

AGENDA JULY 10, 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: 26314392072. All participants will be muted upon entry but may participate by using the \*3 key on the phone to raise your hand or by clicking the raise hand button to be recognized via computer. Comments may also be emailed to [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov). This meeting is live-streamed & recorded on Townhall Streams at <https://townhallstreams.com>

(B) SALUTE TO THE FLAG AND PRAYER

(C) APPROVAL OF MINUTES: June 26, 2025

(D) CONSENT AGENDA

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

- (D)1. 2025-0327 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By MNC General Contractors Corp. In Connection With 1531 North Lake Drive Block 24, Lot 22
- (D)2. 2025-0328 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By AOTS II Urban Renewal, LLC., In Connection With SP #2340 (Avenue Of The States) Block 961 Lots 2.02 & 2.03
- (D)3. 2025-0329 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Chateau Holdings, LLC., In Connection With SD #2006 (River Ave & Edgecomb Ave) Blocks 1021; 1040 Lots 4; 1.02
- (D)4. 2025-0330 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Sweet Salem, LLC, In Connection With ZB #4029/4126 (Gates Ave) Blocks 1159; 1159.04, Lots 31.01 & 33; 29.02
- (D)5. 2025-0331 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of

Occupancy Performance Guarantee Posted By Sweet Salem, LLC  
In Connection With ZB #4029/4126 (Gates Ave) Blocks 1159;  
1159.04, Lots 31.01 & 33; 29.02

- (D)6. 2025-0332 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "Drainage Improvements At Leigh Drive" Project To "Earle Asphalt Company, Farmingdale, NJ" Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)7. 2025-0333 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Extension Of The Contract For Geospatial Mapping And Land Management Consultant Service Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)8. 2025-0334 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution And Submission Of Statements Of Consent To The NJDEP For TWA Applications
- (D)9. 2025-0335 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 27, Lot 66, And Block 27, Lot 15.01
- (D)10. 2025-0336 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 251.05, Lot 101, And Block 251.05, Lot 91
- (D)11. 2025-0337 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 11.27, Lots 1-13
- (D)12. 2025-0338 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 University Title Agency
- (D)13. 2025-0339 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 Concord Title Agency
- (D)14. 2025-0340 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 Wellington Abstract
- (D)15. 2025-0341 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 Capital Abstract
- (D)16. 2025-0342 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 Counsellors Title Agency
- (D)17. 2025-0343 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 Dekel Abstract

- (D)18. 2025-0344 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 Yanky Brenner Esq.
- (D)19. 2025-0345 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 Land Track Title Agency LLC
- (D)20. 2025-0346 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
- (D)21. 2025-0347 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
- (D)22. 2025-0348 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
- (D)23. 2025-0349 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
- (D)24. 2025-0350 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 Certain Mortgage Companies
- (D)25. 2025-0351 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
- (D)26. 2025-0352 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 Property Owners
- (D)27. 2025-0353 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Release Of Funds Received For Redemption Of Tax Sale Certificates To Lienholders
- (D)28. 2025-0354 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 241, Lot 12, And Block 241, Lot 20
- (D)29. 2025-0355 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Requesting And Authorizing The Submission Of A Scope Modification For The "Pine Street Roadway Improvements 15" Project Partially Funded By The New Jersey Department Of Transportation

- (D)30. 2025-0356 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Adjustment To The Township's Bidding And Pay To Play Thresholds Pursuant To And In Accordance With N.J.S.A.40a:11-3c
- (D)31. 2025-0357 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "New Central Avenue 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.
- (D)32. 2025-0358 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure A Porta Pod Service Vehicle For The Township Pursuant To And In Accordance With P.L. 2011, C.139
- (D)33. 2025-0359 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Contracting For Energy Conservation For Its Buildings Pursuant To And In Accordance With N.J.S.A. 19:44a-20.4

(E) ORDINANCES FIRST READING - Public Hearing Scheduled For August 7, 2025.

- (E)34. 2025-035 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) (Cross Street- County Route No. 626)

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

- (F)35. 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)36. 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)37. 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) MOTION TO APPROVE BILL LIST: July 9, 2025
- (H) PUBLIC COMMENT: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov) or during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov). Please include your name and address for the record.
- (I) COMMENTS FROM COMMITTEE MEMBERS
- (J) ADJOURNMENT

(D)1.2025-0327

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By MNC General Contractors Corp. In Connection With 1531 North Lake Drive Block 24, Lot 22

WHEREAS, a performance guarantee was heretofore posted with the Township by MNC General Contractors Corp., in the form of Check No. 9884532931 dated July 8, 2021, in the amount of \$14,990.00 issued by Chase Bank, in connection with 1531 North Lake Drive, Block 24 Lot 22 and,

WHEREAS, under date of June 19, 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. MNC General Contractors Corp.

#### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 10, 2025**.

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Lauren Kirkman RMC, CMR  
Township Clerk

#### **ATTACHMENTS:**

##### **Description**

Resolution B24 L22

Engineer Letter B24 L22

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, RELEASING PERFORMANCE  
GUARANTEE POSTED BY MNC GENERAL  
CONTRACTORS CORP. IN CONNECTION WITH  
1531 NORTH LAKE DRIVE BLOCK 24, LOT 22**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by MNC General Contractors Corp., in the form of Check No. 9884532931 dated July 8, 2021, in the amount of \$14,990.00 issued by Chase Bank, in connection with 1531 North Lake Drive, Block 24 Lot 22 and,

**WHEREAS**, under date of June 19, 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. MNC General Contractors Corp.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 10, 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 19, 2025  
RVE Job No. 15151328

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

**DEVELOPER:** MNC General Contractors Corp.

**APPLICATION NUMBER:** N/A (1531 North Lake Drive)

**BLOCK #:** 24 **LOT(S) #:** 22

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: Check No 9884532931
2. Drawn on: Chase Bank
3. Amount of Check: \$14,990.00
4. Dated: July 8, 2021

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

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

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

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

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

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

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

JWS: ap

cc: Phil Roux, Director of Public Works; Margaret Stazko, Assistant Treasurer, Megan Nixon, Supervisor of Accounts; Lauren Kirkman, Township Clerk; Steven Secare, Township Attorney; MNC General Contractors Corp.  
(aidel@mncontractors.com)

(D)2.2025-0328

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By AOTS II Urban Renewal, LLC., In Connection With SP #2340 (Avenue Of The States) Block 961 Lots 2.02 & 2.03

WHEREAS, a performance guarantee was heretofore posted with the Township by AOTS II Urban Renewal, LLC., in the form of a Bond No. GM216531 dated February 17, 2022 in the amount of \$41,740.00 issued by Great Midwest Insurance Company, in connection with SP #2340, Block 961, Lots 2.02 & 2.03

WHEREAS, under date of June 23, 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 \$ 19,750.00.
2. The Applicant shall provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18.705.A
3. The Applicant shall provide 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 \$5,477.00 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 an independent third party (professional engineer) certification of completed work regarding the retaining wall.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. AOTS II Urban Renewal, LLC

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 10, 2025**.

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Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution B961 L2.02 & 2.03

Engineer Letter B961 L2.02 & 2.03

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY AOTS II URBAN RENEWAL, LLC., IN CONNECTION WITH SP #2340  
(AVENUE OF THE STATES) BLOCK 961 LOTS 2.02 & 2.03**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by AOTS II Urban Renewal, LLC., in the form of a Bond No. GM216531 dated February 17, 2022 in the amount of \$41,740.00 issued by Great Midwest Insurance Company, in connection with SP #2340, Block 961, Lots 2.02 & 2.03

**WHEREAS**, under date of June 23, 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 \$ 19,750.00.
2. The Applicant shall provide proof of filing and recording of the various easements along with a deed of dedication containing a metes and bounds description of all easements, along with two (2) paper prints, as per 18.705.A
3. The Applicant shall provide 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 \$5,477.00 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 an independent third party (professional engineer) certification of completed work regarding the retaining wall.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. AOTS II Urban Renewal, LLC

#### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 10, 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 23, 2025**  
RVE Job No. 151511340

**RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE**

**DEVELOPER:** AOTS II Urban Renewal, LLC  
**APPLICATION NUMBER:** SP 2340 (Avenue of the States)  
**BLOCK #:** 961 **LOT(S) #:** 2.02 & 2.03

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: Bond No. GM216531
- Issued by: Great Midwest Insurance Company
- Amount of Guarantee: \$41,740.00 February 17, 2022

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

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

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

- 1) Posting a two-year Maintenance Guarantee in the amount of \$19,750.00, 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 \$5,477.00 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) 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](mailto: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  
AOTS II Urban Renewal, LLC – 15 America Avenue, Lakewood, NJ 08701

(D)3.2025-0329

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Chateau Holdings, LLC., In Connection With SD #2006 (River Ave & Edgecomb Ave) Blocks 1021; 1040 Lots 4; 1.02

WHEREAS, a performance guarantee was heretofore posted with the Township by Chateau Holdings, LLC., in the form of a Bond #S313367 in the amount of \$565,200.00 with a 1st Reduction on August 9, 2019 in the amount of \$229,450.00 with a 2nd Reduction on January 7, 2020 in the amount of \$169,560.00 and Clearing and Stabilization Performance Guarantee in form of Bond #S315192 in the amount of \$57,090.00 with a 1st Reduction in the amount of \$41,270.00 on September 10, 2018 with a 2nd Reduction in the amount of \$16,310.00 on January 27, 2020 issued by NGM Insurance Company, in connection with SD #2006, Blocks 1021; 1040, Lots 4; 1.02

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 \$ 77,786.25.
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 \$2,592.00 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. Chateau 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution B1021;1040 L4;1.02

Engineer Letter B1021;1040 L4;1.02

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY CHATEAU HOLDINGS, LLC., IN CONNECTION WITH SD #2006 (RIVER AVE  
& EDGECOMB AVE) BLOCKS 1021; 1040 LOTS 4; 1.02**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Chateau Holdings, LLC., in the form of a Bond #S313367 in the amount of \$565,200.00 with a 1<sup>st</sup> Reduction on August 9, 2019 in the amount of \$229,450.00 with a 2<sup>nd</sup> Reduction on January 7, 2020 in the amount of \$169,560.00 and Clearing and Stabilization Performance Guarantee in form of Bond #S315192 in the amount of \$57,090.00 with a 1<sup>st</sup> Reduction in the amount of \$41,270.00 on September 10, 2018 with a 2<sup>nd</sup> Reduction in the amount of \$16,310.00 on January 27, 2020 issued by NGM Insurance Company, in connection with SD #2006, Blocks 1021; 1040, Lots 4; 1.02

**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 \$ 77,786.25.
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 \$2,592.00 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. Chateau 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 **July 10, 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. 15151828

**RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE**

**DEVELOPER:** Chateau Holdings, LLC  
**APPLICATION NUMBER:** SD 2006 (River Ave & Edgecomb Ave)  
**BLOCK #:** 1021; 1040 **LOT(S) #:** 4; 1.02

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:

- Guarantee: Bond No. S313367
- Issued by: NGM Insurance Company
- Amount of Guarantee: **\$565,200.00 July 13, 2017**
  - 1st Reduction: \$229,450.00 August 9, 2019
  - 2nd Reduction: \$169,560.00 January 7, 2020

The applicant also posted a clearing and stabilization performance guarantee identified as follows:

- Guarantee Bond No. S315192
- Issued By: NGM Insurance Company
- Amount of Guarantee: \$57,090.00 September 18, 2017
  - 1st Reduction: \$41,270.00 September 10, 2018
  - 2nd Reduction: \$16,310.00 January 27, 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 Edgecomb Ave. to 150 south of Bradhurst Ave.
2. Edgecomb Ave from Route 9 to Parkview Ave.

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 \$77,786.25, 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 \$2,592.00 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](mailto: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  
Chateau Holdings, LLC – 105 Ivory Court, Lakewood, NJ 08701(eli@miznj.com)



(D)4.2025-0330

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Sweet Salem, LLC, In Connection With ZB #4029/4126 (Gates Ave) Blocks 1159; 1159.04, Lots 31.01 & 33; 29.02

WHEREAS, a performance guarantee was heretofore posted with the Township by Sweet Salem, LLC, in the form of a Bond No. CT025864 dated May 4, 2021 in the amount of \$637,254.19 with a First Reduction in the amount of \$210,811.24 on August 31, 2022 issued by First Indemnity of America Insurance Company, in connection with ZB 4029/4126, Blocks 1159; 1159.04, Lots 31.01 & 33;29.02 and,

WHEREAS, under date of June 27, 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 \$ 77,730.00.
2. The Applicant shall provide a letter from a Licensed Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
3. The Applicant shall provide a proof of title transfer for properties dedicated to the Township as per Board approval.
4. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
5. The Applicant shall maintain a balance of \$3,887.40 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 an independent third party (professional engineer) certification of completed work regarding the retaining wall.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. Sweet Salem, 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Resolution B1159;1159.04 L31.01 & 33; 29.02

Engineer Letter B1159;1159.04 L31.01 & 33; 29.02

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY SWEET SALEM, LLC, IN  
CONNECTION WITH ZB #4029/4126 (GATES AVE)  
BLOCKS 1159; 1159.04, LOTS 31.01 & 33; 29.02**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Sweet Salem, LLC, in the form of a Bond No. CT025864 dated May 4, 2021 in the amount of \$637,254.19 with a First Reduction in the amount of \$210,811.24 on August 31, 2022 issued by First Indemnity of America Insurance Company, in connection with ZB 4029/4126, Blocks 1159; 1159.04, Lots 31.01 & 33;29.02 and,

**WHEREAS**, under date of June 27, 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 \$ 77,730.00.
2. The Applicant shall provide a letter from a Licensed Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
3. The Applicant shall provide a proof of title transfer for properties dedicated to the Township as per Board approval.
4. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
5. The Applicant shall maintain a balance of \$3,887.40 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 an independent third party (professional engineer) certification of completed work regarding the retaining wall.
8. The Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. Sweet Salem, 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 **July 10, 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 27, 2025  
RVE Job No. 15151169

## **RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE**

**DEVELOPER:** Sweet Salem, LLC  
**APPLICATION #:** ZB 4029/4126 (Gates Avenue)  
**BLOCK:** 1159: 1159.04      **LOT:** 31.01 & 33, 29.02

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. CT025864
- Issued By: First Indemnity of America Insurance Company
- Amount/Dated: \$637,254.19 / May 4, 2021
  - 1st Reduction: \$210,811.24 / August 31, 2022

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

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

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

1. Extension of Golders Green Road to dead-end.

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 \$77,730.00, with attached Maintenance Bond Form.
- 2) Provide a letter from a Licensed Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
- 3) Provide proof of title transfer for properties dedicated to the Township as per the Board approval.
- 4) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 5) Maintenance of a \$3,887.40 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) 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 [dominic.cundari@rve.com](mailto:dominic.cundari@rve.com).

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



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

Enclosure:

1. Maintenance Bond Form

cc: Phil Roux, Director of Public Works  
Lauren Kirkman, Township Clerk  
Steven Secare, Township Attorney  
Ocean County Soil Conservation District  
Mark Jehnke, P.E., Ocean County Engineer  
Sweet Salem, LLC – 315 Main Street, Lakewood, NJ 08701 (mordy@thevelocitygrp.com)

(D)5.2025-0331

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Sweet Salem, LLC In Connection With ZB #4029/4126 (Gates Ave) Blocks 1159; 1159.04, Lots 31.01 & 33; 29.02

WHEREAS, a temporary certificate of occupancy (TCO) performance guarantee was heretofore posted with the Township by Sweet Salem, LLC in the form of Check No. 603735 dated June 26, 2023, issued by Lakeland Bank, in the amount of \$85,320.00, in connection with ZB 4029/4126, Blocks 1159; 1159.04, Lots 31.01 & 33; 29.02; and

WHEREAS, under date of June 27, 2025, the Township Engineer did recommend a release of the TCO performance guarantee aforesaid; and

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

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

1. That the TCO Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer; and
  - C. Sweet Salem, 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

### **ATTACHMENTS:**

#### **Description**

Resolution B1159;1159.04 L31.01 & 33; 29.02

Engineer Letter B1159;1159.04 L31.01 & 33; 29.02

**RESOLUTION # 2025-**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, RELEASING A TEMPORARY  
CERTIFICATE OF OCCUPANCY PERFORMANCE  
GUARANTEE POSTED BY SWEET SALEM, LLC IN  
CONNECTION WITH ZB #4029/4126 (GATES AVE)  
BLOCKS 1159; 1159.04, LOTS 31.01 & 33; 29.02**

**WHEREAS**, a temporary certificate of occupancy (TCO) performance guarantee was heretofore posted with the Township by Sweet Salem, LLC in the form of Check No. 603735 dated June 26, 2023, issued by Lakeland Bank, in the amount of \$85,320.00, in connection with ZB 4029/4126, Blocks 1159; 1159.04, Lots 31.01 & 33; 29.02; and

**WHEREAS**, under date of June 27, 2025, the Township Engineer did recommend a release of the TCO performance guarantee aforesaid; and

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

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

1. That the TCO Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer; and
  - C. Sweet Salem, 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 **July 10, 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 27, 2025**  
RVE Job No. 151511169

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

**DEVELOPER:** Sweet Salem, LLC  
**APPLICATION NUMBER:** ZB 4029/4126 (Gates Avenue)  
**BLOCK:** 1159; 1159.04 **LOT:** 31.01 & 33; 29.02

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

1. Performance Guarantee: Treasurer's Check No. 603735
2. Drawn on: Lakeland Bank
3. Amount: \$85,320.00
4. Date: June 26, 2023

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

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced TCO Performance Guarantee. 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 [dominic.cundari@rve.com](mailto:dominic.cundari@rve.com).

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

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

DC: hr

cc: Lauren Kirkman, Township Clerk  
Margaret Stazko, Assistant Treasurer  
Megan Nixon, Supervisor of Accounts  
Steven Secare, Township Attorney  
Sweet Salem, LLC – 315 Main Street, Lakewood, NJ 08701 (mordy@thevelocitygrp.com)

(D)6.2025-0332

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “Drainage Improvements At Leigh Drive” Project To “Earle Asphalt Company, Farmingdale, 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 24, 2025 at the Lakewood Township Municipal Building for the Drainage Improvements At Leigh Drive project; and

WHEREAS, three (8) bids were received; and

WHEREAS, the bid from Earle Asphalt Company, Farmingdale, NJ was the lowest responsive and responsible bid for the Drainage Improvements At Leigh Drive project at a cost of \$554,113.13; and

WHEREAS, the Township’s Engineer, Remington & Vernick Engineers, Inc., has recommended to award said contract to Earle Asphalt Company, Farmingdale, NJ; and

WHEREAS, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$554,113.13 in the 2025 budget from account C-04-55-885-901-902 and C-04-24-002-400-406; and

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

1. That a contract for the Drainage Improvements At Leigh Drive project for an amount not to exceed a total cost of \$554,113.13 be awarded to Earle Asphalt Company, Farmingdale, 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 Drainage Improvements At Leigh Drive 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. Earle Asphalt Company
- 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 **July 10, 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 “DRAINAGE  
IMPROVEMENTS AT LEIGH DRIVE” PROJECT TO “EARLE ASPHALT  
COMPANY, FARMINGDALE, 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 24, 2025 at the Lakewood Township Municipal Building for the Drainage Improvements At Leigh Drive project; and

**WHEREAS**, three (8) bids were received; and

**WHEREAS**, the bid from **Earle Asphalt Company, Farmingdale, NJ** was the lowest responsive and responsible bid for the Drainage Improvements At Leigh Drive project at a cost of \$554,113.13; and

**WHEREAS**, the Township’s Engineer, Remington & Vernick Engineers, Inc., has recommended to award said contract to **Earle Asphalt Company, Farmingdale, NJ**; and

**WHEREAS**, the CFO has certified that there are sufficient legally appropriated funds not to exceed \$554,113.13 in the 2025 budget from account C-04-55-885-901-902 and C-04-24-002-400-406; and

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

1. That a contract for the Drainage Improvements At Leigh Drive project for an amount not to exceed a total cost of \$554,113.13 be awarded to **Earle Asphalt Company, Farmingdale, 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 Drainage Improvements At Leigh Drive 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. Earle Asphalt Company
- 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 **July 10, 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 account C-04-55-885-901-902 and C-04-24-002-400-406;.

---

Peter O'Reilly,  
Chief Financial Officer

(D)7.2025-0333

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing An Extension Of The Contract For Geospatial Mapping And Land Management Consultant Service Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.

WHEREAS, the Township is in an ongoing need of a geospatial mapping and land management consultant service and requested bids for said service pursuant to and in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Township originally opened bids for the service and awarded a two-year contract with an extension option of two years, an additional 24 consecutive months, to Datamap Intelligence LLC of 22 Carasaljo Drive Lakewood NJ 08701; and

WHEREAS, the Township Committee is satisfied with the work performed by Datamap and wishes to exercise the extension option for the additional two years, August 17, 2025 to August 17, 2027; and

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

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 this current contract with Datamap shall be open-ended with funds being encumbered contingent upon the availability of said funds. That no minimum or maximum quantities are implied or guaranteed and that the total cost of the service shall not exceed \$105,700.00 per year.
2. That the Mayor, Deputy Mayor, or their designee are hereby authorized to execute and the Township Clerk to attest to a contract for the aforesaid service.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:

- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Datamap Intelligence 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

Description

resolution

**RESOLUTION #2025-**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING AN EXTENSION OF THE CONTRACT FOR GEOSPATIAL MAPPING AND LAND MANAGEMENT CONSULTANT SERVICE PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.**

**WHEREAS**, the Township is in an ongoing need of a geospatial mapping and land management consultant service and requested bids for said service pursuant to and in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

**WHEREAS**, the Township originally opened bids for the service and awarded a two-year contract with an extension option of two years, an additional 24 consecutive months, to Datamap Intelligence LLC of 22 Carasaljo Drive Lakewood NJ 08701; and

**WHEREAS**, the Township Committee is satisfied with the work performed by Datamap and wishes to exercise the extension option for the additional two years, August 17, 2025 to August 17, 2027; and

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

**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 this current contract with Datamap shall be open-ended with funds being encumbered contingent upon the availability of said funds. That no minimum or maximum quantities are implied or guaranteed and that the total cost of the service shall not exceed \$105,700.00 per year.
2. That the Mayor, Deputy Mayor, or their designee are hereby authorized to execute and the Township Clerk to attest to a contract for the aforesaid service.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:



- A. Municipal Manager
- B. Chief Financial Officer
- C. Purchasing Agent
- D. Datamap Intelligence LLC

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee of said Township at its meeting held on **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

### **CERTIFICATE OF AVAILABILITY OF FUNDS**

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

---

Peter O'Reilly, Chief Financial Officer

(D)8.2025-0334

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#24056- 2 Mulberry Lane. – 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 **July 10, 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#24056- 2 Mulberry Lane. – 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 **July 10, 2025.**

---

Lauren Kirkman, RMC, CMR  
Township Clerk

(D)9.2025-0335

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 27, Lot 66, And Block 27, Lot 15.01

WHEREAS, Congregation and Yeshiva Ohr Elchonon. (hereafter referred to as owner) is the owner of the properties known as Block 27, Lot 66, And Block 27, Lot 15.01; 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 27, Lot 66, And Block 27, Lot 15.01 into new Block 27, Lot 15.05 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 **July 10, 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 27, LOT 66, AND BLOCK 27, LOT 15.01**

**WHEREAS**, Congregation and Yeshiva Ohr Elchonon. (hereafter referred to as owner) is the owner of the properties known as Block 27, Lot 66, And Block 27, Lot 15.01; 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 27, Lot 66, And Block 27, Lot 15.01 into new Block 27, Lot 15.05 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 **July 10, 2025**.

---

Lauren Kirkman, RMC, CMR  
Township Clerk

(D)10.2025-0336

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 251.05, Lot 101, And Block 251.05, Lot 91

WHEREAS, Ohel Gittel Inc. (hereafter referred to as owner) is the owner of the properties known as Block 251.05, Lot 101, And Block 251.05, Lot 91; 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 251.05, Lot 101, And Block 251.05, Lot 91 into new Block 251.05, Lot 91.01 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 **July 10, 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 251.05, LOT 101, AND BLOCK 251.05, LOT 91**

**WHEREAS**, Ohel Gittel Inc. (hereafter referred to as owner) is the owner of the properties known as Block 251.05, Lot 101, And Block 251.05, Lot 91; 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 251.05, Lot 101, And Block 251.05, Lot 91 into new Block 251.05, Lot 91.01 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 **July 10, 2025**.

---

Lauren Kirkman, RMC, CMR  
Township Clerk

(D)11.2025-0337

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 11.27, Lots 1-13

WHEREAS, Eden Crossing, LLC (hereafter referred to as owner) is the owner of the properties known as Block 11.27, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11,12, And Block 11.27, Lot 13; 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 11.27, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11,12, And Block 11.27, Lot 13 into new Block 11.27, Lot 1.01 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 **July 10, 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 11.27, LOTS 1-13**

**WHEREAS**, Eden Crossing, LLC (hereafter referred to as owner) is the owner of the properties known as Block 11.27, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11,12, And Block 11.27, Lot 13; 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 11.27, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11,12, And Block 11.27, Lot 13 into new Block 11.27, Lot 1.01 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 **July 10, 2025**.

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

(D)12.2025-0338

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 University 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 \$3,259.28 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:

University Title Agency  
121 Washington Street  
Toms River, New Jersey 08753

**THEREFORE, BE IT RESOLVED**, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be directed to draft a check in the amount of \$3,259.28 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 UNIVERSITY 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 \$3,259.28 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:

University Title Agency  
121 Washington Street  
Toms River, New Jersey 08753

**THEREFORE, BE IT RESOLVED**, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be directed to draft a check in the amount of \$3,259.28 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1587	1187.03	SIEBEL, JOHN W & JOAN A	1187C CLYDEBANK COURT	\$444.29	REAL ESTATE 2021 - DUPLICATE PAYMENT
1248	22.04	NGUYEN, DELIEN	22D BUCKINGHAM DRIVE	\$431.87	REAL ESTATE 2023 - DUPLICATE PAYMENT
524.13	19	DIAMOND, BELLA	4 PINE HOLLOW LANE	\$1,365.47	REAL ESTATE 2021 - DUPLICATE PAYMENT
1449	5.117	PACIFICO, THERESA	117 GREENLAWNS DRIVE	\$1,017.65	REAL ESTATE 2021 - DUPLICATE PAYMENT

TOTAL                      \$3,259.28

(D)13.2025-0339

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 Concord 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 \$5,846.27 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:

Concord Title Agency  
500 River Ave, Ste 260  
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 \$5,846.27 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 CONCORD 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 \$5,846.27 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:

Concord Title Agency  
500 River Ave, Ste 260  
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 \$5,846.27 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
427	4	LEIMAN, YECHEZKEL & DEENA Z	890 MORRIS AVENUE	\$1,962.49	REAL ESTATE 2019 - DUPLICATE PAYMENT
830.04	29.01	SPATZ, MOSHE & MENDLOWITZ, MALKA	56 - 56A CANARY DRIVE	\$3,484.11	REAL ESTATE 2021 - DUPLICATE PAYMENT
830.08	3	GROSSMAN, MICHAEL & RIVKY	3 - 3A EAGLE LANE	\$399.67	REAL ESTATE 2021 - DUPLICATE PAYMENT

TOTAL

\$5,846.27

(D)14.2025-0340

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 Wellington 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 \$6,565.44 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:

Wellington Abstract  
809 River 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 \$6,565.44 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A



**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 WELLINGTON 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 \$6,565.44 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:

Wellington Abstract  
809 River 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 \$6,565.44 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
533.06	21	HOENIG, JACOB & MALKE	602 QUAIL COURT	\$1,947.55	REAL ESTATE 2019 - DUPLICATE PAYMENT
445	1.02	PANETH, TZVI & BLIMA	3 EMPIRE LANE	\$2,394.18	REAL ESTATE 2022 - DUPLICATE PAYMENT
490	10.79	GOLDGRAB, DOVID & SARAH	59 CABERNET DRIVE	\$2,223.71	REAL ESTATE 2020 - DUPLICATE PAYMENT

TOTAL

\$6,565.44

(D)15.2025-0341

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 Capital 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 \$13,954.01 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:

Capital Abstract  
204 Powderhorn Dr  
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 \$13,954.01 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 CAPITAL 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 \$13,954.01 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:

Capital Abstract  
204 Powderhorn Dr  
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 \$13,954.01 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1051.07	8	KASSOVER, MOSHE & AVIVA	1177 MACKENZIE COURT	\$1,961.82	REAL ESTATE 2020 - DUPLICATE PAYMENT
1159	19.41	BILLER, AVRUM & BRUCHA & SHMAYE, S	27 STAMFORD HILL ROAD	\$2,444.67	REAL ESTATE 2021 - DUPLICATE PAYMENT
490	10.54	KEILSON, SHMARYA & KLEINKAUFMAN, S	40 ZINFANDEL ROAD	\$2,324.83	REAL ESTATE 2021 - DUPLICATE PAYMENT
548.05	7	SPITZ, SIMON & SARAH	16 SHENANDOAH DRIVE	\$3,420.50	REAL ESTATE 2021 - DUPLICATE PAYMENT
768	81.02	MERLIN, GARY S & SARA R	562 WARREN AVENUE	\$3,802.19	REAL ESTATE 2021 - DUPLICATE PAYMENT

TOTAL                      \$13,954.01

(D)16.2025-0342

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 Counsellors 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 \$1,010.14 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:

Counsellors Title Agency  
504 Hooper Ave  
Toms River NJ 08753

**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 \$1,010.14 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 COUNSELLORS 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 \$1,010.14 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:

Counsellors Title Agency  
504 Hooper Ave  
Toms River NJ 08753

**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 \$1,010.14 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1248	318.06	PICHL, MICHAEL J	318F COVENTRY COURT	\$157.01	REAL ESTATE 2023 - DUPLICATE PAYMENT
1440	2.38	FUGE, ELLEN M	38 BUTTONWOOD COURT	\$853.13	REAL ESTATE 2021 - DUPLICATE PAYMENT

TOTAL                      \$1,010.14



(D)17.2025-0343

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 Dekel 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 \$17,248.67 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:

Dekel Abstract  
485 Oak Glen Rd  
Howell NJ 07731

**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 \$17,248.67 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 DEKEL 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 \$17,248.67 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:

Dekel Abstract  
485 Oak Glen Rd  
Howell NJ 07731

**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 \$17,248.67 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 **July 10, 2025.**

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Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1049	1.05	LEVY, ISAAC & SOFIA	18 JAMES STREET	\$3,160.81	REAL ESTATE 2021 - DUPLICATE PAYMENT
815	1.18	KREITMAN, ESTHER	7 BUTTELL AVENUE	\$875.08	REAL ESTATE 2020 - DUPLICATE PAYMENT
416	38	FINKELSTEIN, LEAH	22 BUTTELL AVENUE	\$2,550.32	REAL ESTATE 2021 - DUPLICATE PAYMENT
423	1.52	EDELTUCH, MOSHE & LEAH	839 HEARTHSTONE DRIVE	\$3,673.03	REAL ESTATE 2020 - DUPLICATE PAYMENT
431	15.07	ROSENFELD, YAAKOV N & ZELDA B	815 HEARTHSTONE DRIVE	\$3,538.02	REAL ESTATE 2025 - DUPLICATE PAYMENT
1248.16	14	TAUBER, JOSEPH & SARAH	108 CLAIRMONT COURT	\$1,493.13	REAL ESTATE 2021 - DUPLICATE PAYMENT
430.01	3	WEINREB, YAAKOV	6 KIELT WAY	\$1,958.28	REAL ESTATE 2021 - DUPLICATE PAYMENT

TOTAL                      \$17,248.67

(D)18.2025-0344

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 Yanky Brenner Esq.

**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 \$15,255.21 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:

YANKY BRENNER ESQ  
15 AMERICA AVE, UNIT 102  
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 \$15,255.21 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

Description

resolution

schedule A

**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 YANKY BRENNER ESQ**

**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 \$15,255.21 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:

YANKY BRENNER ESQ  
15 AMERICA AVE, UNIT  
102  
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 \$15,255.21 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1036	5.09	WEINBERG, YECHIEL	82 HAVENS AVENUE	\$3,248.96	REAL ESTATE 2021 - DUPLICATE PAYMENT
830.12	3	KOPCIEL, CHANANYA & SHANA	9 RADIANT HILL	\$2,101.08	REAL ESTATE 2021 - DUPLICATE PAYMENT
830.12	6	KORNBLUTH, ABRAHAM & DUNNER, Y S	21 RADIANT HILL	\$2,101.08	REAL ESTATE 2021 - DUPLICATE PAYMENT
830.12	14	GEHLER, JOSEPH N & ELISHEVA E	51 RADIANT HILL	\$2,101.08	REAL ESTATE 2021 - DUPLICATE PAYMENT
533.06	2	MR HALBERSTADT LEGACY TRUST	415 MONTICELLO LANE	\$1,925.60	REAL ESTATE 2019 - DUPLICATE PAYMENT
420.01	4.02	BERGER, DEVORA & JOSEPH B	14 BUTTELL AVENUE	\$849.81	REAL ESTATE 2020 - DUPLICATE PAYMENT
461	1.06	AUGENSTEIN, ELCHONAN & NECHA	36 AMSTERDAM AVENUE	\$2,927.60	REAL ESTATE 2020 - DUPLICATE PAYMENT

TOTAL \$15,255.21

(D)19.2025-0345

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 Land Track Title Agency LLC

**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 \$9,586.73 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:

Land Track Title Agency LLC  
750 Chestnut Ridge Rd, Ste 104  
Chestnut Ridge NY 10977

**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 \$9,586.73 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 LAND TRACK TITLE  
AGENCY LLC**

**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 \$9,586.73 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:

Land Track Title Agency LLC  
750 Chestnut Ridge Rd, Ste 104  
Chestnut Ridge NY 10977

**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 \$9,586.73 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk



<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
277	9	KLEIMAN-LAX, AHUVA	183 GLEN AVENUE SOUTH	\$3,091.26	REAL ESTATE 2022 - DUPLICATE PAYMENT
430.04	24.11	STERN, YEHUDA & NECHAMA G	169 CHATEAU DRIVE	\$2,239.51	REAL ESTATE 2020 - DUPLICATE PAYMENT
524.01	77	ROSENBERG, HELEN	6 IVY HILL ROAD	\$1,107.35	REAL ESTATE 20221- DUPLICATE PAYMENT
538	40	GREEN, YESOCHER & CHANA	9 PEARL STREET	\$1,577.36	REAL ESTATE 2022 - DUPLICATE PAYMENT
536	4.01	GREEN, YESOCHOR & CHANA	118 OCEAN AVENUE	\$1,571.25	REAL ESTATE 2022 - DUPLICATE PAYMENT

TOTAL                      \$9,586.73

(D)20.2025-0346

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 \$88,677.68 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 \$88,677.68 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 \$88,677.68 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 \$88,677.68 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
416	2	LEVY, ISAAC & SOFIA	18 JAMES STREET	\$1,805.67	REAL ESTATE 2021 - DUPLICATE PAYMENT
418	2.02	KREITMAN, ESTHER	7 BUTTELL AVENUE	\$3,110.37	REAL ESTATE 2021 - DUPLICATE PAYMENT
420.01	1.05	FINKELSTEIN, LEAH	22 BUTTELL AVENUE	\$1,546.85	REAL ESTATE 2020 - DUPLICATE PAYMENT
425	16	EDELTUCH, MOSHE & LEAH	839 HEARTHSTONE DRIVE	\$1,901.28	REAL ESTATE 2020 - DUPLICATE PAYMENT
425	19	ROSENFELD, YAAKOV N & ZELDA B	815 HEARTHSTONE DRIVE	\$2,069.03	REAL ESTATE 2021 - DUPLICATE PAYMENT
428.01	10	TAUBER, JOSEPH & SARAH	108 CLAIRMONT COURT	\$1,966.42	REAL ESTATE 2021 - DUPLICATE PAYMENT
443	3.03	WEINREB, YAAKOV	6 KIELT WAY	\$2,923.66	REAL ESTATE 2021 - DUPLICATE PAYMENT
461	1.05	EHRlichSTER, SAM & SARAH	34 AMSTERDAM AVENUE	\$817.83	REAL ESTATE 2020 - DUPLICATE PAYMENT
474	1.18	MOLLER, YITZCHOK & DEVORA	4 LEWIN AVENUE	\$2,939.19	REAL ESTATE 2022 - DUPLICATE PAYMENT
524.02	159	ROBINSON, LESLIE & DEBORAH	2 CASCO COURT	\$1,516.64	REAL ESTATE 2023 - DUPLICATE PAYMENT
524.03	14.04	CHARISH, JEFFREY N & SANDRA	49 DEERCHASE LANE	\$919.74	REAL ESTATE 2021 - DUPLICATE PAYMENT
533	11.04	ALTMAN, LIPA & ELKY S	8 JULIUS WAY	\$1,182.85	REAL ESTATE 2021 - DUPLICATE PAYMENT
548	80.29	COHEN-SKALY, SHIMON	31 ASPEN COURT	\$1,459.15	REAL ESTATE 2020 - DUPLICATE PAYMENT
548.02	86.10	STEIN, ZEV & LEAH	79 ASPEN COURT	\$1,492.52	REAL ESTATE 2021 - DUPLICATE PAYMENT
768	64.04	BREINER, SAMSON R & LEIBA R	414 DR. M. L. KING DRIVE	\$595.64	REAL ESTATE 2022 - DUPLICATE PAYMENT
775	7.03	FAHAM, JACOB & SARAH	175 PINE STREET	\$3,322.18	REAL ESTATE 2022 - DUPLICATE PAYMENT

<b><u>Block</u></b>	<b><u>Lot</u></b>	<b><u>Property Owner</u></b>	<b><u>Property Location</u></b>	<b><u>Amount</u></b>	<b><u>Reason</u></b>
778	5	REICH, NAFTALI & YOCHVED	40 HENRY STREET	\$1,298.45	REAL ESTATE 2021 - DUPLICATE PAYMENT
782	36.22	ROSENBERG, YECHESKEL	24 SHERATON DRIVE	\$916.58	REAL ESTATE 2021 - DUPLICATE PAYMENT
782.06	9	ABADI, MICHAEL & MARY	207 CAROL STREET	\$2,419.59	REAL ESTATE 2019 - DUPLICATE PAYMENT
815.01	1.155	ZELL, ROSE & MEIR	221 COLES WAY	\$1,357.52	REAL ESTATE 2021 - DUPLICATE PAYMENT
855.01	34.01	KLEIN, CHARLES M & GOLDA	1421-1421A EAST SPRUCE ST	\$4,533.56	REAL ESTATE 2021 - DUPLICATE PAYMENT
855.02	25.02	KRAWIEC, YITZCHOK Z & MIRJAM	1435 READ PLACE	\$3,714.38	REAL ESTATE 2020 - DUPLICATE PAYMENT
855.05	25	MANDELBAUM, S & INZELBUCH, A ETAL	1518 BELLINGER STREET	\$1,776.13	REAL ESTATE 2023 - DUPLICATE PAYMENT
1016	1.13	ROSENBERG, THOMAS	91 EDGECOMB AVENUE	\$3,177.11	REAL ESTATE 2023 - DUPLICATE PAYMENT
1016	1.14	YB HOLDINGS MANAGEMENT LLC	89 EDGECOMB AVENUE	\$3,177.11	REAL ESTATE 2023 - DUPLICATE PAYMENT
1034	5.02	ISKOWITZ, SHULEM	75 HAVENS AVENUE	\$1,164.40	REAL ESTATE 2020 - DUPLICATE PAYMENT
1043	1.01	SPIEGEL, JOSHUA & BELLA	42 BROADWAY AVENUE	\$1,886.52	REAL ESTATE 2020 - DUPLICATE PAYMENT
1051.11	9	SILBERSTEIN, JOSEPH & LEAH	11 TRUMAN AVENUE	\$2,441.84	REAL ESTATE 2021 - DUPLICATE PAYMENT
1077.02	3	SDYTE LLC	136 COLONIAL DRIVE	\$1,861.98	REAL ESTATE 2021 - DUPLICATE PAYMENT
1082	3.01	GROSSMAN, EPHRAIM	2 VILNA LANE	\$2,520.47	REAL ESTATE 2022 - DUPLICATE PAYMENT
1082	3.18	ROTH, CHARLES & TEMMY	49 LODZ DRIVE	\$2,723.52	REAL ESTATE 2020 - DUPLICATE PAYMENT
1082.02	7	HOROWITZ, REUVEN & CHANA	18 ISABELLA DRIVE	\$2,264.05	REAL ESTATE 2021 - DUPLICATE PAYMENT
1086	18.459	DAVIDOWITZ, ABRAHAM & STORCH, NAOMI	459 ROSE COURT	\$1,382.54	REAL ESTATE 2021 - DUPLICATE PAYMENT

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1086	18.537	GROSSMAN, EPHRAIM	537 DAVIDS COURT	\$1,381.75	REAL ESTATE 2022 - DUPLICATE PAYMENT
1159	19.11	SICHERMAN, BENNY & RIVKAH	20 STAMFORD HILL ROAD	\$2,527.84	REAL ESTATE 2021 - DUPLICATE PAYMENT
1159	19.15	BREZEL, MALKA & ROBERT	28 STAMFORD HILL ROAD	\$2,491.25	REAL ESTATE 2021 - DUPLICATE PAYMENT
1159	54	BRIEGER, CHAIM	1594 SALEM STREET	\$2,086.89	REAL ESTATE 2023 - DUPLICATE PAYMENT
1159.01	29	TENENBAUM, JOSEPH	729 ALBERT AVENUE	\$2,511.63	REAL ESTATE 2024 - DUPLICATE PAYMENT
1159.02	33	ROM, YEHUDA & TZIPORAH	769 MARLIN AVENUE	\$2,049.92	REAL ESTATE 2021 - DUPLICATE PAYMENT
1159.04	25.10	EPSTEIN, ELIYAHU & CHAYA B	34 HOLDEN SQUARE	\$1,029.75	REAL ESTATE 2023 - DUPLICATE PAYMENT
1248.10	10	WALDEN, BENZION	1419 JEFFREY STREET	\$1,491.25	REAL ESTATE 2023 - DUPLICATE PAYMENT
1440.02	10	FELDER, DOV & SHAINDY	9 TOPAZ LANE	\$2,050.06	REAL ESTATE 2023 - DUPLICATE PAYMENT
1603.02	18	MAYER, BENJAMIN & ROCHELLE T	20 LONDON AVENUE	\$2,872.57	REAL ESTATE 2019 - DUPLICATE PAYMENT

TOTAL

\$88,677.68

(D)21.2025-0347

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 \$32,260.30 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 \$32,260.30 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 \$32,260.30 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 \$32,260.30 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk



<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
411.01	26	LEVY, ISAAC & SOFIA	18 JAMES STREET	\$3,022.63	REAL ESTATE 2020 - DUPLICATE PAYMENT
411.01	24	KREITMAN, ESTHER	7 BUTTELL AVENUE	\$557.11	REAL ESTATE 2020 - DUPLICATE PAYMENT
416	36.01	FINKELSTEIN, LEAH	22 BUTTELL AVENUE	\$1,138.02	REAL ESTATE 2020 - DUPLICATE PAYMENT
445	13.01	EDELTOUCH, MOSHE & LEAH	839 HEARTHSTONE DRIVE	\$860.74	REAL ESTATE 2020 - DUPLICATE PAYMENT
249	13.01	ROSENFELD, YAAKOV N & ZELDA B	815 HEARTHSTONE DRIVE	\$3,296.40	REAL ESTATE 2021 - DUPLICATE PAYMENT
290.01	4	TAUBER, JOSEPH & SARAH	108 CLAIRMONT COURT	\$3,209.70	REAL ESTATE 2021 - DUPLICATE PAYMENT
284.03	15	WEINREB, YAAKOV	6 KIELT WAY	\$3,447.76	REAL ESTATE 2021 - DUPLICATE PAYMENT
768	43.01	EHRlichSTER, SAM & SARAH	34 AMSTERDAM AVENUE	\$3,684.01	REAL ESTATE 2022 - DUPLICATE PAYMENT
536	52.02	MOLLER, YITZCHOK & DEVORA	4 LEWIN AVENUE	\$2,995.00	REAL ESTATE 2022 - DUPLICATE PAYMENT
782.09	34.08	ROBINSON, LESLIE & DEBORAH	2 CASCO COURT	\$2,486.56	REAL ESTATE 2021 - DUPLICATE PAYMENT
769	18.03	CHARISH, JEFFREY N & SANDRA	49 DEERCHASE LANE	\$2,968.94	REAL ESTATE 2021 - DUPLICATE PAYMENT
423.02	4	ALTMAN, LIPA & ELKY S	8 JULIUS WAY	\$1,839.76	REAL ESTATE 2021 - DUPLICATE PAYMENT
765	19.01	COHEN-SKALY, SHIMON	31 ASPEN COURT	\$2,753.67	REAL ESTATE 2021 - DUPLICATE PAYMENT

TOTAL

\$32,260.30

(D)22.2025-0348

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 \$26,081.90 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 \$26,081.90 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 \$26,081.90 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 \$26,081.90 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1051.09	34	SVARC, BENJAMIN & DEVORAH	9 FORD AVENUE	\$2,349.83	REAL ESTATE 2021 - DUPLICATE PAYMENT
1049	1.14	WEISBERG, MOZES	30 TURIN AVENUE	\$3,119.72	REAL ESTATE 2022 - DUPLICATE PAYMENT
1037	1.05	FESSEL, JISSACHAR DOV & DEBORAH	66 HAVENS AVENUE	\$3,469.13	REAL ESTATE 2022 - DUPLICATE PAYMENT
815.01	1.188	GEMAL, MOSHE & AURA	170 COLES WAY	\$1,243.92	REAL ESTATE 2021 - DUPLICATE PAYMENT
1159	19.51	LICHTER, NATHAN & RAISY	17 GOLDERS GREEN ROAD	\$2,579.53	REAL ESTATE 2020 - DUPLICATE PAYMENT
1082.04	10	GRAUS, YECHIEL J & SHAVY	14 LODZ DRIVE	\$2,410.59	REAL ESTATE 2021 - DUPLICATE PAYMENT
815.01	1.114	DWORKIN, BENYAMIN & CHAYA	124 COLES WAY	\$1,099.76	REAL ESTATE 2021 - DUPLICATE PAYMENT
411	36.11	KRANCER, DAN & SHIFRA	19 MAJESTIC WAY	\$1,488.51	REAL ESTATE 2021 - DUPLICATE PAYMENT
411	36.13	KRANCER, DAVID & ELISHEVA	23 MAJESTIC WAY	\$1,464.78	REAL ESTATE 2021 - DUPLICATE PAYMENT
423	1.35	BERKOWITZ, AARON & ESTHER	14 WHITE DOVE COURT	\$4,233.92	REAL ESTATE 2020 - DUPLICATE PAYMENT
1248.39	5	ROTHENBERG, DAVID M & SORAH	1309 MARSHALL STREET	\$1,376.15	REAL ESTATE 2021 - DUPLICATE PAYMENT
1248.13	11	DISTANT, LIDIA	225 PINE ACRES BLVD.	\$1,246.06	REAL ESTATE 2022 - DUPLICATE PAYMENT

TOTAL \$26,081.90

(D)23.2025-0349

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 \$152,819.72 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 \$152,819.72 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

Description

resolution

schedule A

**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 \$152,819.72 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 \$152,819.72 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
411	67	SILVERSTONE, YISROEL & MALKA	200 HENRY STREET	\$2,924.06	REAL ESTATE 2021 - DUPLICATE PAYMENT
415	19.04	YOFFE, MENACHEM	27 JAMES STREET	\$3,292.93	REAL ESTATE 2023 - DUPLICATE PAYMENT
416	17	DAUGHETY, JOSEPH L & CYNTHIA L	322 RIVER AVENUE	\$2,251.04	REAL ESTATE 2025 - DUPLICATE PAYMENT
431	9.63	LICHTENSTEIN, YOSSI & SARAH	133 CHEVY LANE	\$1,332.63	REAL ESTATE 2021 - DUPLICATE PAYMENT
431	9.83	FISCHEL, BARUCH	111 CHEVY LANE	\$1,341.18	REAL ESTATE 2021 - DUPLICATE PAYMENT
431	9.78	MORGAN, DAVID & FETTMAN, SIMA L	128 CHEVY LANE	\$1,332.63	REAL ESTATE 2021 - DUPLICATE PAYMENT
431	9.67	KLEIN, YITZCHOK	141 CHEVY LANE	\$1,332.63	REAL ESTATE 2021 - DUPLICATE PAYMENT
474	1.14	PLIVER, GAVRIEL & DANIELLE	12 LEWIN AVENUE	\$906.63	REAL ESTATE 2019 - DUPLICATE PAYMENT
490	9.25	STIMLER, MIRIAM A & GABRIEL	51 KING DAVID DRIVE	\$2,352.27	REAL ESTATE 2023 - DUPLICATE PAYMENT
490.04	10.02	ROSS, ZEV & ALIZA	1 JOYVIN LANE	\$4,644.84	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	10.06	EICHORN, ELI & ADINA	9 JOYVIN LANE	\$4,604.98	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	10.14	PARNES, SIMCHA & BATSHEVA	1 MOSCATO DRIVE	\$2,398.73	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	10.18	GURWITZ, AVIGAIL & SHIMON	10 MOSCATO DRIVE	\$4,618.90	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	10.19	PRITZKER, AHARON S & BRACHA & D PAM	8 MOSCATO DRIVE	\$4,658.89	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	10.22	WENGER, SARA & YAAKOV	2 MOSCATO DRIVE	\$2,398.73	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	10.28	FOLLMAN, BASHE & ARYEH ZEV	11 CHARDONNAY COURT	\$2,313.88	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	10.30	SPECTOR, YOCHEVED	15 CHARDONNAY COURT	\$4,763.14	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	43.06	EHRENTREU, ELI & SORA	113 NORTH ZINFANDEL ROAD	\$506.14	REAL ESTATE 2023 - DUPLICATE PAYMENT

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
490.04	43.10	JURKANSKI, DOVID & LEAH	105 NORTH ZINFANDEL ROAD	\$5,508.20	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	43.11	JAFFE, SORAH RIVKA	103 NORTH ZINFANDEL ROAD	\$5,273.58	REAL ESTATE 2022 - DUPLICATE PAYMENT
490.04	43.12	REISMAN, IRVING & ZEV M & CALAH	101 NORTH ZINFANDEL ROAD	\$5,290.66	REAL ESTATE 2022 - OVERPAYMENT
524.07	11	THOMSON, WALTER	20 WINDING RIVER ROAD	\$2,489.86	REAL ESTATE 2020 - DUPLICATE PAYMENT
524.11	35	SANTORO, MICHAEL	43 OAKMONT ROAD	\$2,753.63	REAL ESTATE 2019 - DUPLICATE PAYMENT
524.13	34	BRAUN, AARON & RIVKA	17 MORNING GLORY LANE	\$1,769.07	REAL ESTATE 2024 - DUPLICATE PAYMENT
524.16	27	GRODZINSKI, ARNOLD & JUDY	19 WELLINGTON LANE	\$1,339.32	REAL ESTATE 2021 - DUPLICATE PAYMENT
524.33	18	RABINOWITZ, BELINDA G S & STEVEN N	75 EAGLE RIDGE CIRCLE	\$1,473.53	REAL ESTATE 2023 - OVERPAYMENT
524.33	23	SIMONETTI, MICHAEL J & LISA	65 EAGLE RIDGE CIRCLE	\$513.49	REAL ESTATE 2020 - DUPLICATE PAYMENT
533	11.06	FRIED, YOEL	12 JULIUS WAY	\$1,182.85	REAL ESTATE 2021 - DUPLICATE PAYMENT
533	11.19	EIZIKOVITS, MEYER N	11 JULIUS WAY	\$3,457.98	REAL ESTATE 2021 - OVERPAYMENT
533.06	38	HEISLER, MORRIS & ZIPORA	189 ENCLAVE BOULEVARD	\$1,816.85	REAL ESTATE 2020 - DUPLICATE PAYMENT
778	2.02	KESSIN, YOSEF & SHAINDEL	34 HENRY STREET	\$1,111.33	REAL ESTATE 2022 - DUPLICATE PAYMENT
778	64	SCHWEBEL, MOSHE & NECHAMA	133 SPRUCE STREET	\$3,030.80	REAL ESTATE 2023 - OVERPAYMENT
778.06	59.01	TOLEDANO, JOSEPH & SHERYL A	37 SPRUCE STREET	\$2,785.93	REAL ESTATE 2020 - DUPLICATE PAYMENT
782	21.02	AVIV, EYTAN & BLIMA	41 HIGH STREET	\$4,070.26	REAL ESTATE 2021- DUPLICATE PAYMENT
815.01	1.111	JOSILOWSKI, ARI Y & CHANA R	126 COLES WAY	\$3,466.67	REAL ESTATE 2022 - DUPLICATE PAYMENT



<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
815.01	1.248	ROSS, YAAKOV & DEBORAH	336 COLES WAY	\$370.16	REAL ESTATE 2022 - DUPLICATE PAYMENT
815.01	1.308	DANZIGER, EZRIEL & MIREL	309 COLES WAY	\$1,480.70	REAL ESTATE 2022 - DUPLICATE PAYMENT
815.01	1.310	PICK, YITZCHOK I & DEUTSCH, ESTHER	311 COLES WAY	\$1,480.70	REAL ESTATE 2022 - DUPLICATE PAYMENT
1016	1.10	EDGE CO HOLDINGS LLC	97 EDGE COMB AVENUE	\$3,124.21	REAL ESTATE 2020 - DUPLICATE PAYMENT
1016	1.12	KATZ, MOSHE Y	93 EDGE COMB AVENUE	\$3,124.21	REAL ESTATE 2020 - DUPLICATE PAYMENT
1019	2.04	PRERO, SOLOMON	26 HALSEY STREET	\$1,182.85	REAL ESTATE 2021 - DUPLICATE PAYMENT
1028	2.01	SPIRA, VITTY	55 BRADHURST AVENUE	\$1,583.75	REAL ESTATE 2021 - DUPLICATE PAYMENT
1032	1.03	TAUBER, ABA & LEAH	30 BRADHURST AVENUE	\$3,309.36	REAL ESTATE 2022 - DUPLICATE PAYMENT
1032	4.04	REIDEL, DOVID	33 HAVENS AVENUE	\$2,481.73	REAL ESTATE 2020 - DUPLICATE PAYMENT
1051.12	3	KASZIRER, MORDECHAI D & ZISI	3 GRANT AVENUE	\$3,153.68	REAL ESTATE 2022 - DUPLICATE PAYMENT
1081	5.69	AUSCH, BENZION & MALKA	18 HANOVER WAY	\$2,842.88	REAL ESTATE 2021 - DUPLICATE PAYMENT
1082	9.138	COUGHLAN, DENIS & GORCZYNSKI, K	138 SOPHEE LANE	\$670.08	REAL ESTATE 2021 - DUPLICATE PAYMENT
1082.01	23	BERGER, BROCHA & JOSEF	9 ISABELLA DRIVE	\$1,120.02	REAL ESTATE 2022 - DUPLICATE PAYMENT
1082.03	1	EILANDER, FRUMA	2 BELGIAN HILL ROAD	\$2,100.70	REAL ESTATE 2024 - DUPLICATE PAYMENT
1082.04	14	FEFERKORN, ISAAC	22 LODZ DRIVE	\$2,107.73	REAL ESTATE 2022 - DUPLICATE PAYMENT
1086	17.09	PASHKUS, CHANAN	593 WOODBINE LANE	\$456.38	REAL ESTATE 2022 - DUPLICATE PAYMENT
1086	17.65	HELLER, ARON & HALBERSTAM, BAILA R	564 WOODBINE LANE	\$1,427.40	REAL ESTATE 2023 - DUPLICATE PAYMENT
1086	18.427	GROSSMAN, YEHUDA ARYEH	427 ROSE COURT	\$1,384.45	REAL ESTATE 2022 - DUPLICATE PAYMENT

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1086	18.526	OLUWO, ADEDAMOLA	526 DAVIDS COURT	\$4,128.47	REAL ESTATE 2022 - DUPLICATE PAYMENT
1248	111.04	BUKSZPAN, MELVIN	111D EDINBURGH LANE	\$491.41	REAL ESTATE 2025 - DUPLICATE PAYMENT
1248	130.02	DRAKE, KATHLEEN ANNE	130B FARRINGTON COURT	\$548.15	REAL ESTATE 2022 - DUPLICATE PAYMENT
1248	157.01	WOODS, JOHN A & DANA A	157A GRAMERCY COURT	\$388.26	REAL ESTATE 2022 - DUPLICATE PAYMENT
1248	177.01	GILLIARD, LENORA	177A STERLING COURT	\$652.08	REAL ESTATE 2023 - DUPLICATE PAYMENT
1248	223.04	WILLIAMS, JEROME C	223D BUCKINGHAM COURT	\$781.51	REAL ESTATE 2019 - DUPLICATE PAYMENT
1248	290.01	SURIANI, KATHLEEN & LARRY ETAL	290A MALVERN COURT	\$577.62	REAL ESTATE 2023 - DUPLICATE PAYMENT
1248	321.02	HENAO, RAFAEL	321B COVENTRY COURT	\$462.04	REAL ESTATE 2023 - DUPLICATE PAYMENT
1248	347.01	BUSH, SYLVIA	347A DORCHESTER DRIVE	\$599.68	REAL ESTATE 2022 - DUPLICATE PAYMENT
1248	391.04	OSHUST, ROBERT & ANNE D CICCHINO	391D PICARDY COURT	\$420.75	REAL ESTATE 2019 - DUPLICATE PAYMENT
1248	447.02	FERRAZZANO, WILLIAM & LUCY	447B CHESHIRE COURT	\$474.08	REAL ESTATE 2020 - DUPLICATE PAYMENT
1248	526.01	VIGILANTE, DEBRA	526A PORTSMOUTH DRIVE	\$405.01	REAL ESTATE 2021 - DUPLICATE PAYMENT
1248	605.01	RENTZ, KENNETH & ROBIN	605A LAKE POINT DRIVE	\$539.95	REAL ESTATE 2020 - DUPLICATE PAYMENT
1248	621.01	CRISTELL, LAURA	621A HUNTINGTON DRIVE	\$493.19	REAL ESTATE 2023 - DUPLICATE PAYMENT
1248	627.01	LEARY, NOHEMI T	627A HUNTINGTON DRIVE	\$473.82	REAL ESTATE 2020 - DUPLICATE PAYMENT
1248	627.03	KAM, MONICA	627C HUNTINGTON DRIVE	\$562.90	REAL ESTATE 2020 - DUPLICATE PAYMENT
1440	2.112	HARRINGTON, STACY	112 PETTY PLACE	\$1,179.81	REAL ESTATE 2022 - DUPLICATE PAYMENT

<u>Block</u>	<u>Lot</u>	<u>Property Owner</u>	<u>Property Location</u>	<u>Amount</u>	<u>Reason</u>
1440	2.124	LORENZ, KATHLEEN M	124 MAPLECREST DRIVE WEST	\$828.41	REAL ESTATE 2023 - DUPLICATE PAYMENT
1440	2.306	FULLER, KATHERINE M	306 JOSEPH DRIVE	\$528.56	REAL ESTATE 2021 - DUPLICATE PAYMENT
1449	5.07	ASCOLESE, LISA MARIE	3 SUNNYFIELD LANE	\$746.54	REAL ESTATE 2022 - DUPLICATE PAYMENT
1449	5.92	RODRIGUEZ, WANDA	92 SILVERLAWNS DRIVE	\$1,436.27	REAL ESTATE 2023 - DUPLICATE PAYMENT
1449	5.136	PRZYBILSKI, SUSAN M	136 GREENLAWNS DRIVE	\$424.36	REAL ESTATE 2022 - DUPLICATE PAYMENT
1449	11.04	MANTORE, ROBERT E & REBECCA DUFNER-	6 GOLDENSPRINGS DRIVE	\$2,187.30	REAL ESTATE 2023 - DUPLICATE PAYMENT
1587	1017.02	GRAHAM, GAIL	1017B ABERDEEN DRIVE	\$295.93	REAL ESTATE 2021 - DUPLICATE PAYMENT
1587	1125.02	DESANTIS, GRACE	1125B ARGYLL CIRCLE	\$534.30	REAL ESTATE 2021 - DUPLICATE PAYMENT
1587	1243.02	FITZSIMMONS, ROSA	1243B HAMILTON COURT	\$385.48	REAL ESTATE 2023 - DUPLICATE PAYMENT
1603.02	26	TRESS, CHAYA & PLUTCHOK, JOEL	4 LONDON AVENUE	\$515.57	REAL ESTATE 2021 - DUPLICATE PAYMENT
1603.04	24	LESHINSKY, AARON & RIVKA M WINKLER	25 NEWWOOD HILLS AVENUE	\$3,049.04	REAL ESTATE 2022 - DUPLICATE PAYMENT

TOTAL

\$152,819.72

(D)24.2025-0350

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 Certain Mortgage Companies

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

**WHEREAS**, the payment(s) totaling \$13,363.22 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 \$13,363.22 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**RESOLUTION #2025-**

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

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

**WHEREAS**, the payment(s) totaling \$13,363.22 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 \$13,363.22 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 **July 10, 2025.**

---

Lauren Kirkman, RMC CMR  
Township Clerk

**OVERPAYMENTS AND REFUNDS**

Block	498	UNITY BANK		
Lot	10	64 OLD HWY 22		
		CLINTON NJ 08809		
		REAL ESTATE 2024	\$	2,688.46
		PROPERTY EXEMPT - OVERPAYMENT		
Block	500	1ST CONSTITUTION BANCORP		
Lot	41.01	2650 ROUTE 130 NORTH		
		CRANBURY NJ 08512		
		REAL ESTATE 2023	\$	3,007.56
		PROPERTY EXEMPT - OVERPAYMENT		
Block	524.35	TIMIOS LLC		
Lot	6	111 TECHNOLOGY DR, 3RD FL		
		PITTSBURGH PA 15275		
		REAL ESTATE 2020	\$	1,701.25
		DUPLICATE PAYMENTS		
Block	548	LAKELAND BANK		
Lot	77.18	5716 BERKSHIRE VALLEY RD		
		OAK RIDGE NJ 07438		
		REAL ESTATE 2022	\$	1,107.34
		DUPLICATE PAYMENTS		
Block	782.07	SILBERBERG & KLEIN LLC		
Lot	7	4553 US 9 N, STE 201		
		HOWELL NJ 07731		
		REAL ESTATE 2020	\$	2,239.02
		DUPLICATE PAYMENTS		
Block	855.06	1ST COMM BANK		
Lot	15	105 RIVER AVE		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2022	\$	1,471.02
		PROPERTY EXEMPT - OVERPAYMENT		

Block	1587	LERETA LLC - REFUNDS		
Lot	962.02	1123 PARK VIEW DR		
		COVINA CA 91724		
		REAL ESTATE 2023	\$	711.08
		DUPLICATE PAYMENTS		

Block	1587	MORTGAGE CONNECT		
Lot	1007.02	600 CLUBHOUSE DR		
		MOON TWP PA 15108		
		REAL ESTATE 2020	\$	437.49
		DUPLICATE PAYMENTS		

<b>TOTAL</b>	<b>\$</b>	<b>13,363.22</b>
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(D)25.2025-0351

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 \$42,805.56 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 \$42,805.56 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A



**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 \$42,805.56 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 \$42,805.56 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

**OVERPAYMENTS AND REFUNDS**

Block	248	MEISTER ABSTRACT		
Lot	4.01	11 N AIRMONT RD, STE 12		
		SUFFERN NY 10901		
		REAL ESTATE 2023	\$	3,372.22
		DUPLICATE PAYMENT		
Block	248.01	LANDMARK ABSTRACT AGENCY		
Lot	78.20	207 ROCKAWAY TURNPIKE		
		LAWRENCE NY 11559		
		REAL ESTATE 2020	\$	2,549.97
		DUPLICATE PAYMENT		
Block	284.03	JODA ABSTRACT LLC		
Lot	22	777 CHESTNUT RIDGE RD		
		CHESTNUT RIDGE NY 10977		
		REAL ESTATE 2021	\$	3,385.30
		DUPLICATE PAYMENT		
Block	423.14	EXECUTIVE ABSTRACT		
Lot	10.04	20 ISRAEL ZUPNICK DR, STE 119		
		MONROE NY 10950		
		REAL ESTATE 2020	\$	2,648.74
		DUPLICATE PAYMENT		
Block	445	VENTURA TITLE GROUP		
Lot	2.11	1309 VENTURA DE		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2024	\$	1,463.98
		DUPLICATE PAYMENT		
Block	445	WINDROSE TITLE		
Lot	2.11	1086 TEANECK DR		
		TEANECK NJ 07666		
		REAL ESTATE 2024	\$	1,471.72
		DUPLICATE PAYMENT		

Block	508.02	NATIONAL LINK LP		
Lot	2	1000 COMMERCE DR, STE 300		
		PITTSBURGH PA 15275		
		REAL ESTATE 2022	\$	3,445.47
		DUPLICATE PAYMENT		
Block	524.10	SOLIDIFI TITLE		
Lot	19	700 SENECA ST #660		
		BUFFALO NY 14210		
		REAL ESTATE 2021	\$	1,677.87
		DUPLICATE PAYMENT		
Block	524.10	KENWORTH TITLE LLC		
Lot	27	5 FRANKLIN PL		
		MORRISTOWN NJ 07960		
		REAL ESTATE 2021	\$	1,741.49
		DUPLICATE PAYMENT		
Block	524.12	FOUNDATION TITLE		
Lot	7	234 INDUSTRIAL WAY WEST		
		BUILDING A, 2ND FLOOR		
		EATONTOWN NJ 07724		
		REAL ESTATE 2019	\$	1,424.89
		DUPLICATE PAYMENTS		
Block	524.34	OCEANVIEW TITLE		
Lot	5	617 UNION AVE #13		
		BRIELLE NJ 08730		
		REAL ESTATE 2020	\$	1,481.01
		DUPLICATE PAYMENT		
Block	533.02	ADAR LAND & TREE ABSTRACT INC		
Lot	3.13	34 FRANKLIN AVE, STE 201		
		BROOKLYN NY 11205		
		REAL ESTATE 2020	\$	2,718.58
		DUPLICATE PAYMENT		

Block	769	SUCCESSFUL ABSTRACT		
Lot	19.19	809 RIVER AVE		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2020	\$	2,913.28
		DUPLICATE PAYMENTS		
Block	1081	WHOT A LLC dba MAC ABSTRACT		
Lot	5.72	145 MARCUS BLVD, STE 4		
		HAUPPAUGE NY 11788		
		REAL ESTATE 2025	\$	3,346.67
		DUPLICATE PAYMENTS		
Block	1248	GUARDIAN TITLE		
Lot	53.02	345 CENTRE ST, STE 2		
		NUTLEY NJ 07110		
		REAL ESTATE 2023	\$	308.24
		DUPLICATE PAYMENT		
Block	1248	STEWART TITLE		
Lot	62.02	330 W 8TH AT		
		SHIP BOTTOM NJ 08008		
		REAL ESTATE 2020	\$	282.56
		DUPLICATE PAYMENT		
Block	1248	TRIDENT ABSTRACT TITLE		
Lot	206.02	1340A CAMPUS PKWY		
		WALL NJ 07753		
		REAL ESTATE 2025	\$	1,167.33
		DUPLICATE PAYMENT		
Block	1248	CTA TITLE		
Lot	643.05	721 BRICK BLVD		
		BRICK NJ 08723		
		REAL ESTATE 2025	\$	231.10
		DUPLICATE PAYMENT		

Block	1449	SIMPLICITY TITLE LLC		
Lot	5.28	70 GROVE ST		
		SOMERVILLE NJ 08876		
		REAL ESTATE 2020	\$	985.88
		DUPLICATE PAYMENTS		
Block	1449	TURTON SIGNATURE TITLE AGENCY		
Lot	8.45	511 RTE 72 E, STE 5		
		MANAHAWKIN NJ 08050		
		REAL ESTATE 2025	\$	1,282.88
		DUPLICATE PAYMENT		
Block	1449	AMROCK LLC		
Lot	15.66	662 WOODWARD AVE		
		DETROIT MI 48226		
		REAL ESTATE 2020	\$	1,118.69
		DUPLICATE PAYMENTS		
Block	1449	TRUE VALUE TITLE		
Lot	20.10	120 MORRIS AVE, STE 1, 2ND FL		
		SPRINGFIELD NJ 07081		
		REAL ESTATE 2022	\$	1,137.28
		DUPLICATE PAYMENTS		
Block	1587	HERITAGE ABSTRACT		
Lot	835.03	73 WASHINGTON ST		
		MORRISTOWN NJ 07960		
		REAL ESTATE 2021	\$	435.05
		DUPLICATE PAYMENTS		
Block	1587	SUBURBAN TITLE		
Lot	846.01	75 ESSEX ST, STE 224		
		HACKENSACK NJ 07601		
		REAL ESTATE 2021	\$	649.80
		DUPLICATE PAYMENTS		

Block	1587	CTA TITLE		
Lot	889.03	721 BRICK BLVD		
		BRICK NJ 08723		
		REAL ESTATE 2019	\$	149.25
		DUPLICATE PAYMENTS		
Block	1587	STERLING TITLE		
Lot	982.01	2662 NOTTINGHAM WAY		
		HAMILTON NJ 08619		
		REAL ESTATE 2022	\$	452.18
		DUPLICATE PAYMENTS		
Block	1587	A ABSOLUTE ESCROW		
Lot	985.01	55 ESSEX ST		
		MILLBURN NJ 07041		
		REAL ESTATE 2019	\$	458.32
		DUPLICATE PAYMENTS		
Block	1587	GREEN LABEL TITLE		
Lot	1110.01	1512 HIGHWAY 138		
		WALL NJ 07719		
		REAL ESTATE 2022	\$	505.81
		DUPLICATE PAYMENTS		

<b>TOTAL</b>	<b>\$ 42,805.56</b>
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(D)26.2025-0352

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 Property Owners

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

**WHEREAS**, the payment(s) totaling \$34,573.48 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 \$34,573.48 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

resolution

schedule A

**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 PROPERTY OWNERS**

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

**WHEREAS,** the payment(s) totaling \$34,573.48 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 \$34,573.48 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



**OVERPAYMENTS AND REFUNDS**

Block	247	GELB, JODI		
Lot	17.02	26 GEFEN DRIVE LAKEWOOD NJ 08701		
		REAL ESTATE 2020 <u>DUPLICATE PAYMENTS</u>	\$	1,189.79
Block	269.01	POLTER, DANIEL & CHAVA		
Lot	2	5 HAZELWOOD LANE LAKEWOOD NJ 08701		
		REAL ESTATE 2021 <u>DUPLICATE PAYMENTS</u>	\$	3,237.75
Block	284	LIEBSTER, MEIR & SARAH		
Lot	156	143 ST NICHOLAS AVENUE LAKEWOOD NJ 08701		
		REAL ESTATE 2021 <u>DUPLICATE PAYMENTS</u>	\$	1,994.18
Block	284.17	GOLDBERG, DAVID E & MICHELLE G		
Lot	8	127 ST NICHOLAS AVENUE LAKEWOOD NJ 08701		
		REAL ESTATE 2021 DUPLICATE PAYMENTS	\$	1,507.28
Block	411	SEPHARDIC BET YAAKOV INC		
Lot	18.02	243 PROSPECT STREET LAKEWOOD NJ 08701		
		REAL ESTATE 2023 DUPLICATE PAYMENTS	\$	1,149.56
Block	411	SEPHARDIC BET YAAKOV INC		
Lot	29	243 PROSPECT STREET LAKEWOOD NJ 08701		
		REAL ESTATE 2021 DUPLICATE PAYMENTS	\$	1,751.15

Block	427	TAUBER, YECHIEL & SHOSHANA		
Lot	31	216 RACHEL COURT LAKEWOOD NJ 08701		
		REAL ESTATE 2020 DUPLICATE PAYMENTS	\$	1,194.75
Block	427.01	LEMBERGER, BAILA		
Lot	16	902 HEARTHSTONE DRIVE LAKEWOOD NJ 08701		
		REAL ESTATE 2021 DUPLICATE PAYMENTS	\$	3,458.00
Block	524.01	IRBAUCH BENJAMIN		
Lot	101	20 SHAYAS RD LAKEWOOD NJ 08701		
		REAL ESTATE 2023 DUPLICATE PAYMENTS - PROPERTY SOLD	\$	1,975.20
Block	524.02	KOHN, GITTY		
Lot	150	66 FOXWOOD ROAD LAKEWOOD NJ 08701		
		REAL ESTATE 2023 DUPLICATE PAYMENTS	\$	1,265.94
Block	548	MERLING, DAVID		
Lot	80.56	52 ASPEN COURT LAKEWOOD NJ 08701		
		REAL ESTATE 2020 DUPLICATE PAYMENTS	\$	1,494.51
Block	774.01	KASS, SHMUEL & SHIFRA		
Lot	4.28	422 MELVILLE AVENUE LAKEWOOD NJ 08701		
		REAL ESTATE 2023 DUPLICATE PAYMENTS	\$	3,545.99

Block	778	FRIEDMAN, ELIEZER		
Lot	26.05	850 TOWBIN AVENUE		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2021	\$	3,577.98
		DUPLICATE PAYMENTS		
Block	778.06	HERZKA, CHAIM & ROCHEL		
Lot	60.02	39 SPRUCE STREET		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2021	\$	2,952.47
		DUPLICATE PAYMENTS		
Block	1248	BOJUS, WILLIAM		
Lot	434.02	434B PORTSMOUTH DRIVE		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2022	\$	220.34
		DUPLICATE PAYMENTS		
Block	1248	GARBARINE, GAIL ANN		
Lot	644.02	644B PLYMOUTH DRIVE		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2022	\$	1,090.82
		DUPLICATE PAYMENTS		
Block	1248.13	WARSHAVCHIK, ARNOLD		
Lot	10	1350 EAST 3RD		
		BROOKLYN NY 11230		
		REAL ESTATE 2023	\$	1,401.48
		DUPLICATE PAYMENTS		
Block	1440	LADDAGA, MICHAEL & BARBARA		
Lot	2.143	143 DEVON COURT		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2021 & 2022	\$	573.93
		HOMESTEAD CREDITS - EXEMPT PROPERTY		

Block	1440	TETESKY, MURRAY & IRENE		
Lot	2.210	210 DEANNE DRIVE		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2024	\$	621.69
		DUPLICATE PAYMENTS		

Block	1449	YURMAN, ALAN J & NANCY M		
Lot	5.75	75 JADELAWNS DRIVE		
		LAKEWOOD NJ 08701		
		REAL ESTATE 2021	\$	370.67
		HOMESTEAD CREDITS - EXEMPT PROPERTY		

<b>TOTAL</b>	<b>\$</b>	<b>34,573.48</b>
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(D)27.2025-0353

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 **July 10, 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 **July 10, 2025.**

---

Lauren Kirkman, RMC, CMR  
Township Clerk

<b>Tax Sale Certificate #</b>	<b>Block</b>	<b>Lot</b>	<b>Lien Holder</b>	<b>Redemption Amount</b>	<b>Premium Amount</b>
24-00101	1082.04	7	Fig 20 LLC FBO SEC PTY	\$1,558.03	\$100.00
23-00010	27	66	Alpha Tax Lien Group	\$2,954.53	0
24-00144	1248	667.02	Fig 20 LLC FBO SEC PTY	\$3,992.80	\$600.00
24-00092	1081	12.28	FIG 20, LLC FBO SEC PTY	\$1,794.02	\$100.00
24-00037	190	58.02	FIG 20, LLC FBO SEC PTY	\$818.02	\$100.00
24-00153	1248.11	5	Fig 20 LLC FBO SEC PTY	\$519.56	\$100.00
23-00201	1248.09	16	PRO Cap 8, LLC	\$4,158.89	\$1,000.00
22-00082	762	19	CHRISTIANA TRUST AS CUST GSRAN- Z, LLC DEPOSIT ACCT.	\$26,193.72	\$30,500.00

(D)28.2025-0354

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Requesting A Consolidation Of Block 241, Lot 12, And Block 241, Lot 20

WHEREAS, Yosef Brezel (hereafter referred to as owner) is the owner of the properties known as Block 241, Lot 12, And Block 241, 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 241, Lot 12, And Block 241, Lot 20 into new Block 241, Lot 20.01 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 **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

### **ATTACHMENTS:**

Description

resolution



**RESOLUTION # 2025-354**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY REQUESTING A CONSOLIDATION OF BLOCK 241, LOT 12, AND BLOCK 241, LOT 20**

**WHEREAS**, Yosef Brezel (hereafter referred to as owner) is the owner of the properties known as Block 241, Lot 12, And Block 241, 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 241, Lot 12, And Block 241, Lot 20 into new Block 241, Lot 20.01 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 **July 10, 2025**.

---

Lauren Kirkman, RMC, CMR  
Township Clerk

(D)29.2025-0355

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Requesting And Authorizing The Submission Of A Scope Modification For The “Pine Street Roadway Improvements 15” Project Partially Funded By The New Jersey Department Of Transportation

NOW, THEREFORE, BE IT RESOLVED that the Committee of the Township of Lakewood, County of Ocean, State of New Jersey, formally approves Colliers Engineering & Design, Inc.’s submission of a scope modification for the “PINE STREET ROADWAY IMPROVEMENTS 15” project.

BE IT FURTHER RESOLVED that Colliers Engineering & Design, Inc., Mayor Raymond Coles, Deputy Mayor Menashe Miller, Township Manager Patrick Donnelly, and Clerk Lauren Kirkman are hereby authorized to submit said modification for the project identified as PINE STREET ROADWAY IMPROVEMENTS 15 project to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

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

#### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 10, 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 AND AUTHORIZING THE SUBMISSION OF A SCOPE MODIFICATION FOR THE “PINE STREET ROADWAY IMPROVEMENTS 15” PROJECT PARTIALLY FUNDED BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.**

**NOW, THEREFORE, BE IT RESOLVED** that the Committee of the Township of Lakewood, County of Ocean, State of New Jersey, formally approves Colliers Engineering & Design, Inc.’s submission of a scope modification for the “**PINE STREET ROADWAY IMPROVEMENTS 15**” project.

**BE IT FURTHER RESOLVED** that Colliers Engineering & Design, Inc., Mayor Raymond Coles, Deputy Mayor Menashe Miller, Township Manager Patrick Donnelly, and Clerk Lauren Kirkman are hereby authorized to submit said modification for the project identified as **PINE STREET ROADWAY IMPROVEMENTS 15** project to the New Jersey Department of Transportation on behalf of the Township of Lakewood.

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

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the foregoing to be true and correct copy of a Resolution duly adopted by the Township Committee of said Township at a meeting held on **July 10, 2025.**

---

Lauren Kirkman, RMC, CMR  
Township Clerk

(D)30.2025-0356

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Adjustment To The Township's Bidding And Pay To Play Thresholds Pursuant To And In Accordance With N.J.S.A.40a:11-3c

WHEREAS, pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-3c, "the Governor, in consultation with the Department of the Treasury, shall, no later than March 1 of every fifth year beginning in the fifth year after the year in which P.L.1999, c.440 takes effect, adjust the threshold amount, in direct proportion to the rise of the index rate and that the adjustment shall become effective on July 1 of the year in which it is made"; and

WHEREAS, on July 1, 2025, the Governor increased the bid threshold for municipalities, such as the Township of Lakewood, with a Qualified Purchasing Agent to \$53,000.00, and

WHEREAS, the quote threshold is, therefore, also increased for municipalities with a Qualified Purchasing Agent to \$7,950.00; and

WHEREAS, the law permits a local unit qualified purchasing agent to award "window contracts" in compliance with the Play to Pay law over \$17,500.00 but below the local units public bidding threshold; and

NOW, THEREFORE, BE IT RESOLVED, this 10th day of July 2025 by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the governing body of the Township of Lakewood hereby increases the Township's bid threshold to \$53,000.00 and the quote threshold to \$7,950.00.
2. That the governing body authorizes the qualified purchasing agent to award "window contracts", in compliance with the Play to Pay regulations, over \$17,500.00 but below the local units new public bidding threshold, all of the above to be in effect, pursuant to the Local Public Contracts Law, from July 1, 2025 to June 30, 2030.
3. That the Mayor, Deputy Mayor, or their designee are hereby authorized to execute and the Township Clerk to attest to a contract for the aforesaid service.
4. 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

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

Description

Resolution

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE  
OF NEW JERSEY AUTHORIZING THE ADJUSTMENT TO THE TOWNSHIP'S  
BIDDING AND PAY TO PLAY THRESHOLDS PURSUANT TO AND IN  
ACCORDANCE WITH N.J.S.A.40A:11-3c**

**WHEREAS**, pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-3c, "the Governor, in consultation with the Department of the Treasury, shall, no later than March 1 of every fifth year beginning in the fifth year after the year in which P.L.1999, c.440 takes effect, adjust the threshold amount, in direct proportion to the rise of the index rate and that the adjustment shall become effective on July 1 of the year in which it is made"; and

**WHEREAS**, on July 1, 2025, the Governor increased the bid threshold for municipalities, such as the Township of Lakewood, with a Qualified Purchasing Agent to \$53,000.00, and

**WHEREAS**, the quote threshold is, therefore, also increased for municipalities with a Qualified Purchasing Agent to \$7,950.00; and

**WHEREAS**, the law permits a local unit qualified purchasing agent to award "window contracts" in compliance with the Play to Pay law over \$17,500.00 but below the local units public bidding threshold; and

**NOW, THEREFORE, BE IT RESOLVED**, this 10<sup>th</sup> day of July 2025 by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

1. That the governing body of the Township of Lakewood hereby increases the Township's bid threshold to \$53,000.00 and the quote threshold to \$7,950.00.
2. That the governing body authorizes the qualified purchasing agent to award "window contracts", in compliance with the Play to Pay regulations, over \$17,500.00 but below the local units new public bidding threshold, all of the above to be in effect, pursuant to the Local Public Contracts Law, from July 1, 2025 to June 30, 2030.
3. That the Mayor, Deputy Mayor, or their designee are hereby authorized to execute and the Township Clerk to attest to a contract for the aforesaid service.
4. 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

**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 July 10, 2025.

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Lauren Kirkman, RMC CMR, Township Clerk

(D)31.2025-0357

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “New Central Avenue 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 sidewalks; and

WHEREAS, bids were opened on July 2, 2025 at the Lakewood Township Municipal Building for the New Central Avenue Sidewalk Improvements project; and

WHEREAS, two (2) bids were received; and

WHEREAS, the bid from A. Takton Concrete Corp., South River, NJ was the lowest responsive and responsible bid for the New Central Avenue Sidewalk Improvement project at a cost of \$529,013.00; 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 \$529,013.00 in the 2025 budget from account C-04-23-010-400-402 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 New Central Avenue Sidewalk Improvement project for an amount not to exceed a total cost of \$529,013.00 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 New Central Avenue Sidewalk Improvement 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 **July 10, 2025**.

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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 “NEW  
CENTRAL AVENUE 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 sidewalks; and

**WHEREAS**, bids were opened on July 2, 2025 at the Lakewood Township Municipal Building for the New Central Avenue Sidewalk Improvements project; and

**WHEREAS**, two (2) bids were received; and

**WHEREAS**, the bid from **A. Takton Concrete Corp., South River, NJ** was the lowest responsive and responsible bid for the New Central Avenue Sidewalk Improvement project at a cost of \$529,013.00; 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 \$529,013.00 in the 2025 budget from account C-04-23-010-400-402 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 New Central Avenue Sidewalk Improvement project for an amount not to exceed a total cost of \$529,013.00 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 New Central Avenue Sidewalk Improvement 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 **July 10, 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 account C-04-23-010-400-402.

---

Peter O'Reilly,  
Chief Financial Officer

(D)32.2025-0358

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure A Porta Pod Service Vehicle For The Township Pursuant To And In Accordance With P.L. 2011, C.139

WHEREAS, the Township of Lakewood is in need of a porta pod service vehicle and wishes to procure same through the VSA Cooperative, 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, Mid-Atlantic Waste Systems 10641 Cordova Road Easton Md 21601 is the awardee for the VSA contract number 24-05-0713R 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 \$157,250.00 in account #C-04-24-002-400-411.

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 MidAtlantic in an amount not to exceed \$157,250.00 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. MidAtlantic

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 10, 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 PORTA POD SERVICE VEHICLE FOR THE TOWNSHIP  
PURSUANT TO AND IN ACCORDANCE WITH P.L. 2011, C.139**

**WHEREAS**, the Township of Lakewood is in need of a porta pod service vehicle and wishes to procure same through the VSA Cooperative, 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**, Mid-Atlantic Waste Systems 10641 Cordova Road Easton Md 21601 is the awardee for the VSA contract number 24-05-0713R 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 \$157,250.00 in account #C-04-24-002-400-411.

**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 MidAtlantic in an amount not to exceed \$157,250.00 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. MidAtlantic

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on **July 10, 2025.**

---

Lauren Kirkman, RMC CMC  
Township Clerk

### **CERTIFICATE OF AVAILABILITY OF FUNDS**

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

---

Peter O'Reilly, Chief Financial Officer

(D)33.2025-0359

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Contracting For Energy Conservation For Its Buildings Pursuant To And In Accordance With N.J.S.A. 19:44a-20.4

WHEREAS, the Township of Lakewood is in need of energy conversation for its buildings and wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

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

WHEREAS, GreenLight LLC at 585 Prospect Street Unit 308 Lakewood NJ 08701 will be providing this service for the term of this contract which is from the award date, July 10, 2025, until the completion of the installations; and

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

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the CFO, will certify that there will be sufficient, legally appropriated funds for 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 GreenLight 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. GreenLight 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 **July 10, 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 FOR ENERGY  
CONSERVATION FOR ITS BUILDINGS PURSUANT TO AND IN ACCORDANCE  
WITH N.J.S.A. 19:44A-20.4**

**WHEREAS**, the Township of Lakewood is in need of energy conversation for its buildings and wishes to procure the same as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

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

**WHEREAS**, GreenLight LLC at 585 Prospect Street Unit 308 Lakewood NJ 08701 will be providing this service for the term of this contract which is from the award date, July 10, 2025, until the completion of the installations; and

**WHEREAS**, GreenLight LLC has provided the necessary documentation for submission for this bid; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-5.4, the CFO, will certify that there will be sufficient, legally appropriated funds for 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 GreenLight 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. GreenLight 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 **July 10, 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)34.

2025-035 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) (Cross Street-County Route No. 626)

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, Ord. No. 2025-033, Ord. No. 2025-

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

Name of Street Sides Times Location

Cross Street West All Beginning at the corner of Fairfield Avenue and Cross Street (County Route No. 626) and extending 227 feet in a westerly direction.

(Underscoreing represents new text)

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

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

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

### **CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **July 10, 2025**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

**ATTACHMENTS:**

**Description**

Ordinance

Map

## 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) (CROSS STREET- COUNTY ROUTE NO. 626)

**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, Ord. No. 2025-033, Ord. No. 2025-

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

Name of Street	Sides	Times	Location
<u>Cross Street</u>	<u>West</u>	<u>All</u>	<u>Beginning at the corner of Fairfield Avenue and Cross Street (County Route No. 626) and extending 227 feet in a westerly 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: July 10, 2025**

**Adoption:**

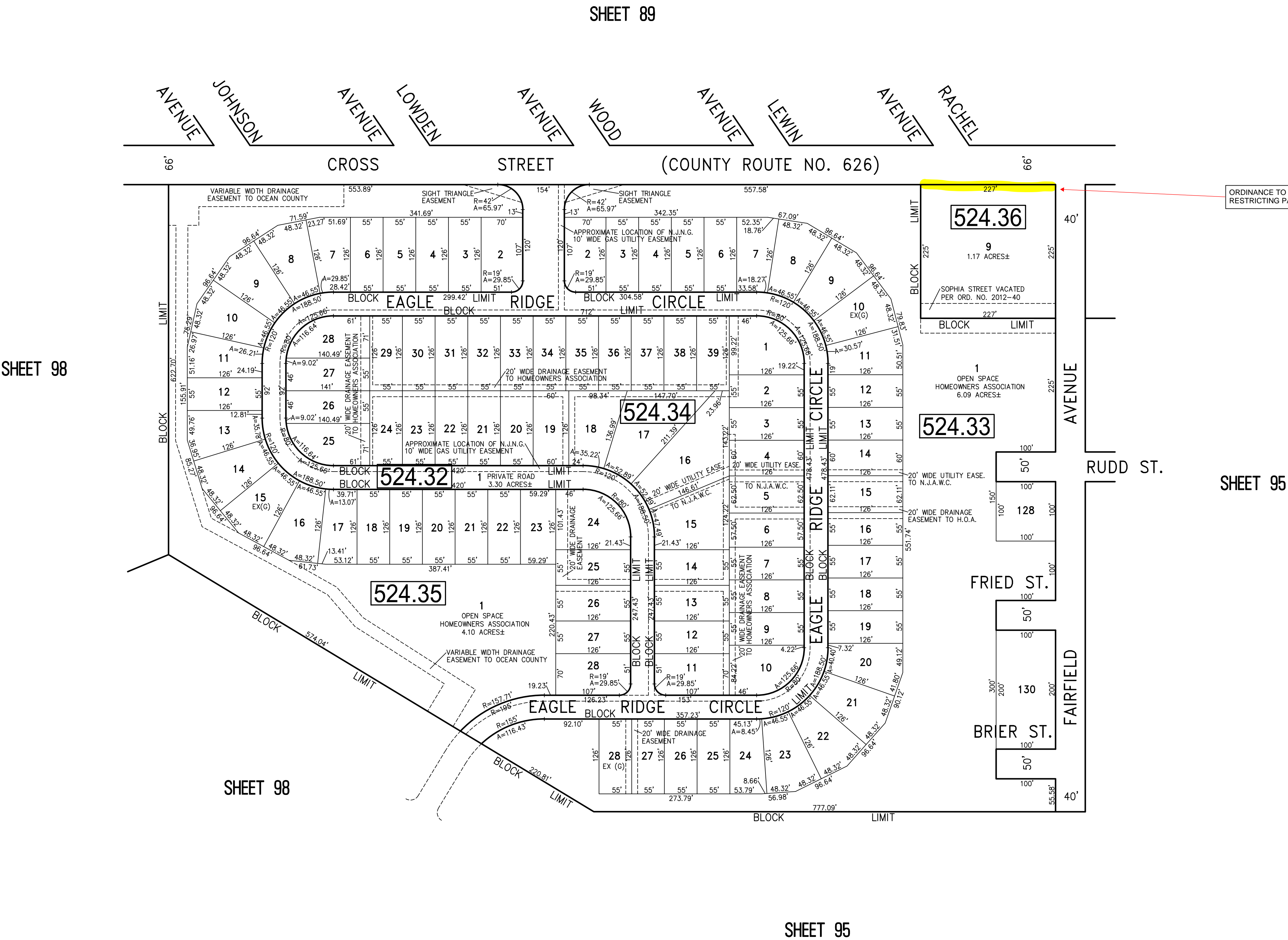
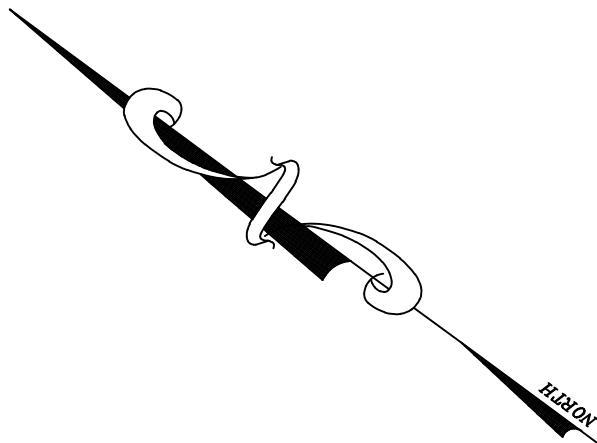
**CERTIFICATION**

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 \_\_\_\_\_, **2025.**

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Lauren Kirkman, RMC CMR  
Township Clerk

REVISIONS		
DATE	NAME	NO.
8-2012	CRAIG F. REMINGTON	23924
10-2012	CRAIG F. REMINGTON	23924
2-2013	CRAIG F. REMINGTON	23924
3-2013	CRAIG F. REMINGTON	23924
11-2014	CHARLES E. ADAMSON	42627
6-2016	CHARLES E. ADAMSON	42627
10-2019	CHARLES E. ADAMSON	42627



TAX MAP

TOWNSHIP OF LAKEWOOD

OCEAN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 5-1-2012

CHARLES E. ADAMSON NJ PROFESSIONAL LAND SURVEYOR LIC. NO. 42627

24 GA 28003300

R

V

V

REMINGTON, VERNICK & VENA ENGINEERS

3 JOCAMA BOULEVARD-SUITE 2, OLD BRIDGE, N.J. 08857

(732) 955-8000, FAX (732) 591-2815

WEB SITE ADDRESS: WWW.RVVE.COM

(F)35.

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 **July 10, 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

1<sup>st</sup> Reading – June 26, 2024

Township Committee	Motion	2nd	Ayes	Nays	Abstain	Absent
Committeeman Akerman						
Committeewoman Fuentes						
Committeeman Lichtenstein						
Deputy Mayor Miller						
Mayor Coles						
<b>Total Vote</b>						

2<sup>nd</sup> Reading – July 10, 2024

Township Committee	Motion	2nd	Ayes	Nays	Abstain	Absent
Committeeman Akerman						
Committeewoman Fuentes						
Committeeman Lichtenstein						
Deputy Mayor Miller						
Mayor Coles						
<b>Total Vote</b>						

(F)36.

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.,

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Lauren Kirkman, RMC CMR  
Township Clerk

(F)37.

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 **July 10, 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.**

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Lauren Kirkman, RMC CMR  
Township Clerk