

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

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

(A) ROLL CALL - MEETING BEGINS AT 5:30 P. M. The public is welcome to participate using Web-Ex either by computer (audio/visual) <https://signin.webex.com/join> or by phone (audio only). The phone number is (408) 418-9388. The Meeting ID#/Password is: 26303382722. All participants will be muted upon entry but may participate by using the \*3 key on the phone to raise your hand or by clicking the raise hand button to be recognized via computer. Comments may also be emailed to [comments@lakewoodnj.gov](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: December 5, 2024; January 2, 2025

(D) CONSENT AGENDA

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

(D)1. 2025-0068 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Lakewood Business, LLC In Connection With SP #2240 (Cross St), Block 524, Lots 3.01 & 3.02

(D)2. 2025-0069 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By The House On Forest, LLC In Connection With ZB# 4119 (Forest Dr) Block 12, Lot 206

(D)3. 2025-0070 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Shmuel Schwartz In Connection With 101 Coleman Ave Block 104.01, Lot 12

(D)4. 2025-0071 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Simchas Kallah, Inc., In Connection With ZB# 4172 (West County Line Rd) Block 2.05 Lot 8

(D)5. 2025-0072 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee,

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

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

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

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

- Accordance With N.J.S.A. 19:44a-20.5
- (D)39. 2025-0106 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Awarding A Professional Services Contract For Special Projects Engineers & Planners Pursuant To And In Accordance With N.J.S.A. 40a:11-5
- (D)40. 2025-0107 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure Outdoor Equipment Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5
- (D)41. 2025-0108 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rejecting All Bids For The RFP For The Study Of Lakewood Board Of Education's Non-Public Pupil Transportation Program Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq.
- (D)42. 2025-0109 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Tax Collector To Void And Cancel The Taxes Due On Block 251.05, Lot 29
- (D)43. 2025-0110 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Release Of Funds Received For Redemption Of Tax Sale Certificates To Lienholders
- (D)44. 2025-0111 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of 2024 Taxes Pursuant To N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 Et Seq. For Block 1440 Lot 2.18
- (D)45. 2025-0112 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 251 Lot 1.27
- (D)46. 2025-0113 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 1082 Lot 9.325
- (D)47. 2025-0114 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 1081 Lot 4.24
- (E) ORDINANCES FIRST READING - Public Hearing Scheduled For February 20, 2025.
- (E)1. 2025-001 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing An Ordinance Entitled "Ordinance Establishing The Annual Minimum And Maximum Salary Ranges For The Offices And Positions Of Persons Employed By The Township Of Lakewood In The County Of Ocean And State Of New Jersey And Providing For An Effective Date 20 Days After Publication After Final Adoption"
- (E)2. 2025-002 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And

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

- (E)3. 2025-003 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Amending And Supplementing Chapter 12 "Building And Construction" Specifically Section 12-2.16 ("Exceptions; Miscellaneous Fees") Of The Revised General Ordinances Of The Township Of Lakewood
- (E)4. 2025-004 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-21.1 Entitled "Four-Way Stops" (Linden Ave. And Stirling Ave.)
- (E)5. 2025-005 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement Of Local Property Taxes To 650 James L.L.C., For Facilities Located At Block 385, Lot 6 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement
- (E)6. 2025-006 Bond Ordinance Amending In Part Bond Ordinance No. 2024-002 Adopted On February 15, 2024 And Providing For Various Capital Improvements And The Acquisition Of Various Capital Equipment, In Order To Amend One Of The Purposes Thereof, Authorized In And By The Township Of Lakewood, In The County Of Ocean, New Jersey
- (E)7. 2025-007 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement To Local Property Taxes To 1875 Swarthmore LLC, For Facilities Located At Block 1609, Lot 11.03, And Authorizing The Mayor And Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement
- (E)8. 2025-008 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Lease Of Block 1248.32, Lot 63, Block 1280 Lot 1, Block 1279, Lot 1, Block 1278 Lot 1, And Block 1248.32 Lot 61 Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:12-14, And 12-15 Et. Seq., To The Lakewood Township Municipal Utilities Authority For Nominal Consideration. (Shorrock Street & Haeberle Avenue).
- (E)9. 2025-009 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale And Conveyance Of Block 191, Lot 8 Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To

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

- (F) ORDINANCES SECOND READING: None
- (G) MOTION TO APPROVE BILL LIST: January 15, 2025
- (H) PUBLIC COMMENT: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at [premeetingcomments@lakewoodnj.gov](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) CLOSED SESSION - IF NECESSARY
- (K) ADJOURNMENT

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