plenary Retail Consumption Licenses for the year 2025-2026; for

NAME DBA LICENSE NUMBER

Eagle Ridge Country Club, LLC Eagle Ridge Golf Club 1514-33-025-012

Entrée Wine and Bar, LLC Entrée Restaurant 1514-33-034-005

Finnigans Lanes, LLC Finnigans Lane 1514-33-031-008

Jersey Loft Steakhouse, LLC Jersey Loft Steak House, LLC 1514-33-054-001

Lakewood Liquor Partners, LLC The Vineyard 1514-33-032-016

Ocean Lanes, Inc. Ocean Lanes 1514-33-014-009

Rare Hospitality International, Inc. Longhorn Steakhouse #5322 1514-33-007-010

978 River Avenue, LLC River 978 1514-33-002-008

Char Q LLC Char Q LLC Restaurant 1514-33-049-006

Cedar Eats LLC Cedar Eats LLC 1514-33-035-011

Plaza Mexico Restaurant & Bar Inc. Plaza Mexico Restaurant & Bar 1514-33-033-006

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 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, RENEWING CONSUMPTION LIQUOR LICENSES FOR THE YEAR 2025-2026

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing PLENARY RETAIL CONSUMPTION LICENSES for the year 2025-2026; and

WHEREAS, said applicants has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said applications and hereby grants approval for the renewal of Plenary Retail Consumption Licenses for the year 2025-2026; for

NAME	DBA	LICENSE NUMBER
<u>Eagle Ridge Country Club, LLC</u>	<u>Eagle Ridge Golf Club</u>	<u>1514-33-025-012</u>
<u>Entrée Wine and Bar, LLC</u>	<u>Entrée Restaurant</u>	<u>1514-33-034-005</u>
<u>Finnigans Lanes, LLC</u>	<u>Finnigans Lane</u>	<u>1514-33-031-008</u>
<u>Jersey Loft Steakhouse, LLC</u>	<u>Jersey Loft Steak House, LLC</u>	<u>1514-33-054-001</u>
<u>Lakewood Liquor Partners, LLC</u>	<u>The Vineyard</u>	<u>1514-33-032-016</u>
<u>Ocean Lanes, Inc.</u>	<u>Ocean Lanes</u>	<u>1514-33-014-009</u>
<u>Rare Hospitality International, Inc.</u>	<u>Longhorn Steakhouse #5322</u>	<u>1514-33-007-010</u>
<u>978 River Avenue, LLC</u>	<u>River 978</u>	<u>1514-33-002-008</u>
<u>Char Q LLC</u>	<u>Char Q LLC Restaurant</u>	<u>1514-33-049-006</u>
<u>Cedar Eats LLC</u>	<u>Cedar Eats LLC</u>	<u>1514-33-035-011</u>
<u>Plaza Mexico Restaurant & Bar Inc.</u>	<u>Plaza Mexico Restaurant & Bar</u>	<u>1514-33-033-006</u>

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)40.2025-0302

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing A Liquor License For The Year 2025-2026 (1514-33-048-001-Lake Terrace Manager)

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by LAKE TERRACE MANAGER LLC, for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE, NUMBER 1514-33-048-001, for the year 2025-2026; and

WHEREAS, said applicant has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq. and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, no objection has been received from the Lakewood Inspections Department as required, and no objections have been received from the general public; and

WHEREAS, a report and recommendation was received from the Lakewood Police Department; and

WHEREAS, the Police Department has recommended that the license only be renewed subject to a special condition requiring that the internal and external video security system continued to be maintained.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-048-001 for the year 2025-2026 subject to a special condition requiring that the internal and external video security system continued to be maintained for

LAKE TERRACE MANAGER LLC
1690 OAK STREET
LAKEWOOD, NJ 08701
;and

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 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, RENEWING A LIQUOR LICENSE FOR THE YEAR 2025-2026
(1514-33-048-001-LAKE TERRACE MANAGER)**

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by LAKE TERRACE MANAGER LLC, for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE, NUMBER 1514-33-048-001, for the year 2025-2026; and

WHEREAS, said applicant has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq. and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, no objection has been received from the Lakewood Inspections Department as required, and no objections have been received from the general public; and

WHEREAS, a report and recommendation was received from the Lakewood Police Department; and

WHEREAS, the Police Department has recommended that the license only be renewed subject to a special condition requiring that the internal and external video security system continued to be maintained.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-048-001 for the year 2025-2026 subject to a special condition requiring that the internal and external video security system continued to be maintained for

LAKE TERRACE MANAGER LLC
1690 OAK STREET
LAKEWOOD, NJ 08701

;and

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)41.2025-0303

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Hotel
Exception Liquor Licenses For The Year 2025-2026

WHEREAS, applications have been made to the Township Committee of the Township of Lakewood, the
issuing authority, for the purpose of renewing Hotel Exception Liquor Licenses, for the 2025-2026 licensing
term; and

WHEREAS, said applicants have complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and
N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection
Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood,
County of Ocean, State of New Jersey, the issuing authority, has considered said applications and hereby
grants approval for the renewal of Hotel/Motel Exception Liquor Licenses for the year 2025-2026 to:

NAME
DBA
LICENSE NUMBER

Parkway Lodging Realty, LLC. Hilton Garden Inn of Lkw 1514-36-047-003

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the
Township Clerk 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 **June 26, 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, RENEWING HOTEL EXCEPTION LIQUOR LICENSES FOR THE YEAR 2025-2026

WHEREAS, applications have been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing Hotel Exception Liquor Licenses, for the 2025-2026 licensing term; and

WHEREAS, said applicants have complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said applications and hereby grants approval for the renewal of Hotel/Motel Exception Liquor Licenses for the year 2025-2026 to:

NAME	DBA	LICENSE NUMBER
Parkway Lodging Realty, LLC.	Hilton Garden Inn of Lkw	1514-36-047-003

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 2025.**

Lauren Kirkman RMC, CMR
Township Clerk

(E)42.2025-0304

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing A Theater Exception Liquor License For The Year 2025-2026

WHEREAS, an application has been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing a Theater Exception Liquor Licenses, for the 2025-2026 licensing term; and

WHEREAS, said applicant has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of a Theater Exception Liquor License for the year 2025-2026 to:

NAME T/A LICENSE NUMBER

Strand Ventures, Inc. Strand Theater 1514-37-046-001

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township clerk 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 **June 26, 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, RENEWING A THEATER EXCEPTION LIQUOR LICENSE FOR THE YEAR 2025-2026

WHEREAS, an application has been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing a Theater Exception Liquor Licenses, for the 2025-2026 licensing term; and

WHEREAS, said applicant has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of a Theater Exception Liquor License for the year 2025-2026 to:

NAME	T/A	LICENSE NUMBER
Strand Ventures, Inc.	Strand Theater	1514-37-046-001

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township clerk 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)43.2025-0305

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving
Distribution Liquor License Renewals For The Year 2025-2026

WHEREAS, applications have been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing Plenary Retail Distribution Licenses for the year 2025-2026; and

WHEREAS, said applicants have complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said applications and hereby grants approval for the renewal of Plenary Retail Distribution Licenses for the year 2025-2026 to:

NAME

DBA

LICENSE NUMBER

Raya Liquors, Inc. Liquorama 1514-44-019-013
Guru Management, Inc. Gerard's Buyrite Liquor Store West 1514-44-003-009
Jay Prabhu, Inc. Rite Liquors 1514-44-013-004
Lakewood Wine Depot, LLC Wine Depot 1514-44-053-001
L'Chayim Liquors Inc. Wine on 9 South 1514-44-050-001
Lakewood Liquor Partners, LLC Vineyard II 1514-44-051-001
S&G Associates, Inc. Vineyard 1514-44-011-012
Square Liquors, Inc. Bourbon, Scotch and Beer 1514-44-021-006
Sunbeam Lakewood Inc Wine Academy 1514-44-005-012
VADI Wines, Inc. Spirits Unlimited 1514-44-006-008
Best Liquors Parsuns Liquors Inc 1514-44-004-009
RYBRM LIQ LLC Vineyard South 1514-44-017-012
The Cellar Olive Grove NJ LLC 1514-44-052-001

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 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 DISTRIBUTION LIQUOR LICENSE RENEWALS FOR THE YEAR 2025-2026

WHEREAS, applications have been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing Plenary Retail Distribution Licenses for the year 2025-2026; and

WHEREAS, said applicants have complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said applications and hereby grants approval for the renewal of Plenary Retail Distribution Licenses for the year 2025-2026 to:

NAME	DBA	LICENSE NUMBER
Raya Liquors, Inc.	Liquorama	1514-44-019-013
Guru Management, Inc.	Buyrite Liquors	1514-44-003-009
Jay Prabhu, Inc.	Rite Liquors	1514-44-013-004
Lakewood Wine Depot, LLC	Wine Depot	1514-44-053-001
L'Chayim Liquors Inc.	Wine on 9 South	1514-44-050-001
Lakewood Liquor Partners, LLC	Vineyard II	1514-44-051-001
S&G Associates, Inc.	Vineyard	1514-44-011-012
Square Liquors, Inc.	Bourbon, Scotch and Beer	1514-44-021-006
Sunbeam Lakewood Inc	Wine Academy	1514-44-005-012
VADI Wines, Inc.	Spirits Unlimited	1514-44-006-008
Best Liquors	Parsuns Liquors Inc	1514-44-004-010
RYBRM LIQ LLC	Vineyard South	1514-44-017-012
The Cellar	Olive Grove NJ LLC	1514-44-052-001

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 2025.**

Lauren Kirkman RMC, CMR
Township Clerk

(E)44.2025-0306

Resolution Of The Township Of Lakewood, County Of Lakewood, State Of New Jersey, Renewing A Liquor License For The Year 2025-2026 (1514-44-023-005 ADI Spirits, Inc.)

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by ADI SPIRITS, INC., for the purpose of renewing a PLENARY RETAIL DISTRIBUTION LICENSE, NUMBER 1514-44-023-005, for the year 2025-2026; and

WHEREAS, said applicant has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq. and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, no objection has been received from the Lakewood Inspections Department as required, and no objections have been received from the general public; and

WHEREAS, a report and recommendation was received from the Lakewood Police Department; and

WHEREAS, the Police Department has recommended that the license only be renewed subject to a special condition requiring that the security surveillance system continued to be maintained.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Distribution License Number 1514-44-023-005 for the year 2025-2026 subject to a special condition requiring that the security surveillance system continued to be maintained for

ADI SPIRITS, INC T/A Pine Cone Liquors
248 SECOND STREET
LAKEWOOD, NJ 08701
;and

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF LAKEWOOD,
STATE OF NEW JERSEY, RENEWING A LIQUOR LICENSE FOR THE YEAR 2025-
2026 (1514-44-023-005 ADI SPIRITS, INC.)**

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by ADI SPIRITS, INC., for the purpose of renewing a PLENARY RETAIL DISTRIBUTION LICENSE, NUMBER 1514-44-023-005, for the year 2025-2026; and

WHEREAS, said applicant has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq. and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, no objection has been received from the Lakewood Inspections Department as required, and no objections have been received from the general public; and

WHEREAS, a report and recommendation was received from the Lakewood Police Department; and

WHEREAS, the Police Department has recommended that the license only be renewed subject to a special condition requiring that the security surveillance system continued to be maintained.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Distribution License Number 1514-44-023-005 for the year 2025-2026 subject to a special condition requiring that the security surveillance system continued to be maintained for

ADI SPIRITS, INC T/A Pine Cone Liquors
248 SECOND STREET
LAKEWOOD, NJ 08701

;and

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)45.2025-0307

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License For The Year 2025-2026 (CB Lakewood LLC)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by John Mashburn Chapter 7 Trustee of the Bankruptcy Estate of CB Lakewood LLC for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-33-018-007 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary retail consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, Plenary Retail Consumption License Number 1514-33-018-007 (John Mashburn Chapter 7 Trustee of the Bankruptcy Estate of CB Lakewood LLC) is in the 4th quartile and must be transferred/activated no later than August 1, 2028.

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-018-007 for the year 2025-2026; for

John Mashburn Chapter 7 Trustee of the

Bankruptcy Estate of CB Lakewood LLC IN POCKET
1616 E. 19th Street, Suite 301A
EDMOND, OK 73013-6519

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 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, RENEWING OF A POCKET LIQUOR LICENSE FOR THE YEAR 2025-2026 (CB LAKEWOOD LLC)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by John Mashburn Chapter 7 Trustee of the Bankruptcy Estate of CB Lakewood LLC for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-33-018-007 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary retail consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, Plenary Retail Consumption License Number 1514-33-018-007 (John Mashburn Chapter 7 Trustee of the Bankruptcy Estate of CB Lakewood LLC) is in the 4th quartile and must be transferred/activated no later than August 1, 2028.

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-018-007 for the year 2025-2026; for

John Mashburn Chapter 7 Trustee of the
Bankruptcy Estate of CB Lakewood LLC
1616 E. 19th Street, Suite 301A
EDMOND, OK 73013-6519

IN POCKET

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)46.2025-0308

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License For The Year 2025-2026 (Javier Perez Hernandez)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by Javier Perez Hernandez for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-33-001-011 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary realation consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, Plenary Retail Consumption License Number 1514-33-001-011 (Javier Perez Hernandez) is in the 3rd quartile and must be transferred/activated no later than August 1, 2027.

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-001-011 for the year 2025-2026; for

Javier Perez-Hernandez IN POCKET
3 Colliers Court
JACKSON, NJ 08527

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 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, RENEWING OF A POCKET LIQUOR LICENSE FOR THE YEAR 2025-2026 (JAVIER PEREZ HERNANDEZ)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by Javier Perez Hernandez for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-33-001-011 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary realation consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, Plenary Retail Consumption License Number 1514-33-001-011 (Javier Perez Hernandez) is in the 3rd quartile and must be transferred/activated no later than August 1, 2027.

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-001-011 for the year 2025-2026; for

Javier Perez-Hernandez
3 Colliers Court
JACKSON, NJ 08527

IN POCKET

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)47.2025-0309

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License For The Year 2025-2026 (S&G Associates, Inc.)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by S&G Associates, Inc. for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-32-022-012 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary retail consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, Plenary Retail Consumption License Number 1514-32-022-012 (S&G Associates, Inc) is in the 4th quartile and must be transferred/activated no later than August 1, 2028.

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-32-022-012 for the year 2025-2026; for

S&G Associates, Inc IN POCKET
C/O Post Polak

425 Eagle Rock Avenue
Roseland, NJ 07068-1717

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 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, RENEWING OF A POCKET LIQUOR LICENSE FOR THE YEAR 2025-2026
(S&G ASSOCIATES, INC.)**

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually;
and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by S&G Associates, Inc. for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-32-022-012 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary retail consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, Plenary Retail Consumption License Number 1514-32-022-012 (S&G Associates, Inc) is in the 4th quartile and must be transferred/activated no later than August 1, 2028.

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-32-022-012 for the year 2025-2026; for

S&G Associates, Inc
C/O Post Polak
425 Eagle Rock Avenue
Roseland, NJ 07068-1717

IN POCKET

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)48.2025-0310

Resolution Of The Township Of Lakewood, County Of Lakewood, State Of New Jersey, Renewing A Liquor License For The Year 2025-2026 (Maggies At Lakewood Country Club)

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by Maggies at Lakewood Country Club, for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE, NUMBER 1514-33-009-012, for the year 2025-2026; and

WHEREAS, said applicant has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq. and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, no objection has been received from the Lakewood Inspections Department as required, and no objections have been received from the general public; and

WHEREAS, a report and recommendation was received from the Lakewood Police Department; and

WHEREAS, the Police Department has recommended that the license be renewed subject to a special condition requiring that the security surveillance system continued to be maintained.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-009-012 for the year 2025-2026 subject to a special condition requiring that the security surveillance system continued to be maintained for

Country Club Caterers T/A Maggies
145 COUNTRY CLUB DRIVE
LAKEWOOD, NJ 08701
;and

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF LAKEWOOD,
STATE OF NEW JERSEY, RENEWING A LIQUOR LICENSE FOR THE YEAR 2025-
2026 (MAGGIES AT LAKEWOOD COUNTRY CLUB)**

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by Maggies at Lakewood Country Club, for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE, NUMBER 1514-33-009-012, for the year 2025-2026; and

WHEREAS, said applicant has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq. and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, no objection has been received from the Lakewood Inspections Department as required, and no objections have been received from the general public; and

WHEREAS, a report and recommendation was received from the Lakewood Police Department; and

WHEREAS, the Police Department has recommended that the license be renewed subject to a special condition requiring that the security surveillance system continued to be maintained.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-009-012 for the year 2025-2026 subject to a special condition requiring that the security surveillance system continued to be maintained for

Country Club Caterers
145 COUNTRY CLUB DRIVE
LAKEWOOD, NJ 08701

T/A Maggies

;and

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forthwith delivered by the Township Clerk 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 **June 26, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)49.2025-0311

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of A Pocket Liquor License For The Year 2025-2026 (TEB Equities Corp.)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by TEB Equities, Corp. for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-33-027-008 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary retail consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, Plenary Retail Consumption License Number 1514-33-027-008 (TEB Equities, Corp) is in the 3rd quartile and must be transferred/activated no later than August 1, 2027.

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-027-008 for the year 2025-2026; for

TEB Equities, Corp IN POCKET
72 Stamford Hill Road
LAKEWOOD, NJ 08701

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 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, RENEWING OF A POCKET LIQUOR LICENSE FOR THE YEAR 2025-2026 (TEB EQUITIES CORP.)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by TEB Equities, Corp. for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-33-027-008 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary retail consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, Plenary Retail Consumption License Number 1514-33-027-008 (TEB Equities, Corp) is in the 3rd quartile and must be transferred/activated no later than August 1, 2027.

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-027-008 for the year 2025-2026; for

TEB Equities, Corp
72 Stamford Hill Road
LAKEWOOD, NJ 08701

IN POCKET

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)50.2025-0312

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Of An Inactive Liquor License For The Year 2025-2026 (Matrix Woodlake, LLC)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by Matrix Woodlake, LLC DBA Woodlake County Club. for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-33-029-006 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary retail consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, Plenary Retail Consumption License Number 1514-33-029-006 (Matrix Woodlake, LLC DBA Woodlake County Club) is in the 4th quartile and must be transferred/activated no later than August 1, 2028.

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-029-006 for the year 2025-2026; for

Matrix Woodlake, LLC DBA Woodlake County Club INACTIVE
25 New Hampshire Ave.

LAKEWOOD, NJ 08701

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 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, RENEWING OF AN INACTIVE LIQUOR LICENSE FOR THE YEAR 2025-2026 (MATRIX WOODLAKE, LLC)

WHEREAS, all licenses to dispense alcoholic beverages must be renewed and reissued annually; and

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, by Matrix Woodlake, LLC DBA Woodlake County Club. for the purpose of renewing a PLENARY RETAIL CONSUMPTION LICENSE NUMBER 1514-33-029-006 for the year 2025-2026; and

WHEREAS, pursuant to N.J.S.A. 33:1-12.39 the license is currently “in pocket”; and

WHEREAS, the State Division of Alcoholic Beverages on May 28, 2025 issued AN 2025-001 as guidance for the renewal of inactive/in-pocket licenses for the 2025-2026 license terms in response to the amendment to N.J.S.A. 33:1-12.39 et. seq.; and

WHEREAS, the State Division of Alcoholic Beverages specifically stated that inactive plenary retail consumption licenses that were placed on inactive status prior to August 1, 2024, shall be placed onto a quartile list based upon the amount of time the license has been inactive; and

WHEREAS, Plenary Retail Consumption License Number 1514-33-029-006 (Matrix Woodlake, LLC DBA Woodlake County Club) is in the 4th quartile and must be transferred/activated no later than August 1, 2028.

WHEREAS, the State Division of Alcoholic Beverages further stated the Governing Body of these licenses must have the inherent authority to renew these licenses during the licensing term; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public; and

WHEREAS, the licensee has complied with all of the regulations as set forth by the Alcoholic Beverage Control Commission of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said application and hereby grants approval for the renewal of Plenary Retail Consumption License Number 1514-33-029-006 for the year 2025-2026; for

Matrix Woodlake, LLC DBA Woodlake County Club
25 New Hampshire Ave.
LAKEWOOD, NJ 08701

INACTIVE

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

(E)51.2025-0313

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Inactive Consumption Liquor License Seared 1514-33-012-008 For The Year 2025-2026

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing PLENARY RETAIL CONSUMPTION LICENSE for Seared, Inc. 1514-33-012-008 for the year 2025-2026; and

WHEREAS, said applicants has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said applications and hereby grants approval for the renewal of Plenary Retail Consumption License for the year 2025-2026; for

NAME DBA LICENSE NUMBER

Seared Inc. Inactive/Pocket 1514-33-012-008

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 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, RENEWING INACTIVE CONSUMPTION LIQUOR LICENSE
SEARED 1514-33-012-008 FOR THE YEAR 2025-2026**

WHEREAS, application has been made to the Township Committee of the Township of Lakewood, the issuing authority, for the purpose of renewing PLENARY RETAIL CONSUMPTION LICENSE for Seared, Inc. 1514-33-012-008 for the year 2025-2026; and

WHEREAS, said applicants has complied with all of the requirements set forth in N.J.S.A. 33:1 et. seq., and N.J.A.C. 13:2-3.1 et. seq.; and

WHEREAS, letters of no objection have been received from the Lakewood Police Department and Inspection Department as required, and no objections have been received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, the issuing authority, has considered said applications and hereby grants approval for the renewal of Plenary Retail Consumption License for the year 2025-2026; for

NAME	DBA	LICENSE NUMBER
<u>Seared Inc.</u>	<u>Inactive/Pocket</u>	<u>1514-33-012-008</u>

BE IT FURTHER RESOLVED that certified copies of this resolution shall be forwarded by the Township Clerk 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 **June 26, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)52.2025-0314

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 12.02, Lot 21.03, Block 12.02, Lot 6; Block 12.02, Lot 22, And Block 12.02, Lot 20

WHEREAS, Imrai Kohain Congregation Inc. (hereafter referred to as owner) is the owner of the properties known as Block 12.02, Lot 21.03, Block 12.02, Lot 6; Block 12.02, Lot 22, And Block 12.02, Lot 20; and

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

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

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

1. The Township Tax Assessor consolidate the properties known as Block 12.02, Lot 6; Block 12.02, Lot 22, And Block 12.02, Lot 20 into new Block 12.02, Lot 21.04 and
2. The Township Clerk forward a copy of this Resolution to the following:
 - a. Township Tax Assessor
 - b. Township Tax Collector
 - c. Township Inspections Department
 - d. All other interested parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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 REQUESTING A CONSOLIDATION OF BLOCK 12.02, LOT 21.03, BLOCK 12.02, LOT 6; BLOCK 12.02, LOT 22, AND BLOCK 12.02, LOT 20

WHEREAS, Imrai Kohain Congregation Inc. (hereafter referred to as owner) is the owner of the properties known as Block 12.02, Lot 21.03, Block 12.02, Lot 6; Block 12.02, Lot 22, And Block 12.02, Lot 20; and

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

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

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

1. The Township Tax Assessor consolidate the properties known as Block 12.02, Lot 6; Block 12.02, Lot 22, And Block 12.02, Lot 20 into new Block 12.02, Lot 21.04 and
2. The Township Clerk forward a copy of this Resolution to the following:
 - a. Township Tax Assessor
 - b. Township Tax Collector
 - c. Township Inspections Department
 - d. All other interested parties

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **June 26, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

(E)53.2025-0315

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 **June 26, 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 **June 26, 2025**.

Lauren Kirkman, RMC, CMR
Township Clerk

Tax Sale Certificate #	Block	Lot	Lien Holder	Redemption Amount	Premium Amount
24-00143	1248	501.03	ATCF II New Jersey LLC	\$2,973.49	\$1,600.00
89-37	161.01	6	David Wilschanski	\$364.50	\$0.00
22-00205	1587	1117.04	Trystone Capital Assets	\$9,169.76	\$4,300.00
24-00156	1248.11	16	Alpha Tax Lien Group	\$140.76	\$0.00
20-00177	1095	10	Kayla Ann Kamil	\$364.51	\$100.00
20-00178	1095	11	Kayla Ann Kamil	\$312.94	\$100.00

(E)54.2025-0316

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

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 \$68,497.76 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 \$68,497.76 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

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

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 \$68,497.76 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 \$68,497.76 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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)55.2025-0317

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

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 \$27,922.55 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:

Universal Abstract
101 Chase Ave Ste 304
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 \$27,922.55 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

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

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 \$27,922.55 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:

Universal Abstract
101 Chase Ave Ste 304
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 \$27,922.55 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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)56.2025-0318

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

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 \$55,188.09 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 \$55,188.09 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE
OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO REFUND
OVERPAYMENTS ON VARIOUS BLOCK AND LOTS TO 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 \$55,188.09 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 \$55,188.09 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 **June 26, 2025**.

Lauren Kirkman, RMC CMR
Township Clerk

(E)57.2025-0319

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

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 \$14,939.85 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:

Riverside Abstract
212 Second St, Ste 502
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 \$14,939.85 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

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

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 \$14,939.85 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:

Riverside Abstract
212 Second St, Ste 502
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 \$14,939.85 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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)58.2025-0320

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

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

WHEREAS, the payment(s) totaling \$66,164.05 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;

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 \$66,164.05 to the entities named on the attached Schedule A, 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

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

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

WHEREAS, the payment(s) totaling \$66,164.05 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;

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 \$66,164.05 to the entities named on the attached Schedule A, 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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)59.2025-0321

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

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

WHEREAS, the payment(s) totaling \$206,572.61 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;

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 \$206,572.61 to the entities named on the attached Schedule A, 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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

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

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

WHEREAS, the payment(s) totaling \$206,572.61 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;

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 \$206,572.61 to the entities named on the attached Schedule A, 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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(E)60.2025-0322

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Participate In An Online Tax Sale For Delinquent 2024 Municipal Charges

WHEREAS, NJSA 54:5-19.1 authorizes municipalities to conduct electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the Township of Lakewood wishes to participate in an electronic sale, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales in the State of New Jersey, and

WHEREAS, the rules and regulations allows a municipality to send two (2) notices of tax sale to all properties included in said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee of \$25.00 per notices for the creation, printing and mailing of said notice; and

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the Township of Lakewood will charge \$25.00 per notice mailed which will be assesses specifically to the delinquent accounts that are causing the need for a tax sale and not the general tax base.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Lakewood, that the Tax Collector is hereby authorized to participate in the electronic tax sale with NJ Tax Lien Investors/Real Auction and submit to the Director of Local Government Services if necessary.

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 **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

resolution

RESOLUTION #2025-

RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO PARTICIPATE IN AN ONLINE TAX SALE FOR DELINQUENT 2024 MUNICIPAL CHARGES

WHEREAS, NJSA 54:5-19.1 authorizes municipalities to conduct electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the Township of Lakewood wishes to participate in an electronic sale, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales in the State of New Jersey, and

WHEREAS, the rules and regulations allows a municipality to send two (2) notices of tax sale to all properties included in said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee of \$25.00 per notices for the creation, printing and mailing of said notice; and

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the Township of Lakewood will charge \$25.00 per notice mailed which will be assesses specifically to the delinquent accounts that are causing the need for a tax sale and not the general tax base.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Lakewood, that the Tax Collector is hereby authorized to participate in the electronic tax sale with NJ Tax Lien Investors/Real Auction and submit to the Director of Local Government Services if necessary.

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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(F)61.

2025-030 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Right Of Way Located On A Portion Of A Paper Street Known As Read Place In The Township Of Lakewood

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

WHEREAS, a portion of Read Place in the Township of Lakewood is a 200 ft. long paper street. This unimproved right of way portion is located east of its intersection with an unimproved portion of Wilson Avenue; and

WHEREAS, this portion of Read Place described in the attached Exhibit A has been determined to be unnecessary for public use; and

WHEREAS, by email message dated April 17, 2025 the Planning Board Administrator supported the vacation of this portion of Read Place hereinafter described; and

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

- (1) That a portion of Read Place described in the attached Exhibit A is not needed for public road purposes; and
- (2) That a portion of Read Place lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and
- (3) All adjoining property owners to this portion of Read Place have consented to this proposed vacation.

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

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

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

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

SECTION 3. The Township Clerk shall, at least one (1) week prior to the time fixed for final passage of such ordinance, mail a copy thereof, together with a notice of the introduction thereof, and the time and place when

and where the ordinance will be further considered for final passage, to every person whose lands may be affected by the ordinance or any assessment which may be made in pursuance thereof, pursuant to N.J.S.A. 40:49-6.

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

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

SECTION 6. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC TO A RIGHT OF WAY LOCATED ON A PORTION OF A PAPER STREET KNOWN AS READ PLACE IN THE TOWNSHIP OF LAKEWOOD

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

WHEREAS, a portion of Read Place in the Township of Lakewood is a 200 ft. long paper street. This unimproved right of way portion is located east of its intersection with an unimproved portion of Wilson Avenue; and

WHEREAS, this portion of Read Place described in the attached Exhibit A has been determined to be unnecessary for public use; and

WHEREAS, by email message dated April 17, 2025 the Planning Board Administrator supported the vacation of this portion of Read Place hereinafter described; and

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

- (1) That a portion of Read Place described in the attached Exhibit A is not needed for public road purposes; and
- (2) That a portion of Read Place lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and
- (3) All adjoining property owners to this portion of Read Place have consented to this proposed vacation.

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

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

SECTION 1. All public easements, right and interests in the portion of Read Place as described in the attached Exhibit A are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in *N.J.S.A. 48:2-13*, and by any Cable Television Company, as defined in the "Cable Television Act," *N.J.S.A. 48:5A-1 et seq.*, to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any

part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

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

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

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

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

SECTION 6. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

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

Introduced: June 26, 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 **June 26, 2025**.

Lauren Kirkman, RMC CMR
Township Clerk

(F)62.

2025-031 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To Portion Of A Paper Street Known As Lambert Avenue In The Township Of Lakewood

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

WHEREAS, a certain portion of Lambert Avenue in the Township of Lakewood is an approximately 240 ft. long by 50 ft. wide paper street that runs from Chestnut Street in a northerly direction until its intersection with Fulton Avenue as depicted on Tax Sheet 142 (attached), and remains unimproved; and

WHEREAS, said portion of Lambert Avenue described in the attached Exhibit A has been determined to be unnecessary for public use; and

WHEREAS, by email dated May 16, 2025 the Planning Board Administrator supported the vacation of this portion of Lambert Avenue as described on the attached Exhibit A; and

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

(1) That a portion of Lambert Avenue described in the attached Exhibit A is not needed for public road purposes; and

(2) That a portion of Lambert Avenue lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and

(3) The owners of all property fronting or abutting this portion of Lambert Avenue have consented to this proposed vacation; and

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

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

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

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

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

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

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

SECTION 6. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, RELEASING, EXTINGUISHING AND VACATING THE
RIGHTS OF THE PUBLIC TO PORTION OF A PAPER STREET KNOWN AS
LAMBERT AVENUE IN THE TOWNSHIP OF LAKEWOOD**

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

WHEREAS, a certain portion of Lambert Avenue in the Township of Lakewood is an approximately 240 ft. long by 50 ft. wide paper street that runs from Chestnut Street in a northerly direction until its intersection with Fulton Avenue as depicted on Tax Sheet 142 (attached), and remains unimproved; and

WHEREAS, said portion of Lambert Avenue described in the attached Exhibit A has been determined to be unnecessary for public use; and

WHEREAS, by email dated May 16, 2025 the Planning Board Administrator supported the vacation of this portion of Lambert Avenue as described on the attached Exhibit A; and

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

(1) That a portion of Lambert Avenue described in the attached Exhibit A is not needed for public road purposes; and

(2) That a portion of Lambert Avenue lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and

(3) The owners of all property fronting or abutting this portion of Lambert Avenue have consented to this proposed vacation; and

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

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

SECTION 1. All public easements, rights and interests in a portion of Lambert Avenue as described in the attached Exhibit A are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in *N.J.S.A. 48:2-13*, and by any

Cable Television Company, as defined in the "Cable Television Act," *N.J.S.A. 48:5A-1 et seq.*, to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective.

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

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

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

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

SECTION 6. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

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

Introduced: June 26, 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 **June 26, 2025**.

Lauren Kirkman, RMC CMR
Township Clerk

(F)63.

2025-032 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40a: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.14 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Committee of the Township of Lakewood in the County of Ocean finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Committee hereby determines that a 2.5% increase in the budget for said year, amounting to \$2,577,521.62 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Lakewood, in the County of Ocean, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Township of Lakewood shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$3,608,530.27, and that the CY 2025 municipal budget for the Township of Lakewood be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.14 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Committee of the Township of Lakewood in the County of Ocean finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Committee hereby determines that a 2.5% increase in the budget for said year, amounting to \$2,577,521.62 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Lakewood, in the County of Ocean, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Township of Lakewood shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$3,608,530.27, and that the CY 2025 municipal budget for the Township of Lakewood be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Introduced: June 26, 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 **June 26, 2025.**

Lauren Kirkman, RMC, CMR
Township Clerk

1st Reading – June 26, 2024

Township Committee	Motion	2nd	Ayes	Nays	Abstain	Absent
Committeeman Akerman						
Committeewoman Fuentes						
Committeeman Lichtenstein						
Deputy Mayor Miller						
Mayor Coles						
Total Vote						

2nd Reading – July 10, 2024

Township Committee	Motion	2nd	Ayes	Nays	Abstain	Absent
Committeeman Akerman						
Committeewoman Fuentes						
Committeeman Lichtenstein						
Deputy Mayor Miller						
Mayor Coles						
Total Vote						

(F)64.

2025-033 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-13 (Parking Prohibited At All Times On Certain Streets) (Somerset Ave.)

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) (SOMERSET AVE.)

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

SECTION 1. That Chapter XI entitled “Traffic” of the revised general ordinances of the Township of Lakewood, specifically Section 11-13 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, Ord. No. 2024-31, Ord. No. 2025-10, 2025-

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

Name of Street	Sides	Times	Location
<u>Somerset Avenue</u>	<u>West</u>	<u>All</u>	<u>Beginning at the corner of East County Line Road and Somerset Avenue and extending 100 feet in a southerly direction.</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 **July 10, 2025** at 5:30 P.M.,

Lauren Kirkman, RMC CMR
Township Clerk

(F)65.

2025-034 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-21.1 Entitled “Four-Way Stops” (Sims Avenue And Radiant Hill)

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

SECTION 1. That Chapter XI entitled “Traffic” of the revised general ordinances of the Township of Lakewood, specifically Section 11-21.1 entitled “Four Way Stops” be and hereby is amended and supplemented as follows:

11-21.1 FOUR-WAY STOPS.

1. The following intersection is hereby designated as a Four-Way Stop:

11-12.1 FOUR-WAY STOPS.

Intersection

Stop Sign Locations

Sims Avenue and Radiant Hill

A stop sign shall be installed on each corner of the intersection where Sims Avenue and Radiant Hill intersect.

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

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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 11-21.1
ENTITLED “FOUR-WAY STOPS” (SIMS AVENUE AND RADIANT HILL)**

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

SECTION 1. That Chapter XI entitled “Traffic” of the revised general ordinances of the Township of Lakewood, specifically Section 11-21.1 entitled “Four Way Stops” be and hereby is amended and supplemented as follows:

11-21.1 FOUR-WAY STOPS.

1. The following intersection is hereby designated as a Four-Way Stop:

11-12.1 FOUR-WAY STOPS.	
<i>Intersection</i>	<i>Stop Sign Locations</i>
Sims Avenue and Radiant Hill	A stop sign shall be installed on each corner of the intersection where Sims Avenue and Radiant Hill intersect.

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

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

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

Introduced: **June 26, 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 **June 26, 2025.**

Lauren Kirkman, RMC CMR
Township Clerk

(G)66.

2025-021 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Opting Into The Garden State C-Pace Program To Facilitate The Financing Of C-Pace Projects

WHEREAS, facilitating the direct financing of clean energy and resiliency-related improvements (“C-PACE Projects”) on commercial and certain other types of property will enable Township of Lakewood (“Municipality”) in the County of Ocean (“County”) to contribute toward the goals of community sustainability and the reduction of greenhouse gas, carbon emissions and energy consumption, while also providing a valuable service to the citizens of this community that will create jobs and strengthen our ratable base; and WHEREAS, the Legislature and the Governor of the State of New Jersey (the “State”) have declared it to be the public policy of this State to invest in clean energy and resiliency-related improvements to conserve our resources and allay the impact of natural disasters; and

WHEREAS, the Legislature and the Governor of the State have authorized the establishment of the Garden State C-PACE Program, pursuant to P.L. 2021, c. 201 (N.J.S.A. 34:1B-374 et seq.) (the “Act”); and

WHEREAS, pursuant to the Act, the New Jersey Economic Development Authority (the “Authority”) has issued Guidelines for the Garden State C-PACE Program; and

WHEREAS, any capitalized terms used in this Ordinance if not defined herein shall have their meaning as set forth in the Program Guidelines; and

WHEREAS, pursuant to the Act and the Program Guidelines, municipalities may “opt in” to the Garden State C-PACE Program to facilitate the Direct Financing of C-PACE Projects; and

WHEREAS, in order to participate in the Garden State C-PACE Program, a municipality must adopt an opt-in ordinance authorizing it to enter into a Garden State Program Agreement with the Authority; and

WHEREAS, in compliance with the Act and the Program Guidelines, and in order to facilitate Direct Financing pursuant to the Garden State C-PACE Program, this Ordinance authorizes the creation of C-PACE Assessments to be imposed on Eligible Properties located within the Municipality, at the request of their Eligible Owners; and

WHEREAS, pursuant to the Act and the Program Guidelines, a C-PACE Assessment shall be considered a single, continuous first lien, paramount to all prior or subsequent alienations and descents or encumbrances thereon, except subsequent taxes, charges or assessments, and such lien shall not be extinguished by the Municipality’s in rem foreclosure proceedings; and

WHEREAS, pursuant to the Act and the Program Guidelines, a C-PACE Assessment shall be treated as a municipal lien rather than a contractual lien for all purposes of law; and

WHEREAS, a C-PACE Assessment shall be entered into voluntarily by an Eligible Owner to facilitate the Direct Financing of a C-PACE Project with a loan from a Qualified Capital Provider, the repayment of which is made by way of the C-PACE Assessment on the Eligible Property on which the C-PACE Project is or will be located; and

WHEREAS, opting-in to the Garden State C-PACE Program is in the best interests of the health, safety, and welfare of the Municipality and will generate more economic opportunities for citizens, property owners, and commercial businesses alike; and

WHEREAS, the Municipality, pursuant to the Act and the Garden State C-PACE Program Guidelines and Supplemental Guidelines, as may be amended from time to time (collectively the “Program Guidelines”), does hereby declare its commitment to opt in and participate in the Garden State C-PACE Program and to enter into a Garden State Program Agreement with the Authority; and

WHEREAS, the Municipality further declares that participating in the Garden State C-PACE Program is a valid public purpose; and

WHEREAS, if and to the extent there is any inconsistency between this Ordinance and the Act or Program Guidelines, this Ordinance shall be construed consistently with the provisions and requirements of the Act and the Program Guidelines and in case of conflict the Act and the Program Guidelines shall control.

NOW, THEREFORE BE IT ORDAINED, by the governing body of the Municipality as follows:

1. Scope and Purpose; Approval of Certain C-PACE Project Documents

A. Pursuant to the Act, this Ordinance shall constitute the Municipality's "opt-in" ordinance that authorizes participation in the Garden State C-PACE Program, which shall be available to Eligible Properties situated within the Municipality and authorizes execution of a Garden State Program Agreement.

B. The Municipality shall accept C-PACE Projects in accordance with the Garden State Program Agreement to be entered into with the Authority.

C. In accordance with the Act, the Municipality shall levy, bill, collect, remit, and enforce C-PACE Assessments with respect to participating Eligible Properties located within the Municipality.

D. The Mayor and Municipal Clerk or any of their designees in writing are designated as the "Authorized Officers" for purposes of executing and delivering the various agreements and documents authorized by this Ordinance.

E. An Authorized Officer is hereby authorized and directed to enter into the Garden State Program Agreement with the Authority in substantially the form attached as Exhibit A hereto.

F. An Authorized Officer under the direction of the Mayor is hereby authorized and directed to (i) enter into C-PACE Assessment Agreements, Notices of Assessment, and any other Uniform Assessment Documents with Eligible Owners, and arrange for the recording of such documents in the Recording Office of the County; and (ii) enter into Assignment Agreements and any other Uniform Assessment Documents with Qualified Capital Providers, and arrange for the recording of such documents in the Recording Office of the County.

2. Definitions

Such terms and meanings as defined in this Ordinance or in the Program Guidelines shall be applicable to municipal actions and municipal documents required to carry out the purposes of this Ordinance.

3. Criteria For Qualifying A C-PACE Project For A C-PACE Assessment

To qualify for a C-PACE Assessment, a proposed project must meet the criteria in the Program Guidelines for eligibility and have been approved by the Authority.

4. Municipal C-PACE Liaison

The Municipal Manager shall designate a municipal official, who shall be known as the "Municipal C-PACE Liaison," to serve as the Municipality's liaison to the Garden State C-PACE Program. The Municipality shall have a designated Municipal C-PACE Liaison at all times during the Municipality's participation in the Garden State C-PACE Program. The Municipal C-PACE Liaison shall be or become qualified as described in the Garden State Program Agreement and shall have the responsibilities and obligations set forth in the Garden State Program Agreement.

5. Municipal C-PACE Fees; Recording of C-PACE Project Documents

Municipal C-PACE fees and the recording of Uniform Assessment Documents for a C-PACE Project shall be as set forth in the Garden State Program Agreement. The amount of any fee shall not be revised without providing prior written notice to the Authority, and shall not exceed the amount set forth in the Program Guidelines. Any increase in the amount of a fee shall not apply retroactively to any prior fee paid for which a completed C-PACE Project application was submitted but shall apply to all prospective fees for all C-PACE Projects, including any C-PACE Project with an existing C-PACE Assessment.

6. Forms of Uniform Assessment Documents and Related Documents

A. All Uniform Assessment Documents, financial documents, or other documents in the form set forth in the Uniform Assessment Documents to be entered into between the Municipality and an Eligible Owner or a Qualified Capital Provider shall be subject to review by the Mayor or the Mayor's designee and the Municipal Attorney or their designee to determine their substantive adherence to the forms as set forth in the Uniform Assessment Documents and shall be approved by resolution of the governing body, prior to execution of any such documents. All C-PACE Project Documents, such other Uniform Assessment Documents, and other related documents to be entered into in connection with the Garden State C-PACE Program shall be in compliance with the Act, this Ordinance, the Garden State Program Agreement, and the Program Guidelines.

B. All final documents to be executed by the Municipality in connection with its participation in the Garden State C-PACE Program shall be subject to review and approval by the Municipal Attorney.

7. Acceptance of Projects

A. Pursuant to Section 1 of this Ordinance, the Municipality hereby agrees to accept C-PACE Projects pursuant to the Garden State C-PACE Program in accordance with the Act, the Program Guidelines, and the

Garden State Program Agreement entered into with the Authority.

B. All C-PACE Projects and Eligible Owners shall have satisfied the criteria set forth in Section 3 of this Ordinance.

8. Collection, Enforcement and Remittance

A. If any payment of a C-PACE Assessment is not made when that payment shall have become due, or later, consistent with any grace period provided or extended by the Municipality for the payment of property tax bills as may be permitted or required by law, the Municipality shall impose interest thereon ("statutory interest") at the same rate as may be imposed upon unpaid property taxes in the Municipality. Such statutory interest shall be in addition to any accrued interest and any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement.

B. All delinquent payments of C-PACE Assessments, together with statutory interest thereon, accrued interest, and any penalties for such delinquency, shall be collected and enforced in the same manner as unpaid property taxes, which may include accelerated tax sales. The proceeds of the tax sale shall also pay the outstanding past unpaid amounts of the C-PACE Assessment. The remaining balance not delinquent on a C-PACE Assessment shall not be subject to acceleration or extinguishment in the event of a default in payment.

C. Any statutory interest collected by the Municipality on a delinquent C-PACE Assessment shall be retained by the Municipality. Any accrued interest, or any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement shall be remitted to the Qualified Capital Provider.

D. If a Property Owner is delinquent on a C-PACE Assessment as well as delinquent on taxes, charges, or other assessments, the Municipality shall apply any payment made by the Property Owner to any and all such other delinquencies before being applied to any delinquent C-PACE Assessment.

E. In the event that any lien on an Eligible Property shall be exposed to tax sale, pursuant to the "tax sale law," N.J.S.A. 54:5-1 et seq., and is struck off and sold to the Municipality, the C-PACE Assessment shall survive any subsequent action to foreclose the right of redemption and continue as a first lien upon the real estate described in the C-PACE Assessment, paramount to all prior or subsequent alienations and descents of the real estate or encumbrances, except subsequent taxes, charges, or other assessments.

F. While the Municipality holds the lien or owns the Eligible Property, the Municipality shall not be responsible for or required to make any payment from its treasury or any other source in furtherance of or to satisfy the C-PACE Assessment.

G. The Municipality shall not bear any other responsibility in furtherance or satisfaction of a C-PACE Assessment, except that a Qualified Capital Provider may seek to compel the Municipality to enforce a lien through an action to foreclose.

H. The Municipality's appropriate administrative personnel are authorized to make payments to the Qualified Capital Provider or its designee in accordance with the Assignment Agreement without the necessity of prior approval from the governing body, in accordance with N.J.S.A. 40A:5-17 and the appropriate provisions of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1 et seq.

9. Public Funds Not To Be Utilized To Pay Delinquent Assessment

A. The Municipality shall not be responsible for or required to make any payment from its funds or any other source of public funds in furtherance of or to satisfy the C-PACE Assessment.

B. This Ordinance shall not be construed to confer any right of action or property interest upon any party participating in a C-PACE transaction with the Municipality, nor shall it be interpreted to pledge, offer, or encumber the full faith and credit of the Municipality for any C-PACE lien or C-PACE Assessment.

10. Revenue From The C-PACE Assessment Not A Part of General Fund

A. The C-PACE Assessment in respect of a C-PACE Project shall be assigned directly by the Municipality, and any assignee thereof, to the Qualified Capital Provider with respect to such C-PACE Project, as security for the Direct Financing.

B. Such assignment shall be an absolute assignment of all of the Municipality's right, title, and interest in and to the C-PACE Assessment, except for its obligations to levy, bill, collect, remit, and enforce C-PACE Assessments. The proceeds of a C-PACE Assessment shall be considered "special revenues" owned by the Qualified Capital Provider pursuant to chapter 9 of the federal bankruptcy code, U.S.C. Title 11.

C. Pursuant to N.J.S.A. 34:1B-378, C-PACE Assessments assigned shall not be included in the Municipality's

general funds, or be subject to any laws regarding the receipt, deposit, investment, or appropriation of public funds, and shall retain such status notwithstanding enforcement of the C-PACE Assessment by the Municipality or its assignee.

D. If the Municipality is otherwise subject to tax or revenue sharing pursuant to law, the C-PACE Assessments shall not be considered part of the tax or revenue sharing formula or calculation of municipal revenues for the purpose of determining whether the Municipality is obligated to make payment to, or receive a credit from, any tax sharing or revenue sharing pool. However, the redemption of any delinquent and unpaid C-PACE Assessments, including any interest, penalties, or other charges related thereto, shall be paid no later than on the first available tax bill after the property has been sold after an action to foreclose the right of redemption.

11. Independent Sections, Conflicts & Effective Date

A. Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void, invalid or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other section or parts thereof which shall survive in full force and effect.

B. All ordinances and parts of ordinances that conflict with or that are inconsistent with this Ordinance are hereby repealed but only to the extent of such conflict or inconsistency.

C. This Ordinance shall take effect after final adoption and approval following publication in accordance with law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

exhibit a

GARDEN STATE C-PACE PROGRAM

ORDINANCE NO. 2025-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, OPTING INTO THE GARDEN STATE C-PACE PROGRAM TO FACILITATE THE FINANCING OF C-PACE PROJECTS

WHEREAS, facilitating the direct financing of clean energy and resiliency-related improvements (“C-PACE Projects”) on commercial and certain other types of property will enable Township of Lakewood (“Municipality”) in the County of Ocean (“County”) to contribute toward the goals of community sustainability and the reduction of greenhouse gas, carbon emissions and energy consumption, while also providing a valuable service to the citizens of this community that will create jobs and strengthen our ratable base; and

WHEREAS, the Legislature and the Governor of the State of New Jersey (the “State”) have declared it to be the public policy of this State to invest in clean energy and resiliency-related improvements to conserve our resources and allay the impact of natural disasters; and

WHEREAS, the Legislature and the Governor of the State have authorized the establishment of the Garden State C-PACE Program, pursuant to P.L. 2021, c. 201 (N.J.S.A. 34:1B-374 et seq.) (the “Act”); and

WHEREAS, pursuant to the Act, the New Jersey Economic Development Authority (the “Authority”) has issued Guidelines for the Garden State C-PACE Program; and

WHEREAS, any capitalized terms used in this Ordinance if not defined herein shall have their meaning as set forth in the Program Guidelines; and

WHEREAS, pursuant to the Act and the Program Guidelines, municipalities may “opt in” to the Garden State C-PACE Program to facilitate the Direct Financing of C-PACE Projects; and

WHEREAS, in order to participate in the Garden State C-PACE Program, a municipality must adopt an opt-in ordinance authorizing it to enter into a Garden State Program Agreement with the Authority; and

WHEREAS, in compliance with the Act and the Program Guidelines, and in order to facilitate Direct Financing pursuant to the Garden State C-PACE Program, this Ordinance authorizes the creation of C-PACE Assessments to be imposed on Eligible Properties located within the Municipality, at the request of their Eligible Owners; and

WHEREAS, pursuant to the Act and the Program Guidelines, a C-PACE Assessment shall be considered a single, continuous first lien, paramount to all prior or subsequent alienations and descents or encumbrances thereon, except subsequent taxes, charges or assessments, and such lien shall not be extinguished by the Municipality’s in rem foreclosure proceedings; and

WHEREAS, pursuant to the Act and the Program Guidelines, a C-PACE Assessment shall be treated as a municipal lien rather than a contractual lien for all purposes of law; and

WHEREAS, a C-PACE Assessment shall be entered into voluntarily by an Eligible Owner to facilitate the Direct Financing of a C-PACE Project with a loan from a Qualified Capital Provider, the repayment of which is made by way of the C-PACE Assessment on the Eligible Property on which the C-PACE Project is or will be located; and

WHEREAS, opting-in to the Garden State C-PACE Program is in the best interests of the health, safety, and welfare of the Municipality and will generate more economic opportunities for citizens, property owners, and commercial businesses alike; and

WHEREAS, the Municipality, pursuant to the Act and the Garden State C-PACE Program Guidelines and Supplemental Guidelines, as may be amended from time to time (collectively the “Program Guidelines”), does hereby declare its commitment to opt in and participate in the Garden State C-PACE Program and to enter into a Garden State Program Agreement with the Authority; and

WHEREAS, the Municipality further declares that participating in the Garden State C-PACE Program is a valid public purpose; and

WHEREAS, if and to the extent there is any inconsistency between this Ordinance and the Act or Program Guidelines, this Ordinance shall be construed consistently with the provisions and requirements of the Act and the Program Guidelines and in case of conflict the Act and the Program Guidelines shall control.

NOW, THEREFORE BE IT ORDAINED, by the governing body of the Municipality as follows:

1. Scope and Purpose; Approval of Certain C-PACE Project Documents

A. Pursuant to the Act, this Ordinance shall constitute the Municipality’s “opt-in” ordinance that authorizes participation in the Garden State C-PACE Program, which shall be available to Eligible Properties situated within the Municipality and authorizes execution of a Garden State Program Agreement.

B. The Municipality shall accept C-PACE Projects in accordance with the Garden State Program Agreement to be entered into with the Authority.

C. In accordance with the Act, the Municipality shall levy, bill, collect, remit, and enforce C-PACE Assessments with respect to participating Eligible Properties located within the Municipality.

D. The **Mayor and Municipal Clerk** or any of their designees in writing are designated as the “Authorized Officers” for purposes of executing and delivering the various agreements and documents authorized by this Ordinance.

E. An Authorized Officer is hereby authorized and directed to enter into the Garden State Program Agreement with the Authority in substantially the form attached as **Exhibit A hereto**.

F. An Authorized Officer under the direction of the Mayor is hereby authorized and directed to (i) enter into C-PACE Assessment Agreements, Notices of Assessment, and any other Uniform Assessment Documents with Eligible Owners, and arrange for the recording of such documents in the Recording Office of the County; and (ii) enter into Assignment Agreements and any other Uniform Assessment Documents with Qualified Capital Providers, and arrange for the recording of such documents in the Recording Office of the County.

2. Definitions

Such terms and meanings as defined in this Ordinance or in the Program Guidelines shall be applicable to municipal actions and municipal documents required to carry out the purposes of this Ordinance.

3. Criteria For Qualifying A C-PACE Project For A C-PACE Assessment

To qualify for a C-PACE Assessment, a proposed project must meet the criteria in the Program Guidelines for eligibility and have been approved by the Authority.

4. Municipal C-PACE Liaison

The Municipal Manager shall designate a municipal official, who shall be known as the “Municipal C-PACE Liaison,” to serve as the Municipality’s liaison to the Garden State C-PACE Program. The Municipality shall have a designated Municipal C-PACE Liaison at all times during the Municipality’s participation in the Garden State C-PACE Program. The Municipal C-PACE Liaison shall be or become qualified as described in the Garden State Program Agreement and shall have the responsibilities and obligations set forth in the Garden State Program Agreement.

5. Municipal C-PACE Fees; Recording of C-PACE Project Documents

Municipal C-PACE fees and the recording of Uniform Assessment Documents for a C-PACE Project shall be as set forth in the Garden State Program Agreement. The amount of any fee shall not be revised without providing prior written notice to the Authority, and shall not exceed the amount set forth in the Program Guidelines. Any increase in the amount of a fee shall not apply retroactively to any prior fee paid for which a completed C-PACE Project application was submitted but shall apply to all prospective fees for all C-PACE Projects, including any C-PACE Project with an existing C-PACE Assessment.

6. Forms of Uniform Assessment Documents and Related Documents

A. All Uniform Assessment Documents, financial documents, or other documents in the form set forth in the Uniform Assessment Documents to be entered into between the Municipality and an Eligible Owner or a Qualified Capital Provider shall be subject to review by the Mayor or the Mayor’s designee and the Municipal Attorney or their designee to determine their substantive adherence to the forms as set forth in the Uniform Assessment Documents and shall be approved by resolution of the governing body, prior to execution of any such documents. All C-PACE Project Documents, such other Uniform Assessment Documents, and other related documents to be entered into in connection with the Garden State C-PACE Program shall be in

compliance with the Act, this Ordinance, the Garden State Program Agreement, and the Program Guidelines.

B. All final documents to be executed by the Municipality in connection with its participation in the Garden State C-PACE Program shall be subject to review and approval by the Municipal Attorney.

7. Acceptance of Projects

A. Pursuant to Section 1 of this Ordinance, the Municipality hereby agrees to accept C-PACE Projects pursuant to the Garden State C-PACE Program in accordance with the Act, the Program Guidelines, and the Garden State Program Agreement entered into with the Authority.

B. All C-PACE Projects and Eligible Owners shall have satisfied the criteria set forth in Section 3 of this Ordinance.

8. Collection, Enforcement and Remittance

A. If any payment of a C-PACE Assessment is not made when that payment shall have become due, or later, consistent with any grace period provided or extended by the Municipality for the payment of property tax bills as may be permitted or required by law, the Municipality shall impose interest thereon (“statutory interest”) at the same rate as may be imposed upon unpaid property taxes in the Municipality. Such statutory interest shall be in addition to any accrued interest and any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement.

B. All delinquent payments of C-PACE Assessments, together with statutory interest thereon, accrued interest, and any penalties for such delinquency, shall be collected and enforced in the same manner as unpaid property taxes, which may include accelerated tax sales. The proceeds of the tax sale shall also pay the outstanding past unpaid amounts of the C-PACE Assessment. The remaining balance not delinquent on a C-PACE Assessment shall not be subject to acceleration or extinguishment in the event of a default in payment.

C. Any statutory interest collected by the Municipality on a delinquent C-PACE Assessment shall be retained by the Municipality. Any accrued interest, or any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement shall be remitted to the Qualified Capital Provider.

D. If a Property Owner is delinquent on a C-PACE Assessment as well as delinquent on taxes, charges, or other assessments, the Municipality shall apply any payment made by the Property Owner to any and all such other delinquencies before being applied to any delinquent C-PACE Assessment.

E. In the event that any lien on an Eligible Property shall be exposed to tax sale, pursuant to the “tax sale law,” N.J.S.A. 54:5-1 et seq., and is struck off and sold to the Municipality, the C-PACE Assessment shall survive any subsequent action to foreclose the right of redemption and continue as a first lien upon the real estate described in the C-PACE Assessment, paramount to

all prior or subsequent alienations and descents of the real estate or encumbrances, except subsequent taxes, charges, or other assessments.

F. While the Municipality holds the lien or owns the Eligible Property, the Municipality shall not be responsible for or required to make any payment from its treasury or any other source in furtherance of or to satisfy the C-PACE Assessment.

G. The Municipality shall not bear any other responsibility in furtherance or satisfaction of a C-PACE Assessment, except that a Qualified Capital Provider may seek to compel the Municipality to enforce a lien through an action to foreclose.

H. The Municipality's appropriate administrative personnel are authorized to make payments to the Qualified Capital Provider or its designee in accordance with the Assignment Agreement without the necessity of prior approval from the governing body, in accordance with N.J.S.A 40A:5-17 and the appropriate provisions of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1 et seq.

9. Public Funds Not To Be Utilized To Pay Delinquent Assessment

A. The Municipality shall not be responsible for or required to make any payment from its funds or any other source of public funds in furtherance of or to satisfy the C-PACE Assessment.

B. This Ordinance shall not be construed to confer any right of action or property interest upon any party participating in a C-PACE transaction with the Municipality, nor shall it be interpreted to pledge, offer, or encumber the full faith and credit of the Municipality for any C-PACE lien or C-PACE Assessment.

10. Revenue From The C-PACE Assessment Not A Part of General Fund

A. The C-PACE Assessment in respect of a C-PACE Project shall be assigned directly by the Municipality, and any assignee thereof, to the Qualified Capital Provider with respect to such C-PACE Project, as security for the Direct Financing.

B. Such assignment shall be an absolute assignment of all of the Municipality's right, title, and interest in and to the C-PACE Assessment, except for its obligations to levy, bill, collect, remit, and enforce C-PACE Assessments. The proceeds of a C-PACE Assessment shall be considered "special revenues" owned by the Qualified Capital Provider pursuant to chapter 9 of the federal bankruptcy code, U.S.C. Title 11.

C. Pursuant to N.J.S.A 34:1B-378, C-PACE Assessments assigned shall not be included in the Municipality's general funds, or be subject to any laws regarding the receipt, deposit, investment, or appropriation of public funds, and shall retain such status notwithstanding enforcement of the C-PACE Assessment by the Municipality or its assignee.

D. If the Municipality is otherwise subject to tax or revenue sharing pursuant to law, the C-PACE Assessments shall not be considered part of the tax or revenue sharing formula or calculation of municipal revenues for the purpose of determining whether the Municipality is obligated to make payment to, or receive a credit from, any tax sharing or revenue sharing pool.

However, the redemption of any delinquent and unpaid C-PACE Assessments, including any interest, penalties, or other charges related thereto, shall be paid no later than on the first available tax bill after the property has been sold after an action to foreclose the right of redemption.

11. Independent Sections, Conflicts & Effective Date

A. Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void, invalid or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other section or parts thereof which shall survive in full force and effect.

B. All ordinances and parts of ordinances that conflict with or that are inconsistent with this Ordinance are hereby repealed but only to the extent of such conflict or inconsistency.

C. This Ordinance shall take effect after final adoption and approval following publication in accordance with law.

Introduced: May 22, 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 **May 22, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk

FORM OF PROGRAM AGREEMENT

GARDEN STATE PROGRAM AGREEMENT
BETWEEN
THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
AND

THIS GARDEN STATE PROGRAM AGREEMENT (this “Garden State Program Agreement”) is made and entered into as of the ____ day of _____, 202_, by and between _____ (the “Municipality”), a municipal corporation of the State of New Jersey (the “State”), having an address at _____, in the County of _____, and the NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic of the State (the “Authority”; and together with the Municipality, the “Parties”, and each, a “Party”).

Capitalized terms not defined herein shall have the meanings given such terms in the Program Guidelines.

BACKGROUND

WHEREAS, the Authority has established the Garden State C-PACE Program (the “Program”), and developed the Garden State C-PACE Program Guidelines and Supplemental Guidelines (as may be amended from time to time, collectively the “Program Guidelines”), pursuant to and in accordance with P.L. 2021, c. 201 (N.J.S.A. 34:1B-374 et seq.), as may be amended, the “C-PACE Act”), to facilitate private and other loan financing for clean energy and resiliency-related improvements to commercial and certain other types of properties (each, a “C-PACE Project”); and

WHEREAS, the C-PACE Act authorizes the imposition of a voluntary local improvement assessment in accordance with N.J.S.A. 40:56-1 et seq. (a “C-PACE Assessment”) at the request of an Eligible Owner to provide security for the repayment to a Qualified Capital Provider of Direct Financing for a C-PACE Project, provided that the municipality in which the Eligible Property is located has adopted an Opt-in Ordinance to participate in the Program and has entered into a Garden State Program Agreement; and

WHEREAS, the Municipality has adopted an Opt-in Ordinance authorizing its participation in the Program and its execution of this Garden State Program Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto mutually covenant and agree as follows:

Section 1 - Purpose.

The Authority and the Municipality are entering into this Garden State Program Agreement for the purpose of setting forth their respective obligations in connection with the Program in accordance with the C-PACE Act and the Program Guidelines.

Section 2 - Rights and Obligations of the Authority.

A. C-PACE Program Guidelines; Uniform Assessment Documents. Pursuant to the C-PACE Act, the Authority has developed and published Program Guidelines, which are inclusive of the Uniform Assessment Documents. A copy of the current Program Guidelines, as in effect on the date hereof, can be found on the Authority's Program website. The Authority may, from time to time and at its discretion, revise the Program Guidelines, including one or more of the Uniform Assessment Documents. In the event that the Program Guidelines are revised, the revised Program Guidelines shall not apply retroactively to any prior approvals, actions, or fees paid for C-PACE Projects that were previously approved but shall be effective and applicable to all C-PACE Projects in the Municipality upon their publication on the Authority's Program website.

B. Applications for C-PACE Projects. As set forth in the Program Guidelines, an individual or entity seeking to receive a Direct Financing shall submit a completed application to the Authority for the Authority to determine if the individual or entity, the property, and the proposed project are eligible. The Authority shall inform the Municipality of the Authority's determinations with respect to the eligibility of proposed projects within the Municipality for which the Authority has received applications.

C. Applications by Capital Providers. As set forth in the Program Guidelines, a Capital Provider seeking to be qualified to participate in the Program shall submit a completed application to the Authority for the Authority to determine if the Capital Provider is eligible. In addition, the Program Guidelines set forth the conditions and requirements for participation by Qualified Capital Providers in the Program. The Authority shall maintain a list of Qualified Capital Providers on the Authority's Program website.

D. Use of Third-Party Administrators; Use of State Government Agencies. Pursuant to the C-PACE Act, during the term of this Garden State Program Agreement, the Authority: (i) may contract with one or more third-party administrators, whether private, public or quasi-public, or for-profit or not-for-profit, to assist the Authority in its implementation or administration, or a combination thereof, of the Program and may delegate any duties under the program to one or more such third-party administrators, provided that the Authority shall not delegate its responsibility for general oversight of the Program, or (ii) may enter into a memorandum of agreement with one or more State government agencies or instrumentalities whereby any of the powers the Authority may exercise or responsibilities it must fulfill pursuant to the C-PACE Act may be exercised or fulfilled, as the case may be, by such agency or instrumentality. If the Authority contracts with one or more third-party administrator or enters into a memorandum of

agreement with one or more State government agencies or instrumentalities, the Municipality agrees to cooperate with such third-party administrator or State agency or instrumentality and to enter into such amendments to this Garden State Program Agreement or such new agreements with respect to the Program as may be required at such time in connection with the change in Program administration, provided that any such new agreements will contain only provisions required to enable the new entity to undertake the administration of the Program.

Section 3 - Rights and Obligations of the Municipality.

A. Compliance with the Garden State C-PACE Program. The Municipality acknowledges and agrees that it has reviewed the C-PACE Act and the Program Guidelines and it shall comply with the C-PACE Act and the Program Guidelines. The Municipality shall remain in compliance at all times with all requirements and obligations of the Garden State C-PACE Program, the C-PACE Act, this Garden State Program Agreement, the Program Guidelines (as such Program Guidelines may be revised from time to time), and each Uniform Assessment Document to which the Municipality is a party. Without limiting the generality of the foregoing, in connection with each C-PACE Project in the Municipality, the Municipality shall be obligated to (i) enter into a C-PACE Assessment Agreement with the Eligible Owner; (ii) enter into a Notice of Assessment; (iii) enter into an Assignment Agreement with the Qualified Capital Provider; and (iv) enter into any amendment(s) to such C-PACE Assessment Agreement, Notice of Assessment, or Assignment Agreement, as the Eligible Owner and the Qualified Capital Provider shall jointly request. Each such Uniform Assessment Document shall be substantially in the form of such document included in the Program Guidelines.

B. Designation of Municipal C-PACE Liaison. The Mayor or municipal manager, as appropriate to the form of government, shall designate an official of the Municipality, who shall be known as the Municipal C-PACE Liaison, to serve as the Municipality's liaison to the Garden State C-PACE Program. The Municipality shall have a designated Municipal C-PACE Liaison at all times during the Municipality's participation in the Garden State C-PACE Program. The Municipal C-PACE Liaison shall be or become qualified by training and experience to serve in that role. The Municipal C-PACE Liaison shall be responsible for coordinating within the Municipality the operation of the Garden State C-PACE Program in order to ensure the Municipality's compliance with the Garden State C-PACE Program, including compliance with the Program Guidelines, compliance with this Garden State Program Agreement, enforcement of C-PACE Assessments, and establishment of the appropriate municipal processes to fully participate in the Garden State C-PACE Program.

C. C-PACE Assessment Treated as a Municipal Lien. A C-PACE Assessment shall be treated as a municipal lien rather than a contractual lien for all purposes, including for the purposes of this Garden State Program Agreement.

D. Obligation to Levy, Bill, Collect, Remit, and Enforce C-PACE Assessments.

1. Payments of the C-PACE Assessment shall commence as set forth in the C-PACE Assessment Agreement. The Municipality shall levy, bill and collect payments for the C-PACE Assessments in accordance with the Repayment Schedule attached to the C-PACE Assessment Agreement. The Repayment Schedule may be amended from time to time by

agreement of the Qualified Capital Provider and the Eligible Owner. Following its receipt of any such payments, the Municipality shall remit such payment to the applicable Qualified Capital Provider within thirty (30) days following the receipt of the payment by the Municipality.

2. If any payment of a C-PACE Assessment is not made when that payment should have become due, or later, consistent with any grace period provided or extended by the Municipality for the payment of property tax bills as may be permitted or required by law, the Municipality shall impose interest thereon ("statutory interest") at the same rate as shall be imposed upon unpaid property taxes in the Municipality. Such statutory interest shall be in addition to any accrued interest and any amount fixed as a penalty for delinquency, pursuant to the Direct Financing Agreement.

3. All delinquent payments of C-PACE Assessments, together with statutory interest thereon, accrued interest, and any penalties for such delinquency, shall be collected and enforced in the same manner as unpaid property taxes, which may include accelerated tax sales. The proceeds of the tax sale shall also pay the outstanding past unpaid amounts of the C-PACE Assessment. The remaining balance not delinquent on a C-PACE Assessment shall not be subject to acceleration or extinguishment in the event of a default in payment.

4. Any statutory interest collected by the Municipality on a delinquent C-PACE Assessment shall be retained by the Municipality. Any accrued interest, or any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement shall be remitted to the Qualified Capital Provider.

5. If a Property Owner is delinquent on a C-PACE Assessment as well as delinquent on taxes, charges, or other assessments, the Municipality shall apply any payment made by the Property Owner to any and all such other delinquencies before applying any payment to any delinquent C-PACE Assessment.

6. The Municipality acknowledges that in the event that any lien on an Eligible Property shall be exposed to tax sale, pursuant to the "tax sale law," N.J.S.A. 54:5-1 et seq., and is struck off and sold to the Municipality, the C-PACE Assessment shall survive any subsequent action to foreclose the right of redemption and continue as a first lien upon the real estate described in the C-PACE Assessment, paramount to all prior or subsequent alienations and descents of the real estate or encumbrances, except subsequent taxes, charges, or other assessments.

7. Notwithstanding the obligations of the Municipality pursuant to N.J.S.A. 54:5-53.1, while the Municipality holds the lien or owns the Eligible Property, the Municipality shall not be responsible for or required to make any payment from its treasury or any other source in furtherance of or to satisfy the C-PACE Assessment.

8. The Municipality shall not bear any other responsibility in furtherance or satisfaction of a C-PACE Assessment, except that the Municipality acknowledges and agrees that a Qualified Capital Provider may seek to compel the Municipality to enforce a lien through an action to foreclose.

9. The Municipality's appropriate administrative personnel are authorized to make payments to the Qualified Capital Provider or its designee in accordance with the

Assignment Agreement without the necessity of prior approval from the governing body, in accordance with N.J.S.A. 40A:5-17 and the appropriate provisions of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1 et seq.

E. Assignment of C-PACE Assessments.

1. Pursuant to an Assignment Agreement between the Municipality and a Qualified Capital Provider, a C-PACE Assessment shall be assigned directly by the Municipality, and any assignee thereof, to a Qualified Capital Provider, as security for the Direct Financing provided by the Qualified Capital Provider to finance a C-PACE Project.

2. The assignment of C-PACE Assessments shall be an absolute assignment of all of the Municipality's right, title, and interest in and to the C-PACE Assessments, except for the Municipality's obligations to levy, bill, collect, remit, and enforce C-PACE Assessments.

F. Obligation to Report Certain Events to the Authority. The Municipality shall maintain records of the following events and the Municipal C-PACE Liaison shall report such events to the Authority no later than thirty (30) days after the occurrence of any such event: (i) a delinquency in the payment of a C-PACE Assessment; (ii) the commencement of foreclosure proceedings with respect to a C-PACE Assessment; and (iii) the completion of foreclosure proceedings with respect to a C-PACE Assessment.

G. Municipal C-PACE Fees.

1. Closing Fee: The Municipality shall be entitled to charge an Eligible Owner a Closing Fee at the closing of the Direct Financing for the Municipality's activities to prepare for the ongoing billing, collecting, and remittance of the C-PACE Assessment with respect to a C-PACE Project. The amount of the Closing Fee shall be as set forth in Schedule I, shall not be revised without providing prior written notice to the Authority, and shall not exceed the amount set forth in the Program Guidelines. Any increase in the amount of the Closing Fee shall not apply with respect to any C-PACE Project for which the Eligible Owner's completed application to the Authority was filed prior to the date of implementation of the increase.

2. Municipal Servicing Fee: The Municipality shall be entitled to charge an Eligible Owner a Municipal Servicing Fee with respect to each C-PACE Project of the Eligible Owner, for the Municipality's billing, collection and remittance services rendered with respect to such C-PACE Project. The Annual Servicing Fee shall be charged each calendar year, or part thereof, in which a C-PACE Assessment is in effect with respect to such C-PACE Project. The Annual Servicing Fee may be billed together with the C-PACE Assessment and payable in respect of one quarter each year, such amount to be retained by the Municipality before remitting the balance to the Qualified Capital Provider, or the Annual Servicing Fee may be billed separately. The amount of the Annual Servicing Fee shall be as set forth in Schedule I, shall not be revised without providing prior written notice to the Authority, and shall not exceed the amount set forth in the Program Guidelines. Any increase in the amount of the Annual Servicing Fee shall not apply retroactively to any prior Annual Servicing Fee paid for a C-PACE project that was previously approved but shall apply to all prospective Annual Service Fees for all C-PACE Projects, including any C-PACE Project with an existing C-PACE Assessment.

H. Recording of C-PACE Project Documents. The Municipality acknowledges and agrees that certain Uniform Assessment Documents and each amendment to such documents are required to be recorded within the time and in the manner as required in the Program Guidelines. The Municipality shall designate on Schedule I whether the responsibility to record or arrange for the recording of such documents shall be the Municipality's or the Qualified Capital Provider. The Municipality's designation as set forth on Schedule I shall not be revised without providing prior written notice to the Authority, and any such revision shall not apply retroactively to any recording for a C-PACE Project that was previously approved but shall apply to all prospective recordings for all C-PACE Projects, including any C-PACE Project with an existing C-PACE Assessment.

I. Indemnification. To the fullest extent permitted by Applicable Law, the Municipality shall release, defend, indemnify and hold harmless the Authority and its directors, employees, consultants, agents, successors, and assigns (collectively, "Indemnified Parties") from and against any and all liability for losses (including property damage, injury or death) arising from third party claims to the extent such losses arise out of, or as a consequence of, the subject matter of this Garden State Program Agreement, provided, however, that the foregoing indemnification and protections shall not extend to any losses, claims, damages, liabilities, or costs arising from the gross negligence or willful misconduct of the Indemnified Parties.

Section 4 – Term; Termination for Convenience; Termination for Cause.

A. Commencement of Term. The term of this Garden State Program Agreement shall commence upon the date first written above.

B. Termination of Participation by the Municipality: The Municipality may terminate its participation in the Program for any reason by providing ninety (90) days prior written notice to the Authority or in the case of a material change to the Program, by providing written notice to the Authority within sixty (60) days of the material change to the Program with such a termination being effective fifteen (15) days after the written notice; provided, however, that any termination shall not be effective with respect to any continuing obligations of the Municipality relating to any C-PACE Assessments that have not been paid or otherwise discharged in full, and all such continuing obligations of the Municipality relating to such C-PACE Assessments shall continue until all such C-PACE Assessments have been paid or otherwise discharged in full.

D. Termination by Authority for Cause. If the Municipality fails to comply with a requirement of the Program, including, but not limited to, requirements in the Program Guidelines or in this Garden State Program Agreement, the Authority may revoke the designation as a Participating Municipality, which shall be in addition to any remedy any other individual or entity may have; provided, however, that any such termination for cause shall not relieve or terminate the Municipality's duties, obligations, and responsibilities with respect to any C-PACE Project located within the Municipality that received the approval of the Authority prior to the date of termination and with respect to all continuing obligations of the Municipality relating to any C-PACE Assessments that have not been paid or otherwise discharged in full, and all such continuing obligations of the Municipality relating to such C-PACE Assessments shall survive and continue until all such C-PACE Assessments have been paid or otherwise discharged in full.

E. Ongoing Obligation with respect to Continuing C-PACE Assessments. Notwithstanding anything to the contrary in this Garden State Program Agreement, for so long as there are any C-PACE Projects on Eligible Properties located within the Municipality that are subject to C-PACE Assessments, the Municipality's obligations hereunder shall survive and remain in full force and effect with respect to such C-PACE Assessments until all such C-PACE Assessments have been paid or otherwise discharged in full.

Section 5 – Miscellaneous.

A. Rules of Construction. If and to the extent there is any conflict or inconsistency between the C-PACE Act and this Garden State Program Agreement, the C-PACE Act shall control. If and to the extent there is any conflict or inconsistency between this Garden State Program Agreement and the Program Guidelines, the Program Guidelines shall control.

B. Severability. If any term or provision of this Garden State Program Agreement, or the application thereof to any person or circumstances, shall, to any extent, be held illegal, invalid or unenforceable by any court of competent jurisdiction, the remainder of this Garden State Program Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held illegal, invalid or unenforceable, shall not be invalidated, rendered unenforceable, or otherwise affected thereby, and each term and provision of this Garden State Program Agreement shall be valid and be enforceable to the fullest extent permitted by law.

C. Counterparts. This Garden State Program Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall constitute but one and the same instrument.

D. Notices. All notices, requests, consents and other communications shall be in writing and shall be delivered by any of the following methods: (i) by first class mail, postage prepaid; (ii) by overnight delivery service; or (iii) by messenger delivery service. Notices may also be sent by confirmed email and shall be deemed to have been given upon confirmation of receipt by either automatic read receipt or email confirmation by the recipient and so long as follow-up notice is sent by the methods set forth in clauses (i), (ii), or (iii) of the previous sentence.

If to the Municipality:

Attention:

Email:

Fax:

If to the Authority:

New Jersey Economic Development Authority
36 W. State Street, Trenton, New Jersey 08608
Attention: Director - Clean Energy Products

E. Amendment and Waivers. Except as otherwise set forth in this Garden State Program Agreement, any amendment to or waiver of any provision of this Agreement must be in writing and mutually agreed to by the Authority and the Municipality.

F. Governing Law and Venue. This Garden State Program Agreement and its provisions shall be governed by and construed in accordance with the laws of the State of New Jersey. In any action, in equity or law, with respect to the enforcement or interpretation of this Garden State Program Agreement, venue shall be in the County of Mercer State of New Jersey. Any and all claims made or to be made against the Authority based in tort law shall be governed by and subject to the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq., and any and all claims made or to be made against the Authority based in contract law shall be governed by and subject to the provisions of the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1 et seq. as if incorporated here.

G. Entire Agreement. This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements between the parties relating to the subject matter of this Garden State Program Agreement.

H. Headings. The headings in this Garden State Program Agreement are solely for convenience, do not constitute a part of this Garden State Program Agreement, and do not affect its meaning or construction.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Municipality and the Authority have each caused this Garden State Program Agreement to be executed and delivered as of the date first set forth above:

(SEAL)

ATTEST:

By:_____

ATTEST:

**NEW JERSEY ECONOMIC
DEVELOPMENT AUTHORITY**

By:_____

[Signature Page to Agreement]

SCHEDULE I

DESIGNATION OF RESPONSIBILITY TO RECORD C-PACE PROJECT DOCUMENTS

Pursuant to Section 3 of the Garden State Program Agreement to which this Schedule I is attached, the Municipality designates the following party to be responsible for the recording of Uniform Assessment Documents, as may be required:

☐ Municipality

☐ Qualified Capital Provider

MUNICIPAL C-PACE FEES

Pursuant to Section 3 of the Garden State Program Agreement to which this Schedule I is attached, in accordance with the Program Guidelines and subject to the limitations set forth therein, the Municipality shall charge the following fees to Eligible Owners in connection with C-PACE Assessments:

Closing Fee: \$

Annual Servicing Fee: \$

2025-022 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40A:21-1 Et Seq., Granting Abatement Of Local Property Taxes To 1965 Swarthmore Partners, LP, For Facilities Located At Block 1607, Lot 3 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

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

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

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

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

WHEREAS, 1965 Swarthmore Partners, LP has applied for tax abatement on a building on property known as Block 1607 Lot 3, known as 1965 Swarthmore Avenue; and

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

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with 1965 Swarthmore Avenue granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

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

otherwise due on the project assessment for improvement value only.

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

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

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

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

ORDINANCE #2025-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ., GRANTING ABATEMENT OF LOCAL PROPERTY TAXES TO 1965 SWARTHMORE PARTNERS, LP, FOR FACILITIES LOCATED AT BLOCK 1607, LOT 3 AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE AND TOWNSHIP CLERK TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO ENTER INTO A TAX ABATEMENT AGREEMENT

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

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

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

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

WHEREAS, 1965 Swarthmore Partners, LP has applied for tax abatement on a building on property known as Block 1607 Lot 3, known as 1965 Swarthmore Avenue; and

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

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

Township Clerk be and hereby are authorized to execute a tax abatement with 1965 Swarthmore Avenue granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduced: May 22, 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 **May 22, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk

(G)68.

2025-023 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement Of Local Property Taxes To Kikar Shabbos 1, LLC, For Facilities Located At Block 161, Lot 2 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement

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

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

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

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

WHEREAS, KIKAR SHABBOS 1, LLC has applied for tax abatement on a building on property known as Block 161 Lot 2, located at 20 Fourth Street; and

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

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that the Mayor and or his designee, and Township Clerk be and hereby are authorized to execute a tax abatement with KIKAR SHABBOS 1, LLC, granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

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

otherwise due on the project assessment for improvement value only.

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

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

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

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

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

Introduced: May 22, 2025

Adopted:

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

ORDINANCE #2025-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ., GRANTING ABATEMENT OF LOCAL PROPERTY TAXES TO KIKAR SHABBOS 1, LLC, FOR FACILITIES LOCATED AT BLOCK 161, LOT 2 AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE AND TOWNSHIP CLERK TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO ENTER INTO A TAX ABATEMENT AGREEMENT

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

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

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

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

WHEREAS, KIKAR SHABBOS 1, LLC has applied for tax abatement on a building on property known as Block 161 Lot 2, located at 20 Fourth Street; and

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

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

Township Clerk be and hereby are authorized to execute a tax abatement with KIKAR SHABBOS 1, LLC, granting abatement of taxes in a form approved by the Township attorney which agreement shall provide that the applicant pay to the Township of Lakewood, in lieu of full property tax payments, taxes as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduced: May 22, 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 **May 22, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk

(G)69.

2025-024 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To Portion Of A Paper Street Known As Ostend Street In The Township Of Lakewood

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

WHEREAS, a certain portion of Ostend Street in the Township of Lakewood is an approximately 76 ft. long by 50 ft. wide paper street that runs from the rear of Lot 47 in Block 1051.09 until its intersection with Providence Avenue as depicted on Tax Sheet 140 (attached), and remains unimproved; and

WHEREAS, said portion of Ostend Street described in the attached Exhibit A has been determined to be unnecessary for public use; and

WHEREAS, by memo dated August 25, 2021, and recently reaffirmed via email on February 11, 2025 the Planning Board Administrator supported the vacation of this portion of Ostend Street as described on the attached Exhibit A; and

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

- (1) That a portion of Ostend Street described in the attached Exhibit A is not needed for public road purposes; and
- (2) That a portion of Ostend Street lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and
- (3) The owners of all property fronting or abutting this portion of Ostend Street have consented to this proposed vacation, and moreover all have agreed that this portion of Ostend proposed to be vacated should all become part of Lot 8 in Block 1051.09 instead of one half becoming part of Lot 4.05 in that block, as specifically requested by the owner of both of those lots and agreed to by the owner of Lot 47 in that block; and

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

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

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

Upon recordation of this vacation, all of the portion of Ostend hereby vacated shall become part of Block 1051.09 Lot 8.

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

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

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

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

SECTION 6. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, RELEASING, EXTINGUISHING AND VACATING THE
RIGHTS OF THE PUBLIC TO PORTION OF A PAPER STREET KNOWN AS OSTEND
STREET IN THE TOWNSHIP OF LAKEWOOD**

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

WHEREAS, a certain portion of Ostend Street in the Township of Lakewood is an approximately 76 ft. long by 50 ft. wide paper street that runs from the rear of Lot 47 in Block 1051.09 until its intersection with Providence Avenue as depicted on Tax Sheet 140 (attached), and remains unimproved; and

WHEREAS, said portion of Ostend Street described in the attached Exhibit A has been determined to be unnecessary for public use; and

WHEREAS, by memo dated August 25, 2021, and recently reaffirmed via email on February 11, 2025 the Planning Board Administrator supported the vacation of this portion of Ostend Street as described on the attached Exhibit A; and

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

- (1) That a portion of Ostend Street described in the attached Exhibit A is not needed for public road purposes; and
- (2) That a portion of Ostend Street lends itself to higher and better use than for public road purposes and that it is in the best interest of the general public and the Township of Lakewood that the rights and interests in and to same shall as a public right of way be vacated, released and extinguished; and
- (3) The owners of all property fronting or abutting this portion of Ostend Street have consented to this proposed vacation, and moreover all have agreed that this portion of Ostend proposed to be vacated should all become part of Lot 8 in Block 1051.09 instead of one half becoming part of Lot 4.05 in that block, as specifically requested by the owner of both of those lots and agreed to by the owner of Lot 47 in that block; and

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

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the

Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. All public easements, rights and interests in a portion of Ostend Street as described in the attached Exhibit A are hereby vacated, released and extinguished except for all rights and privileges now possessed by public utilities, as defined in *N.J.S.A. 48:2-13*, and by any Cable Television Company, as defined in the "Cable Television Act," *N.J.S.A. 48:5A-1 et seq.*, to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein; all conditions, unless otherwise noted, shall be satisfied prior to said vacation being effective. Upon recordation of this vacation, all of the portion of Ostend hereby vacated shall become part of Block 1051.09 Lot 8.

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

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

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

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

SECTION 6. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

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

Introduced: May 22, 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 **May 22, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk

(G)70.

2025-025 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 459, Lot 7 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Open Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Beaver Street And Nussbaum Avenue)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 459, Lot 7 in the Township of Lakewood, County of Ocean, State of New Jersey (the "Property"); and

WHEREAS, the Property is vacant land and fronts on Beaver Street and Nussbaum Avenue. The size and zone are as follows:

Block 459, Lot 7: size: approximately .55 acres; R-20 Zone

WHEREAS, the Property has been appraised by Gagliano & Company on behalf of Lakewood Township for public sale at a minimum bid price of \$515,000.00; and

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property may be suited for residential development, houses of worship and schools, and accessory uses attendant thereto. It does not hold any intrinsic value for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood. Thus, it is in the best interests of the Township of Lakewood to offer the Property for sale by public auction to the highest bidder via the submission of sealed bids to the Township Manager.

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 Township of Lakewood in the County of Ocean is the owner of the Block 430, Lot 40 located within the Township of Lakewood (hereinafter referred to as the "Property"):

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property by open public sale at auction to the highest bidder in accordance with NJ.S.A. 40A: 12-13(a).

SECTION 3. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 4. The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property is \$515,000.00

(b) The highest bidder will be the purchaser, subject to the provisions below.

(c) The Township will only accept bids calling for an all-cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid with the submission of its sealed bid, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit (excluding interest) to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

1) The Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.

2) The Property is being sold subject to existing zoning; however, prospective bidders should be aware that the Township has adopted a Smart Growth Plan which could require future changes in zoning for the Property. A copy of the Smart Growth Plan can be reviewed in the office of the Township Clerk.

3) The successful bidder shall bear the burden of paying any and all required sewer service and/or connection fees associated with the use of the Property.

4) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.

5) The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections and/or arrangements to provide for water, electric, sewer, or solid waste disposal.

6) The closing of title to the Property is "TIME OF THE ESSENCE" and must take place within 30 days of the date of acceptance of the bid and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.

7) The purchaser(s) shall pay the cost of recording fees.

8) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.

9) With respect to the sale of the Property herein, NO real estate commission is owed.

10) No representation is made by the Township as to the utility, usability or environmental condition of the Property.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a quitclaim deed. No title contingencies or conditions are permitted.

(f) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.

(g) The sale shall be subject to adjournment or cancellation by the Township Committee.

(h) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all bids at the public sale and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(i) The Township's acceptance or rejection of bids shall be made not later than at the second regular Township Committee meeting following the auction. No bid shall be considered finally accepted until passage by the Township Committee of a Resolution accepting such bid.

(j) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.

(k) Any material prepared and distributed in connection with this auction sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment.

(l) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the property or properties. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the property or properties. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

SECTION 5. That a notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building and published in the authorized newspaper of the municipality.

SECTION 6. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 7. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 8. 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 9. This Ordinance shall take effect upon final passage and publication in accordance with law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, AUTHORIZING THE PUBLIC SALE OF BLOCK 459, LOT 7 IN THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AT OPEN PUBLIC SALE PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ. (BEAVER STREET AND NUSSBAUM AVENUE)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 459, Lot 7 in the Township of Lakewood, County of Ocean, State of New Jersey (the "Property"); and

WHEREAS, the Property is vacant land and fronts on Beaver Street and Nussbaum Avenue. The size and zone are as follows:

Block 459, Lot 7: size: approximately .55 acres; R-20 Zone

WHEREAS, the Property has been appraised by Gagliano & Company on behalf of Lakewood Township for public sale at a minimum bid price of \$515,000.00; and

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property may be suited for residential development, houses of worship and schools, and accessory uses attendant thereto. It does not hold any intrinsic value for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood. Thus, it is in the best interests of the Township of Lakewood to offer the Property for sale by public auction to the highest bidder via the submission of sealed bids to the Township Manager.

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 Township of Lakewood in the County of Ocean is the owner of the Block 430, Lot 40 located within the Township of Lakewood (hereinafter referred to as the "Property"):

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property by open public sale at auction to the highest bidder in accordance with N.J.S.A. 40A: 12-13(a).

SECTION 3. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 4. The following conditions for the sale of the Property apply:

- (a) The minimum bid for the Property is \$515,000.00
- (b) The highest bidder will be the purchaser, subject to the provisions below.

(c) The Township will only accept bids calling for an all-cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid with the submission of its sealed bid, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit (excluding interest) to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) The Property is being sold in an “AS IS” WHERE-IS” condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 2) The Property is being sold subject to existing zoning; however, prospective bidders should be aware that the Township has adopted a Smart Growth Plan which could require future changes in zoning for the Property. A copy of the Smart Growth Plan can be reviewed in the office of the Township Clerk.
- 3) The successful bidder shall bear the burden of paying any and all required sewer service and/or connection fees associated with the use of the Property.
- 4) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 5) The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections and/or arrangements to provide for water, electric, sewer, or solid waste disposal.
- 6) The closing of title to the Property is “TIME OF THE ESSENCE” and must take place within 30 days of the date of acceptance of the bid and the failure of the successful bidder to close title as agreed shall result in the successful bidder’s forfeiture of any and all money deposited with the Township.
- 7) The purchaser(s) shall pay the cost of recording fees.
- 8) The purchaser(s) shall pay any and all realty transfer and

"mansion" taxes assessed in connection with the sale of the Property.

- 9) With respect to the sale of the Property herein, NO real estate commission is owed.
- 10) No representation is made by the Township as to the utility, usability or environmental condition of the Property.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a quitclaim deed. No title contingencies or conditions are permitted.

(f) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.

(g) The sale shall be subject to adjournment or cancellation by the Township Committee.

(h) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all bids at the public sale and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(i) The Township's acceptance or rejection of bids shall be made not later than at the second regular Township Committee meeting following the auction. No bid shall be considered finally accepted until passage by the Township Committee of a Resolution accepting such bid.

(j) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject

to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.

(k) Any material prepared and distributed in connection with this auction sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment.

(l) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the property or properties. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the property or properties. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

SECTION 5. That a notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building and published in the authorized newspaper of the municipality.

SECTION 6. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 7. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 8. 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 9. This Ordinance shall take effect upon final passage and publication in accordance with law.

Introduced: May 22, 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 **May 22, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk

(G)71.

2025-026 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Changing The Name Of A Streets Known As Columbus Avenue, As Depicted On Tax Map Sheets 87 And 89 To Java Avenue Pursuant To And In Accordance With N.J.S.A. 40:67-1(K) Et Seq.

WHEREAS, the purpose of the within Ordinance is to change the name of portions of three streets designated as, pursuant to the request of Township officials.

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 Major Subdivision seeks to develop a portion of a paper street known as Columbus Avenue, as it is depicted on Tax Sheets 87 and 89, but the opening of this paper street and maintaining its name as Columbus Avenue conflicts with another Columbus Avenue, an improved street depicted on Tax Sheet 26, and said development of the paper street using that name shall conflict and cause confusion with this already existing street in Lakewood Township; and

WHEREAS, the paper street known as Columbus Avenue is currently depicted on a Major Subdivision Plat filed in the Ocean County Courthouse a Map K 4391 on May 10, 2024 as part of the improvements to Block 457; and

WHEREAS, Francine Siegal, Acting Zoning Officer, has recommended the renaming of the entirety of the paper street known as Columbus Avenue as depicted on Tax Sheets 87 and 89 to eliminate this confusion with the already-improved street known as Columbus Avenue as shown on Tax Sheet 26, and she has further approved the availability of the name; and

WHEREAS, all the owners of property fronting on the paper street known as Columbus Avenue as depicted on Tax Sheets 87 and 89 have agreed to this renaming of the street to Java Avenue; and

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

WHEREAS, the Township Committee of the Township of Lakewood deems it fitting and appropriate to change the name of the paper street known as Columbus Avenue, as depicted on Tax Sheets 87 and 89 to Java Avenue.

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

SECTION 1. The name of the paper street known as Columbus Avenue, as depicted on Tax Sheets 87 and 89 is now designated and changed to Java Avenue for the reasons set forth above.

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

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

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 2025**.

Lauren Kirkman RMC, CMR
Township Clerk

ATTACHMENTS:

Description

ordinance

major subdivision map

tax sheet 26 72 77

tax sheet 87 89

ORDINANCE #2025-

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY CHANGING THE NAME OF A STREETS KNOWN AS COLUMBUS AVENUE, AS DEPICTED ON TAX MAP SHEETS 87 AND 89 TO JAVA AVENUE PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40:67-1(K) ET SEQ.

WHEREAS, the purpose of the within Ordinance is to change the name of portions of three streets designated as, pursuant to the request of Township officials.

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 Major Subdivision seeks to develop a portion of a paper street known as Columbus Avenue, as it is depicted on Tax Sheets 87 and 89, but the opening of this paper street and maintaining its name as Columbus Avenue conflicts with another Columbus Avenue, an improved street depicted on Tax Sheet 26, and said development of the paper street using that name shall conflict and cause confusion with this already existing street in Lakewood Township; and

WHEREAS, the paper street known as Columbus Avenue is currently depicted on a Major Subdivision Plat filed in the Ocean County Courthouse a Map K 4391 on May 10, 2024 as part of the improvements to Block 457; and

WHEREAS, Francine Siegal, Acting Zoning Officer, has recommended the renaming of the entirety of the paper street known as Columbus Avenue as depicted on Tax Sheets 87 and 89 to eliminate this confusion with the already-improved street known as Columbus Avenue as shown on Tax Sheet 26, and she has further approved the availability of the name; and

WHEREAS, all the owners of property fronting on the paper street known as Columbus Avenue as depicted on Tax Sheets 87 and 89 have agreed to this renaming of the street to Java Avenue; and

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

WHEREAS, the Township Committee of the Township of Lakewood deems it fitting and appropriate to change the name of the paper street known as Columbus Avenue, as depicted on Tax Sheets 87 and 89 to Java Avenue.

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

SECTION 1. The name of the paper street known as Columbus Avenue, as depicted on Tax Sheets 87 and 89 is now designated and changed to Java Avenue for the reasons set forth above.

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

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

Introduced: May 22, 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 **May 22, 2025**.

Lauren Kirkman, RMC,CMR
Township Clerk



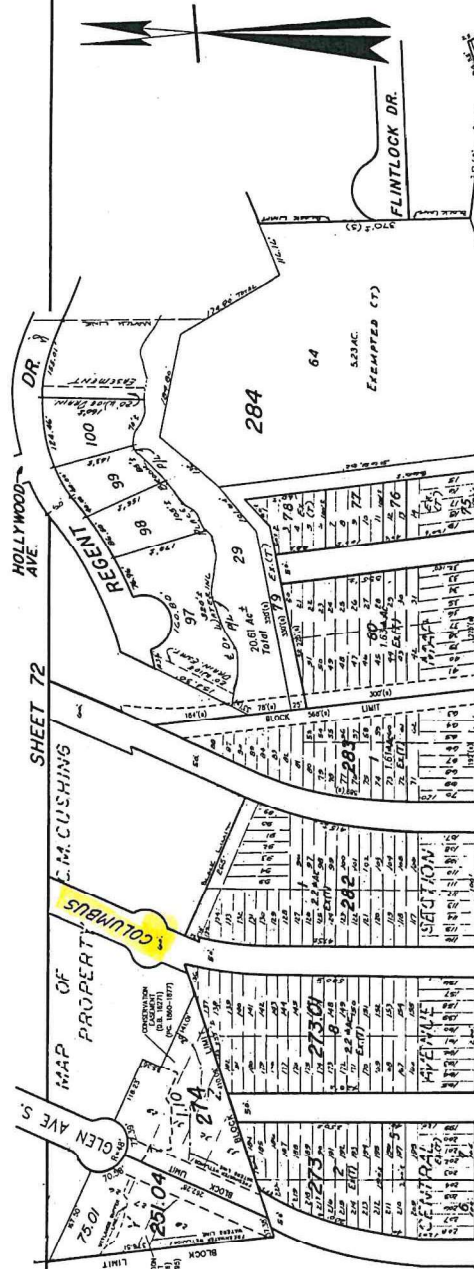


TAX MAP
LAKEWOOD TOWNSHIP
OCEAN COUNTY, N.J.

[illegible]

REVISIONS		REVISIONS		REVISIONS	
DATE	BY	DATE	BY	DATE	BY
10-25-90	HARRY W. WAGER, JR.	10-25-90	HARRY W. WAGER, JR.	10-25-90	HARRY W. WAGER, JR.
4-7-91	HARRY W. WAGER, JR.	11-04-91	HARRY W. WAGER, JR.	11-04-91	HARRY W. WAGER, JR.
4-9-92	HARRY W. WAGER, JR.	4-9-92	HARRY W. WAGER, JR.	4-9-92	HARRY W. WAGER, JR.
4-9-92	HARRY W. WAGER, JR.	4-9-92	HARRY W. WAGER, JR.	4-9-92	HARRY W. WAGER, JR.
8-25-93	HARRY W. WAGER, JR.	8-25-93	HARRY W. WAGER, JR.	8-25-93	HARRY W. WAGER, JR.
8-25-93	HARRY W. WAGER, JR.	8-25-93	HARRY W. WAGER, JR.	8-25-93	HARRY W. WAGER, JR.
1-1-94	HARRY W. WAGER, JR.	1-1-94	HARRY W. WAGER, JR.	1-1-94	HARRY W. WAGER, JR.
5-25-94	HARRY W. WAGER, JR.	5-25-94	HARRY W. WAGER, JR.	5-25-94	HARRY W. WAGER, JR.
4-9-94	HARRY W. WAGER, JR.	4-9-94	HARRY W. WAGER, JR.	4-9-94	HARRY W. WAGER, JR.
9-15-97	HARRY W. WAGER, JR.	9-15-97	HARRY W. WAGER, JR.	9-15-97	HARRY W. WAGER, JR.
12-01-00	HARRY W. WAGER, JR.	12-01-00	HARRY W. WAGER, JR.	12-01-00	HARRY W. WAGER, JR.
11-02-00	HARRY W. WAGER, JR.	11-02-00	HARRY W. WAGER, JR.	11-02-00	HARRY W. WAGER, JR.

[illegible]

[illegible][illegible][illegible]



9/52
9/74 Daniel A. DeJessa
10/80

6-1-84 Rev. for Revaluation

(G)72.

2025-027 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 440.07, Lot 2 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40A:12-1 Et Seq. (Nassau Street And Amsterdam Avenue)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 440.07, Lot 2 (formerly designated as Block 440 Lot 2) in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the “Property”); and

WHEREAS, the Property is located on Nassau Street and Amsterdam Avenue, and contains approximately 12,000 square feet in the R-20 Zone, rendering the lot as undersized; and

WHEREAS, the Township Committee, in consultation with its professionals, has determined the property has no planned public use and thus has agreed to the private sale thereof; and

WHEREAS, the Property has been appraised by Gagliano & Company on behalf of Lakewood Township for private sale at a minimum bid price of \$465,000.00; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) authorizes the Township to sell municipally owned real property at a private sale to an owner of real property contiguous thereto where the Township-owned Property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of the said real property; and

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is not needed for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood, and it is in the best interests of the Township of Lakewood to offer the Property for sale at a private sale to an owner of real property contiguous thereto, to the highest bidder; and

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 Township of Lakewood in the County of Ocean and State of New Jersey is the owner of Block 440.07, Lot 2 located within the Township of Lakewood. Note: no metes and bounds description will be supplied; successful bidder is to prepare and submit a metes and bounds description for inclusion in the deed of conveyance, and subject to all easements and restrictions of record and not of record.

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property at private sale to an owner of real property contiguous thereto to the highest bidder in accordance with N.J.S.A. 40A: 12-13(b)(5).

SECTION 3. N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

SECTION 4. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 5. The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property shall be \$465,000.00

(b) The highest bidder will be the purchaser.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) Each Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 2) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 3) The closing of title to the Property is "TIME OF THE ESSENCE" and must take place on a date as described above, and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
- 4) The successful bidder shall consolidate the Property purchased with other contiguous lot or lots so as to be part of a reconfigured lot in conformance with the zoning requirements.
- 5) No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is consolidated with a contiguous parcel.
- 6) The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.
- 7) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
- 8) The purchaser(s) shall pay the cost of recording fees.
- 9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 10) With respect to the sale of the Property herein, NO real estate commission is owed.
- 11) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
- 12) No representation is made by the Township as to the utility, usability or environmental condition of the Property.
- 13) The purchaser will pay at the time of closing a fee per lot of \$155 to change the tax map.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a Quit Claim Deed. No title contingencies or conditions are permitted.

(f) The sale shall be subject to adjournment or cancellation by the Township Committee.

(g) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(h) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

SECTION 6. That notice of the Township's intention to sell the Property and the minimum bid price therefor shall be sent by certified mail, return receipt requested, to all property owners listed on the municipal tax records who own properties contiguous to the Property.

SECTION 7. That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 8. That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

SECTION 9. That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

SECTION 10. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 11. That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13(a) or reject any or all bids and retain any or all of the Property for Township use.

SECTION 12. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 13. 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 14. This Ordinance shall take effect upon final passage and publication in accordance with law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, AUTHORIZING THE SALE OF BLOCK 440.07, LOT 2 IN THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AT PRIVATE SALE PURSUANT TO *N.J.S.A. 40A:12-1 ET SEQ.* (NASSAU STREET AND AMSTERDAM AVENUE)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 440.07, Lot 2 (formerly designated as Block 440 Lot 2) in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the “Property”); and

WHEREAS, the Property is located on Nassau Street and Amsterdam Avenue, and contains approximately 12,000 square feet in the R-20 Zone, rendering the lot as undersized; and

WHEREAS, the Township Committee, in consultation with its professionals, has determined the property has no planned public use and thus has agreed to the private sale thereof; and

WHEREAS, the Property has been appraised by Gagliano & Company on behalf of Lakewood Township for private sale at a minimum bid price of \$465,000.00; and

WHEREAS, *N.J.S.A. 40A:12-13(b)(5)* authorizes the Township to sell municipally owned real property at a private sale to an owner of real property contiguous thereto where the Township-owned Property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

WHEREAS, *N.J.S.A. 40A:12-13(b)(5)* further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of the said real property; and

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is not needed for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood, and it is in the best interests of the Township of Lakewood to offer the Property for sale at a private sale to an owner of real property contiguous thereto, to the highest bidder; and

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 Township of Lakewood in the County of Ocean and State of New Jersey is the owner of Block 440.07, Lot 2 located within the Township of Lakewood. Note: no metes and bounds description will be supplied; successful bidder is to prepare and submit a metes and bounds description for inclusion in the deed of conveyance, and subject to all easements and restrictions of record and not of record.

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property at private sale to an owner of real property contiguous thereto to the highest bidder in accordance with *N.J.S.A. 40A: 12-13(b)(5)*.

SECTION 3. *N.J.S.A. 40A:12-13(b)(5)* further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

SECTION 4. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 5. The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property shall be \$465,000.00

(b) The highest bidder will be the purchaser.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) Each Property is being sold in an “AS IS” WHERE-IS” condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 2) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 3) The closing of title to the Property is “TIME OF THE ESSENCE” and must take place on a date as described above, and the failure of the successful bidder to close title as agreed shall result in the successful bidder’s forfeiture of any and all money deposited with the Township.
- 4) The successful bidder shall consolidate the Property purchased with other contiguous lot or lots so as to be part of a reconfigured lot in conformance with the zoning requirements.
- 5) No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is

- consolidated with a contiguous parcel.
- 6) The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.
 - 7) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
 - 8) The purchaser(s) shall pay the cost of recording fees.
 - 9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
 - 10) With respect to the sale of the Property herein, NO real estate commission is owed.
 - 11) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
 - 12) No representation is made by the Township as to the utility, usability or environmental condition of the Property.
 - 13) The purchaser will pay at the time of closing a fee per lot of \$155 to change the tax map.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a Quit Claim Deed. No title contingencies or conditions are permitted.

(f) The sale shall be subject to adjournment or cancellation by the Township Committee.

(g) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(h) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately

apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

SECTION 6. That notice of the Township's intention to sell the Property and the minimum bid price therefor shall be sent by certified mail, return receipt requested, to all property owners listed on the municipal tax records who own properties contiguous to the Property.

SECTION 7. That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 8. That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

SECTION 9. That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

SECTION 10. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 11. That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to *N.J.S.A. 40A:12-13(a)* or reject any or all bids and retain any or all of the Property for Township use.

SECTION 12. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 13. 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 14. This Ordinance shall take effect upon final passage and publication in accordance with law.

Introduced: May 22, 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 **May 22, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk

(G)73.

2025-028 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 451, Lot 7 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40A:12-1 Et Seq. (Columbus Avenue)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 451, Lot 7 in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the "Property"); and

WHEREAS, the Property is located on Columbus Avenue, and contains approximately 12,000 square feet in the R-20 Zone, rendering the lot as undersized; and

WHEREAS, the Township Committee, in consultation with its professionals, has determined the property has no planned public use and thus has agreed to the private sale thereof; and

WHEREAS, the Property has been appraised by Gagliano & Company on behalf of Lakewood Township for private sale at a minimum bid price of \$275,000.00; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) authorizes the Township to sell municipally owned real property at a private sale to an owner of real property contiguous thereto where the Township-owned Property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of the said real property; and

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is not needed for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood, and it is in the best interests of the Township of Lakewood to offer the Property for sale at a private sale to an owner of real property contiguous thereto, to the highest bidder; and

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 Township of Lakewood in the County of Ocean and State of New Jersey is the owner of Block 451, Lot 7 located within the Township of Lakewood. Note: no metes and bounds description will be supplied; successful bidder is to prepare and submit a metes and bounds description for inclusion in the deed of conveyance, and subject to all easements and restrictions of record and not of record.

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property at private sale to an owner of real property contiguous thereto to the highest bidder in accordance with N.J.S.A. 40A: 12-13(b)(5).

SECTION 3. N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

SECTION 4. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 5. The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property shall be \$275,000.00

(b) The highest bidder will be the purchaser.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) Each Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 2) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 3) The closing of title to the Property is "TIME OF THE ESSENCE" and must take place on a date as described above, and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
- 4) The successful bidder shall consolidate the Property purchased with other contiguous lot or lots so as to be part of a reconfigured lot in conformance with the zoning requirements.
- 5) No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is consolidated with a contiguous parcel.
- 6) The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.
- 7) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
- 8) The purchaser(s) shall pay the cost of recording fees.
- 9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 10) With respect to the sale of the Property herein, NO real estate commission is owed.
- 11) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
- 12) No representation is made by the Township as to the utility, usability or environmental condition of the Property.
- 13) The purchaser will pay at the time of closing a fee per lot of \$155 to change the tax map.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a Quit Claim Deed. No title contingencies or conditions are permitted.

(f) The sale shall be subject to adjournment or cancellation by the Township Committee.

(g) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum

bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(h) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

SECTION 6. That notice of the Township's intention to sell the Property and the minimum bid price therefor shall be sent by certified mail, return receipt requested, to all property owners listed on the municipal tax records who own properties contiguous to the Property.

SECTION 7. That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 8. That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

SECTION 9. That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

SECTION 10. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 11. That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13(a) or reject any or all bids and retain any or all of the Property for Township use.

SECTION 12. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 13. 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 14. This Ordinance shall take effect upon final passage and publication in accordance with law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, AUTHORIZING THE SALE OF BLOCK 451, LOT 7 IN THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AT PRIVATE SALE PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ. (COLUMBUS AVENUE)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 451, Lot 7 in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the "Property"); and

WHEREAS, the Property is located on Columbus Avenue, and contains approximately 12,000 square feet in the R-20 Zone, rendering the lot as undersized; and

WHEREAS, the Township Committee, in consultation with its professionals, has determined the property has no planned public use and thus has agreed to the private sale thereof; and

WHEREAS, the Property has been appraised by Gagliano & Company on behalf of Lakewood Township for private sale at a minimum bid price of \$275,000.00; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) authorizes the Township to sell municipally owned real property at a private sale to an owner of real property contiguous thereto where the Township-owned Property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of the said real property; and

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is not needed for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood, and it is in the best interests of the Township of Lakewood to offer the Property for sale at a private sale to an owner of real property contiguous thereto, to the highest bidder; and

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 Township of Lakewood in the County of Ocean and State of New Jersey is the owner of Block 451, Lot 7 located within the Township of Lakewood. Note: no metes and bounds description will be supplied; successful bidder is to prepare and submit a metes and bounds description for inclusion in the deed of conveyance, and subject to all easements and restrictions of record and not of record.

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property at private sale to an owner of real property contiguous thereto to the highest bidder in accordance with *N.J.S.A. 40A: 12-13(b)(5)*.

SECTION 3. *N.J.S.A. 40A:12-13(b)(5)* further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

SECTION 4. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 5. The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property shall be \$275,000.00

(b) The highest bidder will be the purchaser.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) Each Property is being sold in an “AS IS” WHERE-IS” condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 2) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 3) The closing of title to the Property is “TIME OF THE ESSENCE” and must take place on a date as described above, and the failure of the successful bidder to close title as agreed shall result in the successful bidder’s forfeiture of any and all money deposited with the Township.
- 4) The successful bidder shall consolidate the Property purchased with other contiguous lot or lots so as to be part of a reconfigured lot in conformance with the zoning requirements.
- 5) No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is consolidated with a contiguous parcel.

- 6) The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.
- 7) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
- 8) The purchaser(s) shall pay the cost of recording fees.
- 9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 10) With respect to the sale of the Property herein, NO real estate commission is owed.
- 11) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
- 12) No representation is made by the Township as to the utility, usability or environmental condition of the Property.
- 13) The purchaser will pay at the time of closing a fee per lot of \$155 to change the tax map.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a Quit Claim Deed. No title contingencies or conditions are permitted.

(f) The sale shall be subject to adjournment or cancellation by the Township Committee.

(g) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(h) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of

the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

SECTION 6. That notice of the Township's intention to sell the Property and the minimum bid price therefor shall be sent by certified mail, return receipt requested, to all property owners listed on the municipal tax records who own properties contiguous to the Property.

SECTION 7. That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 8. That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

SECTION 9. That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

SECTION 10. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 11. That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to *N.J.S.A. 40A:12-13(a)* or reject any or all bids and retain any or all of the Property for Township use.

SECTION 12. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 13. 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 14. This Ordinance shall take effect upon final passage and publication in accordance with law.

Introduced: May 22, 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 **May 22, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk

(G)74.

2025-029 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Sale Of Block 456, Lot 6 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Private Sale Pursuant To N.J.S.A. 40A:12-1 Et Seq. (Beaver Street And Amsterdam Avenue)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 456, Lot 6 in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the "Property"); and

WHEREAS, the Property is located on Beaver Street and Amsterdam Avenue, and contains approximately 16,000 square feet in the R-20 Zone, rendering the lot as undersized; and

WHEREAS, the Township Committee, in consultation with its professionals, has determined the property has no planned public use and thus has agreed to the private sale thereof; and

WHEREAS, the Property has been appraised by Gagliano & Company on behalf of Lakewood Township for private sale at a minimum bid price of \$470,000.00; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) authorizes the Township to sell municipally owned real property at a private sale to an owner of real property contiguous thereto where the Township-owned Property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of the said real property; and

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is not needed for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood, and it is in the best interests of the Township of Lakewood to offer the Property for sale at a private sale to an owner of real property contiguous thereto, to the highest bidder; and

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 Township of Lakewood in the County of Ocean and State of New Jersey is the owner of Block 456, Lot 6 located within the Township of Lakewood. Note: no metes and bounds description will be supplied; successful bidder is to prepare and submit a metes and bounds description for inclusion in the deed of conveyance, and subject to all easements and restrictions of record and not of record.

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property at private sale to an owner of real property contiguous thereto to the highest bidder in accordance with N.J.S.A. 40A: 12-13(b)(5).

SECTION 3. N.J.S.A. 40A:12-13(b)(5) further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

SECTION 4. The Township Committee declares the Property to be surplus and not needed for public use.

SECTION 5. The following conditions for the sale of the Property apply:

(a) The minimum bid for the Property shall be \$470,000.00

(b) The highest bidder will be the purchaser.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) Each Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- 2) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
- 3) The closing of title to the Property is "TIME OF THE ESSENCE" and must take place on a date as described above, and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.
- 4) The successful bidder shall consolidate the Property purchased with other contiguous lot or lots so as to be part of a reconfigured lot in conformance with the zoning requirements.
- 5) No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is consolidated with a contiguous parcel.
- 6) The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.
- 7) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
- 8) The purchaser(s) shall pay the cost of recording fees.
- 9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.
- 10) With respect to the sale of the Property herein, NO real estate commission is owed.
- 11) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
- 12) No representation is made by the Township as to the utility, usability or environmental condition of the Property.
- 13) The purchaser will pay at the time of closing a fee per lot of \$155 to change the tax map.

(e) All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale. The deed given by Lakewood Township for the Property will be a Quit Claim Deed. No title contingencies or conditions are permitted.

(f) The sale shall be subject to adjournment or cancellation by the Township Committee.

(g) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum

bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(h) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

SECTION 6. That notice of the Township's intention to sell the Property and the minimum bid price therefor shall be sent by certified mail, return receipt requested, to all property owners listed on the municipal tax records who own properties contiguous to the Property.

SECTION 7. That said notice and a certified copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 8. That any offer(s) for the Property may thereafter be made to the Municipal Manager for a period of twenty (20) days following the newspaper advertisement, for not less than the minimum price provided herein.

SECTION 9. That if more than one bid is received, the Municipal Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

SECTION 10. That, if sold, the Property shall be awarded to the highest bidder in excess of the minimum bid price for the Property.

SECTION 11. That the Township Committee of the Township of Lakewood may reconsider its decision to sell the subject Property within thirty (30) days after the enactment of this Ordinance and either offer the Property for sale at a public sale pursuant to N.J.S.A. 40A:12-13(a) or reject any or all bids and retain any or all of the Property for Township use.

SECTION 12. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 13. 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 14. This Ordinance shall take effect upon final passage and publication in accordance with law.

CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **June 26, 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, AUTHORIZING THE SALE OF BLOCK 456, LOT 6 IN THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AT PRIVATE SALE PURSUANT TO *N.J.S.A. 40A:12-1 ET SEQ.* (BEAVER STREET AND AMSTERDAM AVENUE)

WHEREAS, the Township of Lakewood is the owner of real property known as Block 456, Lot 6 in the Township of Lakewood, County of Ocean, State of New Jersey (collectively the “Property”); and

WHEREAS, the Property is located on Beaver Street and Amsterdam Avenue, and contains approximately 16,000 square feet in the R-20 Zone, rendering the lot as undersized; and

WHEREAS, the Township Committee, in consultation with its professionals, has determined the property has no planned public use and thus has agreed to the private sale thereof; and

WHEREAS, the Property has been appraised by Gagliano & Company on behalf of Lakewood Township for private sale at a minimum bid price of \$470,000.00; and

WHEREAS, *N.J.S.A. 40A:12-13(b)(5)* authorizes the Township to sell municipally owned real property at a private sale to an owner of real property contiguous thereto where the Township-owned Property is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

WHEREAS, *N.J.S.A. 40A:12-13(b)(5)* further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of the said real property; and

WHEREAS, the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, has determined that the Property is not needed for public use, and the sale of the Property will return the Property to the tax rolls of the Township of Lakewood, and it is in the best interests of the Township of Lakewood to offer the Property for sale at a private sale to an owner of real property contiguous thereto, to the highest bidder; and

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 Township of Lakewood in the County of Ocean and State of New Jersey is the owner of Block 456, Lot 6 located within the Township of Lakewood. Note: no metes and bounds description will be supplied; successful bidder is to prepare and submit a metes and bounds description for inclusion in the deed of conveyance, and subject to all easements and restrictions of record and not of record.

SECTION 2. The Township Committee has determined it to be in the public interest to sell said Property at private sale to an owner of real property contiguous thereto to the highest bidder in accordance with *N.J.S.A. 40A: 12-13(b)(5)*.

SECTION 3. *N.J.S.A. 40A:12-13(b)(5)* further provides that where there is more than one owner of real property contiguous thereto, the municipal property shall be sold to the highest bidder from among all such contiguous owners and that the sale shall be for not less than the fair market value of said real property.

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(b) The highest bidder will be the purchaser.

(c) The Township will only accept bids calling for an all cash purchase of the Property. Full payment of the purchase price must be received within 30 days of the date of the acceptance of the bid. The successful bidder will be required to pay, by either cash, wire transfer or bank check, a deposit equal to ten (10%) percent of minimum price of the bid at the close of bidding, with the balance to be paid by either cash, wire transfer or bank check at closing. Pending closing of title, this deposit will be held by the Township of Lakewood in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing.

(d) The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Municipal Clerk, including but not limited to the following terms and conditions:

- 1) Each Property is being sold in an “AS IS” WHERE-IS” condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
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- 5) No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is

- consolidated with a contiguous parcel.
- 6) The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.
 - 7) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.
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(f) The sale shall be subject to adjournment or cancellation by the Township Committee.

(g) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.

(h) It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately

apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property. The Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected.

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SECTION 12. That all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 13. 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 14. This Ordinance shall take effect upon final passage and publication in accordance with law.

Introduced: May 22, 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 **May 22, 2025**

Lauren Kirkman, RMC, CMR
Township Clerk